

Bonner County Planning Department

"Protecting property rights and enhancing property value"
1500 Highway 2, Suite 208, Sandpoint, Idaho 83864
Phone (208) 265-1458 - Fax (866) 537-4935
Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: Molly Robinson
From: Dave Fisher, Planner
Date: October 29, 2025
Subject: Blue-line review for MLD0056-25: Deerwood Ranch

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **John Stearns; Stearns Surveying, LLC.**

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

- ✓ All plat corrections.
- ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement.
- ✓ County surveyor fee paid to the Bonner County Planning Department.
- ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.
- ✓ All conditions of approval must be met.
- ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments.

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: Deerwood Ranch	File No: MLD0056-25	
Received by: Dave Fisher, Planner	Received from: John Stearns; Stearns Surveying, LLC	Date Received: 10/14/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	10/24/25	DF	Bonner County Planning Department
Comments	10/22/25	SM	Assessor's Office
Comments	10-17-25	MM	Bonner County Road & Bridge Department
Road name required	10/17/20 25	MC	GIS Department
Review Complete	10/23/20 25	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0056-25 **DATE OF REPORT:** 10/29/2025
APPLICANT: Molly Robinson **PARCEL #:** RP57N03W275551A
SUBDIVISION NAME/LOTS: Deerwood Ranch

SUMMARY OF PROPOSAL:

This project divides one (1) 31.89-acre parcel into one (1) 11.521-acre lot, one (1) 10.182-acre lot, and one (1) 10.184-acre lot.

THE APPLICATION IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

- 1 A final plat shall be recorded.
- 2 The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
- 3 Per GIS: An approved road name is required for the access easement.
- 4 PER BCRC 12-646 (C): The "initial point" and description thereof shall be accurately reflected on the plat.
- 5 Per BCRC 12-646 (D): Statuses of all adjoining properties to be indicated.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	10 Acres	Rural 5 (R-5)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:
		N/A

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	N/A	In an area of City impact:	Yes
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
		12-622 Submerged Lands:	Yes

12-660 (D) (2) (g) Not divided by city, county,
zoning, or public R-O-W boundaries:

Yes

12-626.A Environmental Features: **Yes**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural 10 (R-10).
3. The proposed lots will be served by individual well for water and individual septic systems for sewage.
4. The proposed lots will be served by Northern Lights Inc. and Westside Fire District.
5. The proposed lots do contain frontage on Smith Creek and an unnamed intermittent stream.
6. The proposed lots do contain slopes over 30%.
7. The proposed lots are accessed by Wrenco Loop and Smith Creek Road, both Bonner County owned and maintained, 50-foot, public rights-of-way, in addition to a 30-foot private easement from Smith Creek Road.
8. A portion of the project is within the Area of City Impact for the City of Dover.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,



Planning Department

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Blueline Review Letter

October 29, 2025

John Stearns
Stearns Surveying, LLC
1869 E Seltice Way #353
Post Falls, ID 83854

SUBJECT: MLD0056-25: Deerwood Ranch

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/Decision Letter.
 - Floodplain
 - KS 10/20/2025: RP57N03W275551A is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0690E, Effective Date 11/18/2009. Per the submitted blueline plat this plat does not appear to be increasing the density within the SFHA. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Dave Fisher
Planner

A handwritten signature in black ink, appearing to read "Dave Fisher".



Office of
Dennis Engelhardt
Bonner County Assessor

1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

October 21, 2025

Bonner County Planning Dept
DEERWOOD RANCH PLAT
MLD0056-25
SECTIONS 27&28, TOWNSHIP 57 NORTH, RANGE 3 WEST
RP57N03W287200A, RP57N03W275551A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the legal ownership.

The subtitle of the plat on Sheet 2 should be changed to match Sheet 1.

The True Point Of Beginning shown on the plat face in the northwest corner of the property is not what is in the legal description. Please move the TPOB to the southeast corner of the property to match the legal description.

In reviewing the legal description, a technically incorrect description was discovered in the explanation of where the north boundary of the property in section 28 meets the west line of section 27. This is not an error by the surveyor or on the plat, but in the historic legal description; this is an opportunity for the surveyor to review the legal description and address if needed.

Some minor typos were discovered and noted as comments on the pdf file of the plat.

NOTE: The ownership transfer to Molly Robinson does not show up on the GIS map online at this time. Deeds from BLA0004-25 are still in process and once complete instrument 1052868 (the deed transferring ownership from Rip Rap Roost, LLC to Molly Robinson) will be processed.

Please correct the plat prior to mylar.

Thank you,

Sean Morgan
Cadastral Technician
Bonner County Land Records
208-265-1440 ext. 1329
landrecords@bonnercountyid.gov



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469
E-mail: gisgroup@bonnercountyid.gov

Monday, October 20, 2025

Bonner County Planning Department

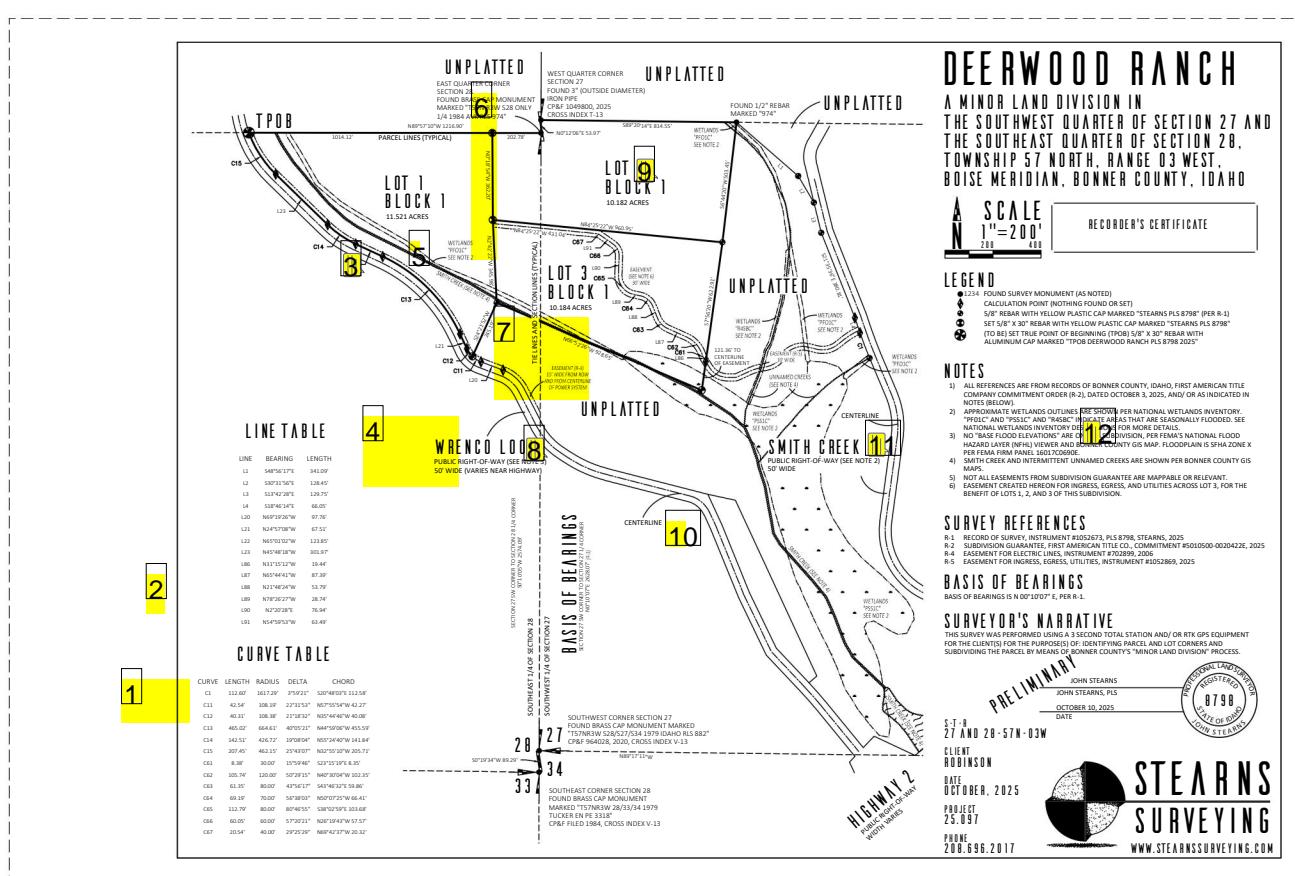
**RE: PLAT REVIEW – DEERWOOD RANCH (MLD0056-25)
SECTION 27 & 28, TOWNSHIP 57N, RANGE 03W**

To Whom It May Concern:

The proposed Ingress, Egress & Utility easement will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

Sincerely,

Address Administrator
Bonner County GIS Department,
A Division of the Bonner County Assessor
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Summary of comments: MLD0056-25 Blueline Plat-Reviewed.pdf

Page:1

 Number: 1 Author: Sean Morgan Date: 2025-10-21 08:50:41

The True Point of Beginning described in the legal description on this plat and in the quit claim deed (instrument 1052868) both indicate that the true point of beginning is the southeast corner of this parcel. The plat face should be changed to reflect the TPOB in the southeast corner of this parcel as specified in the existing legal description; it is not the northwest corner as proposed on this plat face.

 Number: 2 Author: Sean Morgan Date: 2025-10-21 09:15:44

Please change quadrant bearing direction to SE to match legal description.

 Number: 3 Author: david.fisher Subject: Note Date: 2025-10-24 12:30:28

Show status of these properties.

 Number: 4 Author: Matt Mulder Date: 2025-10-17 09:09:13

The private road easement into the plat will need a road name.

The approach onto Smith Creek Rd will require a road approach encroachment permit from the Road & Bridge Department and must be built to County standards.

 Number: 5 Author: Sean Morgan Date: 2025-10-17 14:21:28

Stray mark?

 Number: 6 Author: Sean Morgan Date: 2025-10-21 08:41:36

See note for this proposed TPOB on plat face.

 Number: 7 Author: Monica Carash Date: 2025-10-20 08:54:47

Road name required

 Number: 8 Author: david.fisher Subject: Note Date: 2025-10-24 12:47:04

Note reference incorrect

 Number: 9 Author: david.fisher Subject: Note Date: 2025-10-24 12:37:31

"Block 1" not needed on these. Makes it appear that there would be a Block 2.

 Number: 10 Author: Matt Mulder Date: 2025-10-17 09:06:27

Wrenco Loop and Smith Creek Rd labels reference Note 2 and Note 3, but Notes 2 & 3 don't seem to be pertinent to the ROW callout. They discuss flood maps and wetlands.

Specify how these public ROW's were established.

 Number: 11 Author: david.fisher Subject: Note Date: 2025-10-24 12:47:13

Note reference incorrect

 Number: 12 Author: david.fisher Subject: Note Date: 2025-10-24 12:43:05

Effective Date 11/18/2009.

<p>3 OWNERS' CERTIFICATE KNOWN ALL MEN BY THESE PRESENTS THAT, MOLLY ROBINSON, A SINGLE PERSON, DOES HEREBY CERTIFY THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE PLATED AS FOLLOWS:</p> <p>A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 57 NORTH, RANGE 03 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT A SET MONUMENT, FROM WHICH THE EAST LINE OF SECTION 27 BEARS S22°42'11" W., 4547.30 FEET, THENCE TO THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS S22°42'11" W., 4547.30 FEET, SAID MONUMENT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;</p> <p>THENCE N66°32'28" W., 938.65 FEET TO A POINT;</p> <p>THENCE N66°32'28" W., 245.39 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF WRENCO LOOP;</p> <p>THENCE 45°45'02" FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A CIRCUMFERENCE OF 23.38 FEET, A CENTRAL ANGLE OF 21°38'32", AND A CHORD BEARING AND DISTANCE OF N33°44'46" W. 40.08 FEET TO A POINT;</p> <p>THENCE 45°45'02" FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADUS OF 664.63 FEET, A CENTRAL ANGLE OF 40°02'21", AND A CHORD BEARING AND DISTANCE OF N44°39'06" W. 453.80 FEET TO A POINT;</p> <p>THENCE N65°01'20" W., 123.85 FEET TO A POINT;</p> <p>THENCE 45°45'02" FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADUS OF 426.72 FEET, A CENTRAL ANGLE OF 30°04'04", AND A CHORD BEARING AND DISTANCE OF N55°24'40" W. 454.34 FEET TO A POINT;</p> <p>THENCE N45°48'30" W., 301.97 FEET TO A POINT;</p> <p>THENCE 207.45 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADUS OF 463.42 FEET, A CENTRAL ANGLE OF 23°45'30", AND A CHORD BEARING AND DISTANCE OF N20°52'50" W. 205.71 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;</p> <p>THENCE 45°45'02" FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADUS OF 450.72 FEET, A CENTRAL ANGLE OF 30°27'04", AND A CHORD BEARING AND DISTANCE OF N49°27'04" W. 423.69 FEET TO A FOUND MONUMENT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID MONUMENT BEING THE SAID EAST QUARTER CORNER;</p> <p>THENCE N45°48'30" W., 301.97 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, SAID MONUMENT BEING THE WEST QUARTER CORNER;</p> <p>THENCE 45°45'02" FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADUS OF 426.72 FEET, A CENTRAL ANGLE OF 30°04'04", AND A CHORD BEARING AND DISTANCE OF N55°24'40" W. 454.34 FEET TO A POINT;</p> <p>THENCE N65°01'20" W., 123.85 FEET TO A POINT;</p> <p>THENCE N66°32'28" W., 938.65 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.</p> <p>EXCEPT FOR PUBLIC ROADS AND RIGHT OF WAY.</p> <p>WATER SERVICE TO BE BY INDIVIDUAL WELL.</p> <p>SANITARY SEWER SERVICE TO BE BY INDIVIDUAL ON-SITE SYSTEMS.</p> <p>SIGNATURE: <u>MOLLY ROBINSON</u> DATE: <u>_____</u></p>	<p>4 4 COUNTY SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREBY PLAT AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE PLAT IS ACCORDING TO THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MADE.</p> <p>DATED THIS <u>20</u> DAY OF <u>SEPTEMBER</u>, 2025.</p> <p>BONNER COUNTY SURVEYOR</p>	<p>5 5 ACKNOWLEDGEMENT STATE OF <u>IDAHO</u>, COUNTY OF <u>BONNER</u></p> <p>THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS <u>20</u> DAY OF <u>SEPTEMBER</u>, 2025, BY</p> <p>MOLLY ROBINSON, OWNER</p> <p>NOTARY PUBLIC FOR THE STATE OF <u>IDAHO</u> REGDNG AT <u>_____</u> MY COMMISSION EXPIRES: <u>_____</u></p>	<p>6 6 COUNTY TREASURER'S AFFIDAVIT I HEREBY CERTIFY THAT REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR <u>2025</u>.</p> <p>DATED THIS <u>20</u> DAY OF <u>SEPTEMBER</u>, 2025.</p> <p>BONNER COUNTY TREASURER</p>	<p>7 7 COUNTY COMMISSIONERS' CERTIFICATE THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.</p> <p>DATED THIS <u>20</u> DAY OF <u>SEPTEMBER</u>, 2025.</p> <p>BOARD OF BONNER COUNTY COMMISSIONERS</p>	<p>8 8 PLANNING DIRECTOR'S CERTIFICATE THIS PLAT HAS BEEN EXAMINED AND APPROVED.</p> <p>DATED THIS <u>20</u> DAY OF <u>SEPTEMBER</u>, 2025.</p> <p>BONNER COUNTY PLANNING DIRECTOR, ET AL</p>	<p>9 9 RECORDING CERTIFICATE THIS PLAT IS WITHIN THE AREA OF CITY IMPACT OF <u>DOVER</u>, IDAHO, AND HAS BEEN EXAMINED AND APPROVED.</p> <p>DATED THIS <u>20</u> DAY OF <u>SEPTEMBER</u>, 2025.</p> <p>CITY OF DOVER REPRESENTATIVE</p>	<p>10 10 10 RECORDING CERTIFICATE THIS PLAT IS WITHIN THE AREA OF CITY IMPACT OF <u>DOVER</u>, IDAHO, AND HAS BEEN EXAMINED AND APPROVED.</p> <p>DATED THIS <u>20</u> DAY OF <u>SEPTEMBER</u>, 2025.</p> <p>CITY OF DOVER REPRESENTATIVE</p>
				<p>DEERWOOD RANCH A MINOR LAND DIVISION OF SECTIONS 27 AND 28, TOWNSHIP 57 NORTH, RANGE 03 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO</p> <p>RECODER'S CERTIFICATE FILE THIS <u>20</u> DAY OF <u>SEPTEMBER</u>, 2025, AT <u>BOISE</u>, IDAHO.</p> <p>IN BOOK <u>_____</u> OF PLATS AT PAGE <u>_____</u>, AT THE REQUEST OF STEARNS SURVEYING, LLC.</p> <p>INSTRUMENT NUMBER <u>_____</u> FEE: <u>_____</u></p> <p>BONNER COUNTY RECORDER</p>			
<p>VICINITY MAP NOT TO SCALE</p> <p>SURVEYOR'S CERTIFICATE I, JOHN M. STEARNS, PLS #718, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACCURATE SURVEY OF THE LAND AND IS PREPARED IN MILES AND UNITS OF DIRECT SUPERVISION; THAT THE DISTANCES, COORDINATES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.</p> <p>JOHN STEARNS JOHN STEARNS, PLS OCTOBER 10, 2025 DATE</p> <p>PREPARED FOR THE STATE OF IDAHO BY STEARNS SURVEYING 8798 JOHN STEARNS</p> <p>PRELIMINARY</p> <p>S-T-8 27 AND 28-57N-03W CLIENT ROBINSON DATE OCTOBER, 2025 PROJECT 25_097 PHONE 208.696.2017</p> <p>STEARNS SURVEYING WWW.STEARNSURVEYING.COM SHEET 2 OF 2</p>							

Page:2

 Number: 1 Author: Sean Morgan Date: 2025-10-22 11:31:24

Please change Subtitle on sheet 2 to match sheet 1.

 Number: 2 Author: Sean Morgan Date: 2025-10-21 07:33:14

should be "KNOW"

 Number: 3 Author: david.fisher Subject: Note Date: 2025-10-24 13:03:10

*Owner's

 Number: 4 Author: Sean Morgan Date: 2025-10-21 08:36:53

While this is not an error on the part of the survey or plat, the legal description could use clarification here - the SW1/4 is the subject of the legal description at this point, but the East Quarter Corner referenced is for the SE1/4 (of S28) - the description, as written, actually refers to the East Quarter Corner of the SW1/4 (of S27), a point some 1320 feet to the east.

 Number: 5 Author: Sean Morgan Date: 2025-10-17 16:55:18

Typo - should be "LINE"

 Number: 6 Author: Sean Morgan Date: 2025-10-17 16:53:58

Typo - should be "CORNER"

 Number: 7 Author: Sean Morgan Date: 2025-10-21 07:32:44

Should be "RIGHTS OF WAY."

 Number: 8 Author: david.fisher Subject: Note Date: 2025-10-29 08:00:09

AOI not required for MLD's for City of Dover.

 Number: 9 Author: david.fisher Subject: Note Date: 2025-10-24 13:02:56

Should Match page 1.

HIGHLAND SURVEYING

October 23, 2025

Bonner County Planning Department
1500 Hwy. 2, Suite 208
Sandpoint, ID 83864

Re: Plat Review – MLD0056-25 Deerwood Ranch

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) Professional Land Surveyor's license shown on plat has lapsed on June 30, 2024.
- 2) Subtitle on page 2 is not consistent with that of page 1. Make page two's subtitle match page one.
- 3) Identify which two monuments are used for basis of bearings.
- 4) Radii of Curve 12 and Curve 14 have slight differences shown on plat vs closures.
- 5) TPOB shown on plat is not in same location as described in owner's certificate, please reconcile.

- Additionally, please refer to the Assessor's review letter along with comments from Road and Bridge.

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,



Grant Dorman, PLS

MLD0050-25 DEERWOOD RANCH

File:

10/23/25
Date:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
Surveys 55-19 & Plats 50-13		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	#1
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	#3
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	✓
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	#4
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	✓
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	✓
Plats Only 50-13		
50-1303	Centerline Monuments with description	✓
50-1304(2a)	Show Streets and alleys show width and courses	✓
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Intitial Point w/ ties to two approved monuments, unless previously platted	#5
50-1304(2h)	Reference or Show easements	✓
50-1304(2l)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	#5
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerck	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	✓
50-1309(1)	Surveyor's Certificate	✓
50-1305	County Surveyor's Certificate	✓
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	✓
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	✓
Add'l for Condos 55-15		
55-1504(c(i))	Survey map of ground surface of project	✓
55-1504(c(ii))	Diagramatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	✓
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	✓

Mapcheck 1: DEERWOOD RANCH

Closure Summary

Precision, 1 part in: 916493.487' ✓

Error distance: 0.006'

Error direction: S69°47'09"E

Area: 31.89acres

Square area: 1389051.59

Perimeter: 5734.240'

Point of Beginning

Easting: -35963.7289'

Northing: -26630.5233'

Side 1: Line

Direction: N66°52'26"W

Angle: [113°07'34"]

Deflection angle: [-66°52'26"]

Distance: 928.650'

Easting: -36817.7550'

Northing: -26265.7901'

Side 2: Line

Direction: S24°21'52"W

Angle: [91°14'18"]

Deflection angle: [-88°45'42"]

Distance: 245.190'

Easting: -36918.9055'

Northing: -26489.1435'

Side 3: Curve

Curve direction: Clockwise

Radius: [108.392']

Arc length: 40.310'

Delta angle: 21°18'32"

Tangent: [20.392']

Chord direction: N35°44'46"W

Chord angle: [-60°06'38"]

Deflection angle: [119°53'22"]

Chord distance: 40.080'

Easting: -36942.3200'

Northing: -26456.6140'

Side 4: Line

Direction: N24°57'08"W

Angle: [-179°51'38"]

Deflection angle: [0°08'22"]

Distance: 67.510'

Easting: -36970.7999'

Northing: -26395.4054'

Side 5: Curve

Curve direction: Counterclockwise

Radius: [664.607'] ✓

Arc length: 465.020' ✓

Delta angle: 40°05'21" ✓

Tangent: [242.483']

Chord direction: N44°59'06"W

Chord angle: [159°58'02"]

Deflection angle: [-20°01'58"]

Chord distance: 455.590'

Easting: -37292.8663'

Northing: -26073.1703'

Side 6: Line

Direction: N65°01'02"W

Angle: [-179°59'16"]

Deflection angle: [0°00'45"]

Distance: 123.850'

Easting: -37405.1283'

Northing: -26020.8628'

Side 7: Curve

Curve direction: Clockwise

Radius: [426.703']

Arc length: 142.510' ✓

Delta angle: 19°08'04" ✓

Tangent: [71.920']

Chord direction: N55°24'40"W

Chord angle: [-170°23'38"]

Deflection angle: [9°36'22"]

Chord distance: 141.840'

Easting: -37521.8976'

Northing: -25940.3425'

Side 8: Line

Direction: N45°48'18"W ✓

Angle: [-179°57'40"]

Deflection angle: [0°02'20"]

Distance: 301.970' ✓

Easting: -37738.4014'

Northing: -25729.8384'

Side 9: Curve

Curve direction: Clockwise

Radius: [462.150'] ✓

Arc length: 207.450' ✓

Delta angle: 25°43'07" ✓

Tangent: [105.501']

Chord direction: N32°55'10"W

Chord angle: [-167°06'52"]

Deflection angle: [12°53'08"]

Chord distance: 205.710'

Easting: -37850.1965'

Northing: -25557.1581'

Side 10: Line

Direction: S89°57'10"E ✓

Angle: [-69°53'33"]

Deflection angle: [110°06'26"]

Distance: 1216.900'

Easting: -36633.2969'

Northing: -25558.1611'

Side 11: Line

Direction: N0°12'06"E

Angle: [90°09'16"]

Deflection angle: [-89°50'44"]

Distance: 53.970'

Easting: -36633.1069'

Northing: -25504.1914'

Side 12: Line

Direction: S89°20'14"E

Angle: [-89°32'20"]

Deflection angle: [90°27'40"]

Distance: 814.550'

Easting: -35818.6114'

Northing: -25513.6136'

Side 13: Line

Direction: S6°44'20"W

Angle: [-83°55'26"]

Deflection angle: [96°04'34"]

Distance: 503.450'

Easting: -35877.6887'

Northing: -26013.5854'

Side 14: Line

Direction: S7°56'20"W

Angle: [-178°48'00"]

Deflection angle: [1°12'00"]

Distance: 622.910'

Easting: -35963.7230'

Northing: -26630.5254'

Mapcheck 1: DEERWOOD LOT 1

Closure Summary

Precision, 1 part in: 385797.421'

Error distance: 0.009'

Error direction: N29°19'43"E

Area: 11.52acres

Square area: 501868.32

Perimeter: 3316.110'

Point of Beginning

Easting: -67150.6958'

Northing: -23598.3464'

Side 1: Line

Direction: S0°18'54"E

Angle: [-0°18'54"]

Deflection angle: [179°41'06"]

Distance: 362.200'

Easting: -67148.7045'

Northing: -23960.5409'

Side 2: Line

Direction: S2°42'22"E

Angle: [177°36'32"]

Deflection angle: [-2°23'28"]

Distance: 345.980'

Easting: -67132.3698'

Northing: -24306.1351'

Side 3: Line

Direction: S24°21'52"W

Angle: [-152°55'46"]

Deflection angle: [27°04'14"]

Distance: 245.190'

Easting: -67233.5203'

Northing: -24529.4885'

Side 4: Curve

Curve direction: Clockwise

Radius: [108.392']

Arc length: 40.310'

Delta angle: 21°18'32"

Tangent: [20.392']

Chord direction: N35°44'46"W

Chord angle: [-60°06'38"]

Deflection angle: [119°53'22"]

Chord distance: 40.080'

Easting: -67256.9348'

Northing: -24496.9590'

Side 5: Line

Direction: N24°57'08"W

Angle: [-179°51'38"]

Deflection angle: [0°08'22"]

Distance: 67.510'

Easting: -67285.4147'

Northing: -24435.7504'

Side 6: Curve

Curve direction: Counter-clockwise

Radius: [664.607']

Arc length: 465.020'

Delta angle: 40°05'21"

Tangent: [242.483']

Chord direction: N44°59'06"W

Chord angle: [159°58'02"]

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Chord distance: 455.590'

Easting: -67607.4812'

Northing: -24113.5153'

Side 7: Line

Direction: N65°01'02"W

Angle: [-179°59'16"]

Deflection angle: [0°00'45"]

Distance: 123.850'

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Chord angle: [-170°23'38"]

Deflection angle: [9°36'22"]

Chord distance: 141.840'

Easting: -67836.5124'

Northing: -23980.6874'

Side 9: Line

Direction: N45°48'18"W

Angle: [-179°57'40"]

Deflection angle: [0°02'20"]

Distance: 301.970'

Easting: -68053.0162'

Northing: -23770.1834'

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Radius: [462.150']

Arc length: 207.450'

Delta angle: 25°43'07"

Tangent: [105.501']

Chord direction: N32°55'10"W

Chord angle: [-167°06'52"]

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 Side 11: Line
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 Angle: [-69°53'34"]
 Deflection angle: [110°06'26"]
 Distance: 1014.120'
 Easting: -67150.6916'
 Northing: -23598.3389'
Mapcheck 2: DEERWOOD LOT 2
 Closure Summary
 Precision, 1 part in: 455159.283'
 Error distance: 0.006'
 Error direction: S40°15'13"W
 Area: 10.18acres
 Square area: 443543.35
 Perimeter: 2897.900'
 Point of Beginning
 Easting: -65296.5448'
 Northing: -22969.6277'
 Side 1: Line
 Direction: S6°44'20"W
 Angle: [6°44'20"]
 Deflection angle: [-173°15'40"]
 Distance: 503.450'
 Easting: -65355.6221'
 Northing: -23469.5995'
 Side 2: Line
 Direction: N84°25'22"W
 Angle: [-91°09'42"]
 Deflection angle: [88°50'18"]
 Distance: 960.950'
 Easting: -66312.0230'
 Northing: -23376.2074'
 Side 3: Line
 Direction: N0°18'54"W
 Angle: [-95°53'32"]
 Deflection angle: [84°06'28"]
 Distance: 362.200'
 Easting: -66314.0143'
 Northing: -23014.0128'
 Side 4: Line
 Direction: S89°57'10"E
 Angle: [-89°38'16"]
 Deflection angle: [90°21'44"]
 Distance: 202.780'
 Easting: -66111.2344'
 Northing: -23014.1800'

Side 5: Line
 Direction: N0°12'06"E
 Angle: [90°09'16"]
 Deflection angle: [-89°50'44"]
 Distance: 53.970'
 Easting: -66111.0444'
 Northing: -22960.2103'
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Mapcheck 3: DEERWOOD LOT 3
 Closure Summary
 Precision, 1 part in: 380760.514'
 Error distance: 0.008'
 Error direction: S50°17'19"E
 Area: 10.18acres
 Square area: 443628.77
 Perimeter: 2858.490'
 Point of Beginning
 Easting: -65463.0207'
 Northing: -24224.3701'
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 Deflection angle: [105°11'14"]
 Distance: 928.650'
 Easting: -66403.0811'
 Northing: -24476.5770'
 Side 3: Line
 Direction: N2°42'22"W
 Angle: [-115°49'56"]
 Deflection angle: [64°10'04"]
 Distance: 345.980'
 Easting: -66419.4159'
 Northing: -24130.9828'
 Side 4: Line
 Direction: S84°25'22"E
 Angle: [-81°43'00"]

Deflection angle: [98°17'00"] ✓
Distance: 960.950'
Easting: -65463.0149'
Northing: -24224.3749'

INVOICE

Highland Surveying LLC
6811 Main St
Ste C
Bonners Ferry, ID 83805-0432

info@highlandsurveying.net
+1 (208) 267-2080

HIGHLAND SURVEYING

316 Bonner County Planning Department:316-01 Plat Review

Bill to
316 Bonner County Planning Department
1500 HWY 2, Suite 208
Sandpoint, ID 83864

Ship to
316 Bonner County Planning Department
1500 HWY 2, Suite 208
Sandpoint, ID 83864

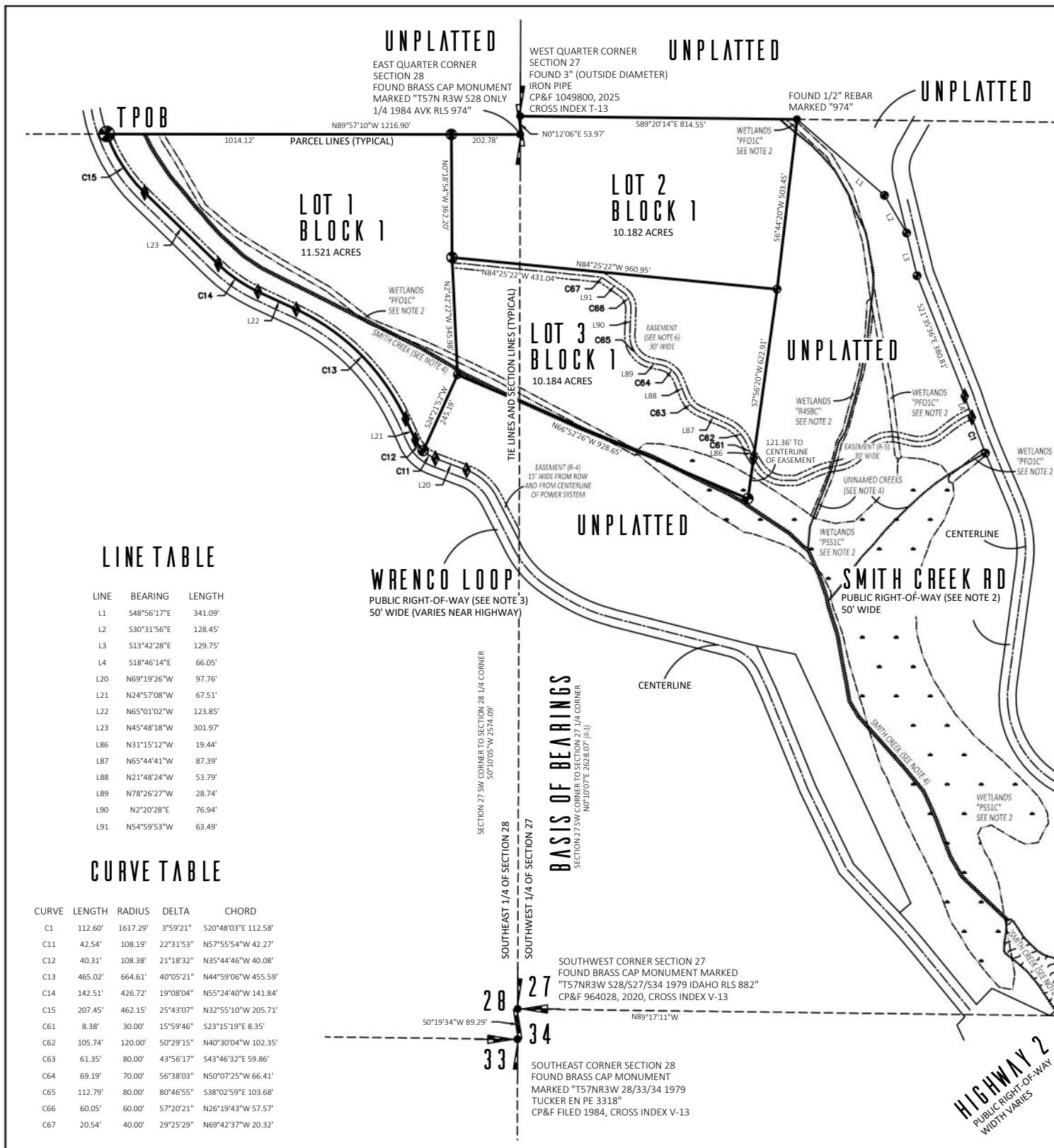
Invoice details

Invoice no.: 1077
Terms: Net 15
Invoice date: 10/23/2025
Due date: 11/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	County Surveyor Review - MLD0056-25 - Deerwood Ranch	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14
			Total	\$308.14	

Thank you for choosing to work with us on your survey. Please send your payment to the following address:

Highland Surveying
6811 S. Main Street, Suite c
Bonner's Ferry, ID 83805
or contact us for electronic payment.



DEERWOOD RANCH

A MINOR LAND DIVISION IN
THE SOUTHWEST QUARTER OF SECTION 27 AND
THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 57 NORTH, RANGE 03 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

LEGEND

- 1234 FOUND SURVEY MONUMENT (AS NOTED)
CALCULATION POINT (NOTHING FOUND OR SET)
- 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798" (PER R-1)
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798"
- (TO BE) SET TRUE POINT OF BEGINNING (TPOB) 5/8" X 30" REBAR WITH
ALUMINUM CAP MARKED "TPOB DEERWOOD RANCH PLS 8798 2025"

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO, FIRST AMERICAN TITLE COMPANY COMMITMENT ORDER (R-2), DATED OCTOBER 3, 2025, AND/ OR AS INDICATED IN NOTES (BELOW).
- 2) APPROXIMATE WETLANDS OUTLINES ARE SHOWN PER NATIONAL WETLANDS INVENTORY. "PF01C" AND "PSS1C" AND "R45BC" INDICATE AREAS THAT ARE SEASONALLY FLOODED. SEE NATIONAL WETLANDS INVENTORY DESCRIPTIONS FOR MORE DETAILS.
- 3) NO "BASE FLOOD ELEVATIONS" ARE ON THIS SUBDIVISION, PER FEMA'S NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER AND BONNER COUNTY GIS MAP. FLOODPLAIN IS SFHA ZONE X PER FEMA FIRM PANEL 16017C06950E.
- 4) SMITH CREEK AND INTERMITTENT UNNAMED CREEKS ARE SHOWN PER BONNER COUNTY GIS MAPS.
- 5) NOT ALL EASEMENTS FROM SUBDIVISION GUARANTEE ARE MAPPABLE OR RELEVANT.
- 6) EASEMENT CREATED HEREON FOR INGRESS, EGRESS, AND UTILITIES ACROSS LOT 3, FOR THE BENEFIT OF LOTS 1, 2, AND 3 OF THIS SUBDIVISION.

SURVEY REFERENCES

R-1 RECORD OF SURVEY, INSTRUMENT #1052673, PL 8798, STEARNS, 2025
R-2 SUBDIVISION GUARANTEE, FIRST AMERICAN TITLE CO., COMMITMENT #5010500-0020422E, 2025
R-4 EASEMENT FOR ELECTRIC LINES, INSTRUMENT #702899, 2006
R-5 EASEMENT FOR INGBFSS, EGRESS, JTUTITIME, INSTBLIMENT #1052869, 2025

BASIS OF BEARINGS

BASIS OF BEARINGS IS N 00°10'07" E, PER R-1.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/ OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF: IDENTIFYING PARCEL AND LOT CORNERS AND SUBDIVIDING THE PARCEL BY MEANS OF BONNER COUNTY'S "MINOR LAND DIVISION" PROCESS.

PRELIMINARY SURVEY
JOHN STEARNS, PLS
OCTOBER 10, 2025
8798

S-T-R
27 AND 28 - 57 N - 03 W

CLIENT
ROBINSON

DATE
OCTOBER, 2023

PROJECT
25.09.7

PHONE
208.696.2017



Mapcheck 1: DEERWOOD LOT 1

Closure Summary

Precision, 1 part in: 385797.421'

Error distance: 0.009'

Error direction: N29°19'43"E

Area: 11.52acres

Square area: 501868.32

Perimeter: 3316.110'

Point of Beginning

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Northing: -23598.3464'

Side 1: Line

Direction: S0°18'54"E

Angle: [-0°18'54"]

Deflection angle: [179°41'06"]

Distance: 362.200'

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Northing: -23960.5409'

Side 2: Line

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Angle: [177°36'32"]

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 Precision, 1 part in: 455159.283'
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 Error direction: S40°15'13"W
 Area: 10.18acres
 Square area: 443543.35
 Perimeter: 2897.900'
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 Northing: -22969.6325'
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 Precision, 1 part in: 380760.514'
 Error distance: 0.008'
 Error direction: S50°17'19"E
 Area: 10.18acres
 Square area: 443628.77
 Perimeter: 2858.490'
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Distance: 53.970'
Easting: -36633.1069'
Northing: -25504.1914'
Side 12: Line
Direction: S89°20'14"E
Angle: [-89°32'20"]
Deflection angle: [90°27'40"]
Distance: 814.550'
Easting: -35818.6114'
Northing: -25513.6136'
Side 13: Line
Direction: S6°44'20"W
Angle: [-83°55'26"]
Deflection angle: [96°04'34"]
Distance: 503.450'
Easting: -35877.6887'
Northing: -26013.5854'
Side 14: Line
Direction: S7°56'20"W
Angle: [-178°48'00"]
Deflection angle: [1°12'00"]
Distance: 622.910'
Easting: -35963.7230'
Northing: -26630.5254'