

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



Blue-line Collective Report Memorandum

To: Rip Rap Roost, LLC

From: Kyle Snider, Planner

Date: December 22, 2025

Subject: Blue-line review for MLD0057-25: RRR Ranch

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

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

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

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. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ 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. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ 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: RRR Ranch		File No: MLD0057-25
Received by: Kyle Snider, Planner	Received from: Stearns Surveying	Date Received: 10/14/25

Blueline Review

Completed	Date	Initial	Department/ Office
See Staff Report	12/1/25	KS	Bonner County Planning Department
Comments	10/28/25	SM	Assessor's Office
Comments on blueline	10/23/25	MM	Bonner County Road & Bridge Department
Comments	10/21/25	MC	GIS Department
See Letter	11/1/25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0057-25 **DATE OF REPORT:** 12/22/2025

APPLICANT: Rip Rap Roost Llc **PARCEL #:** RP57N03W275551A

SUBDIVISION NAME/LOTS: RRR Ranch

SUMMARY OF PROPOSAL:

Divide one (1) ≈44-acre parcel into one (1) 10-195-acre lot, one (1) 10.515-acre lot, one (1) 10-360-acre lot and one (1) 13.011-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 comment, a road name is required.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? 10-acres Rural 10 (R-10)

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 In an area of City impact: No
lift the sanitary restrictions on the property?: No

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:

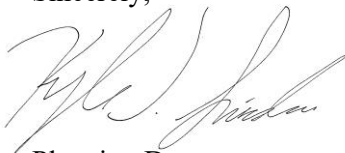
1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural-10 (R-10).
3. The proposed lots are accessed off Wrenco Loop and Smith Creek Road, both Bonner County owned and maintained public rights-of-way.
4. The proposed lots are served by individual well for water, individual septic for sewage, Northern Lights, Inc. for power, and West Side Fire District.
5. The proposed lots are within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0690E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do contain frontage on Smith Creek.
8. The proposed lots do contain any mapped wetlands. (NWI)

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

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 Review Letter

December 22, 2025

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

SUBJECT: MLD0057-25: RRR Ranch

Dear John,

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 10/27/2025: RP57N03W275551A is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0690E, Effective Date 11/18/2009. This proposal does not result in an increased density within the SFHA. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - MC 10/21/2025: Road name required, See letter. Same road as MLD0056-25
 - 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,

Kyle Snider | Planner I



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

October 24, 2025

Bonner County Planning Dept
RRR RANCH
MLD0057-25
SECTION 27 & 28, TOWNSHIP 57 NORTH, RANGE 3 WEST

RP57N03W287200A & RP57N03W275551A (to be divided per BLA0004-25)

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 ownership.

TPOB on plat face does not match legal description

Please have subtitles match on both sheets

Please change signature block on Owners' Certificate and Notary Acknowledgement to match deed (i.e. KYM DAVID, MANAGER OF RIP RAP ROOST, LLC)

Please make corrections to the plat prior to printing 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

Tuesday, October 21, 2025

Bonner County Planning Department

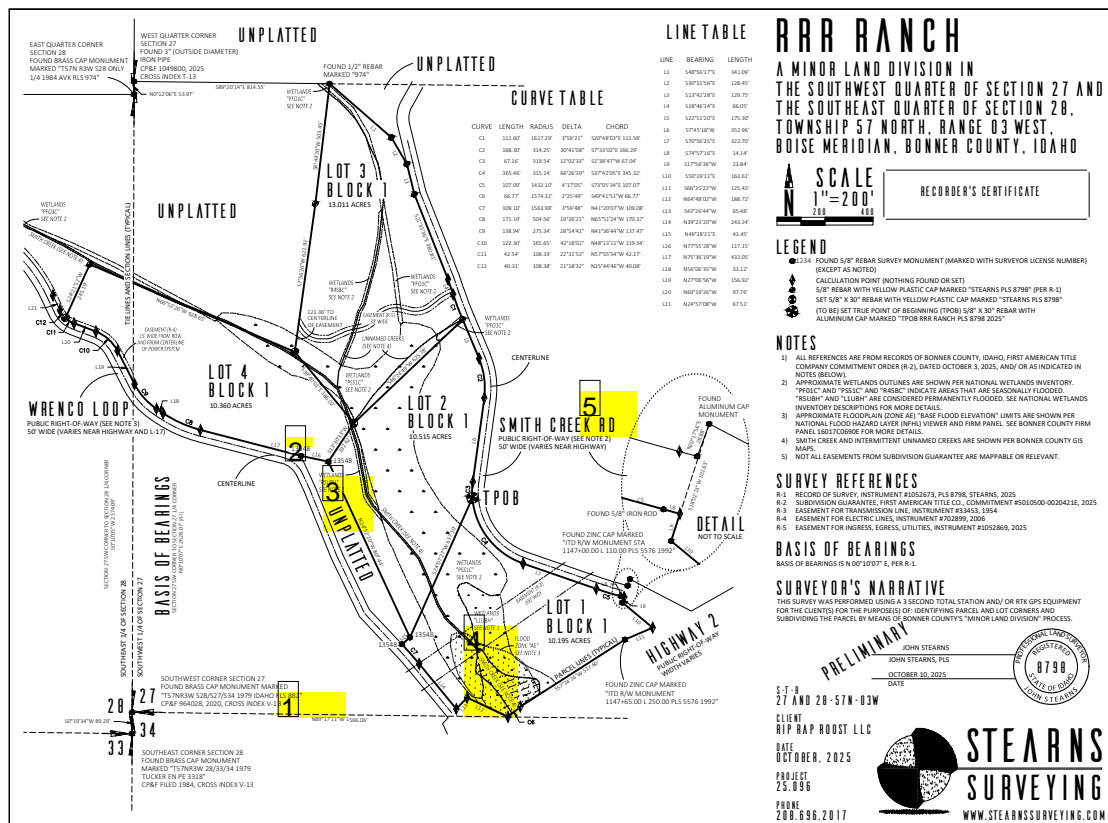
**RE: PLAT REVIEW – RRR RANCH (MLD0057-25)
SECTION 27 & 28, TOWNSHIP 57N, RANGE 03W**

To Whom It May Concern:

The proposed Access Easement will require an approved road name. This road will be for both plats (Deerwood Ranch & RRR Ranch) 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: MLD0057-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Sean Morgan Date: 2025-10-24 15:08:51

consider removing C12 and L21 from drawing and tables if not needed for platted area



Number: 2 Author: Matt Mulder Date: 2025-10-23 13:05:37

Applicant will need to file for an encroachment permit from the Road & Bridge Department to construct the new driveway/road approach connection to Smith Creek Rd.



Number: 3 Author: Monica Carash Date: 2025-10-21 13:33:50

Road name required. Only 1 road needed for both plats. (Deerwood Ranch & RRR Ranch)



Number: 4 Author: Matt Mulder Date: 2025-10-23 12:59:52

Labels on Wrenco Loop and Smith Creek Rd reference Notes 2 and 3. The notes are not related to these roads. Need to show info related to how these public ROW's were established.



Number: 5 Author: Sean Morgan Date: 2025-10-24 13:22:22

Please relocate TPOB to location defined by deed legal description as shown in Owner's Certificate.

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, RIP RAP ROOST LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCKS TO BE KNOWN AS "RRR RANCH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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:

COMMENCING AT A SET MONUMENT, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28 BEARS N13°58'00"W, 126.24 FEET, AND FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS S24°58'11"W, 547.30 FEET, SAID MONUMENT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE N7°56'20"E, 622.91 FEET TO A POINT;
THENCE N6°44'20"E, 503.45 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE S48°56'17"E, 341.09 FEET TO A POINT;
THENCE S30°13'56"E, 128.45 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SMITH CREEK ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S37°42'28"E, 129.75 FEET TO A POINT;
THENCE S21°35'36"E, 380.81 FEET TO A POINT;
THENCE S38°46'44"E, 66.65 FEET TO A POINT;
THENCE 112.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1617.29 FEET, A CENTRAL ANGLE OF 3°59'21", AND A CHORD BEARING AND DISTANCE OF S30°48'03"E 112.58 FEET TO A POINT;
THENCE S22°52'09"E, 175.30 FEET TO A POINT;
THENCE 168.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 334.25 FEET, A CENTRAL ANGLE OF 30°45'18", AND A CHORD BEARING AND DISTANCE OF S7°33'03"E 166.29 FEET TO A POINT;
THENCE S7°45'18"W, 352.96 FEET TO A POINT;
THENCE 67.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 315.64 FEET, A CENTRAL ANGLE OF 17°02'33", AND A CHORD BEARING AND DISTANCE OF S7°38'47"W 67.44 FEET TO A POINT;
THENCE S85.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 315.14 FEET, A CENTRAL ANGLE OF 66°26'39", AND A CHORD BEARING AND DISTANCE OF S37°42'00"E 345.32 FEET TO A POINT;
THENCE S70°56'21"E, 322.70 FEET TO A POINT;
THENCE 107.59 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1432.10 FEET, A CENTRAL ANGLE OF 4°17'05", AND A CHORD BEARING AND DISTANCE OF S73°03'34"E 107.07 FEET TO A POINT;
THENCE S74°57'45"E, 14.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 2;
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, ALONG SAID NORTHERLY RIGHT-OF-WAY, S37°36'36"W, 23.84 FEET TO A POINT;
THENCE S50°09'11"E, 163.61 FEET TO A POINT;
THENCE S66°35'22"W, 125.43 FEET TO A POINT;
THENCE S57°44'20"W, 137.86 FEET TO A POINT;
THENCE 66.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1574.52 FEET, A CENTRAL ANGLE OF 7°55'49", AND A CHORD BEARING AND DISTANCE OF S49°41'51"W 66.77 FEET TO A POINT;
THENCE N64°48'03"W, 188.72 FEET TO A POINT;
THENCE S45°26'49"W, 65.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WRENCO LOOP;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, ALONG SAID EASTERLY RIGHT-OF-WAY, N30°22'22"W, 243.24 FEET TO A POINT;
THENCE 109.15 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1563.98 FEET, A CENTRAL ANGLE OF 3°19'48", AND A CHORD BEARING AND DISTANCE OF N41°20'07"W 109.08 FEET TO A FOUND MONUMENT;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, N49°28'21"E, 43.45 FEET TO A FOUND MONUMENT;
THENCE N24°52'30"W, 807.44 FEET TO A FOUND MONUMENT;
THENCE N27°55'28"W, 117.15 FEET TO A POINT TO A FOUND MONUMENT ON THE SAID EASTERLY RIGHT-OF-WAY;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N79°38'13"W, 432.05 FEET TO A POINT;
THENCE 171.19 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 504.56 FEET, A CENTRAL ANGLE OF 19°26'21", AND A CHORD BEARING AND DISTANCE OF N65°15'24"W 170.37 FEET TO A POINT;
THENCE N56°06'38"W, 33.12 FEET TO A POINT;
THENCE 138.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.34 FEET, A CENTRAL ANGLE OF 28°54'41", AND A CHORD BEARING AND DISTANCE OF N41°34'44"W 137.47 FEET TO A POINT;
THENCE N27°06'54"W, 156.50 FEET TO A POINT;
THENCE 122.10 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 165.65 FEET, A CENTRAL ANGLE OF 42°18'02", AND A CHORD BEARING AND DISTANCE OF N48°13'11"W 115.54 FEET TO A POINT;
THENCE N69°19'28"W, 97.76 FEET TO A POINT;
THENCE 42.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 22°51'53", AND A CHORD BEARING AND DISTANCE OF N57°55'54"W 42.17 FEET TO A POINT;
THENCE LEAVING SAID RIGHT-OF-WAY, N24°21'52"E, 245.19 FEET TO A POINT;
THENCE S46°52'36"E, 368.65 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT PUBLIC ROADS AND RIGHT OF WAYS,
WATER SERVICE TO BE BY INDIVIDUAL WELL,
SANITARY SEWER SERVICE TO BE BY INDIVIDUAL ON-SITE SYSTEMS.

SIGNATURE: KYM DAVID, MANAGER DATE: _____

RRR RANCH
A MINOR LAND DIVISION IN SECTIONS 27 AND
28, TOWNSHIP 57 NORTH, RANGE 03 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

2 AREA OF CITY IMPACT CERTIFICATE

DATED THIS ____ DAY OF _____, 2025.

CITY OF DOVER REPRESENTATIVE

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

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 ____.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF _____,
COUNTY OF _____.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2025, BY

KYM DAVID, MANAGER, RIP RAP ROOST LLC

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

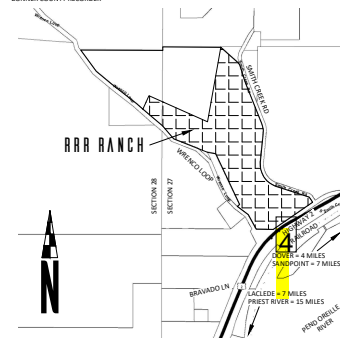
RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT _____, M.

IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER _____ FEE: _____

BONNER COUNTY RECORDER



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES, COUSERS AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

PRELIMINARY

JOHN STEARNS
JOHN STEARNS, PLS
OCTOBER 10, 2025
DATE



S 7 N
27 AND 28-57N-03W

CLIENT
RIP RAP ROOST LLC

DATE
OCTOBER, 2025

PROJECT
25.056

PHONE
208.696.2017



STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2



Number: 1 Author: Sean Morgan Date: 2025-10-24 15:22:05

Please have the subtitles match on both sheets



Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-12-16 08:07:06

Plat is not within Dover ACI. Please remove.



Number: 3 Author: Sean Morgan Date: 2025-10-24 13:40:26

Please change to MANAGER OF RIP RAP ROOST, LLC

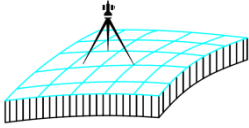
Author: Sean Morgan Date: 2025-10-24 13:39:45

Author: Sean Morgan Date: 2025-10-24 13:40:06



Number: 4 Author: Sean Morgan Date: 2025-10-24 13:41:44

please change to MANAGER OF RIP RAP ROOST, LLC for consistency with the deed.



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

November 1, 2025

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

Re: Plat Review – MLD0057-25 – RRR Ranch

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Add detail on found and set monuments
 - a. Circled founds have no description.
 - b. Squared calc points need to be set before final plat.
- 2) Road notes do not match Note numbers
- 3) Heading differs on sheet 1 v sheet 2.
- 4) Monument easements appropriately.
- 5) Set initial point before final plat.
- 6) Other items marked on map.

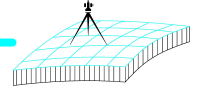
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

16163

Bill To:

Stearns

Date

11/5/2025

Project / Job #

25-001CB Review MLD0057-25 - RRR Ranch

Please submit payment by: 11/5/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0057-25 - RRR Ranch	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, RIP RAP ROOST LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "RRR RANCH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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:

COMMENCING AT A SET MONUMENT, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28 BEARS N31°58'49"W, 1264.23 FEET, AND FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS S24°16'11"W, 1647.30 FEET, SAID MONUMENT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N7°56'20"E, 622.91 FEET TO A POINT;
THENCE N6°44'20"E, 503.45 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE S48°56'17"E, 341.09 FEET TO A POINT;
THENCE S30°31'56"E, 128.45 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SMITH CREEK ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S13°42'28"E, 129.75 FEET TO A POINT;
THENCE S21°35'36"E, 380.81 FEET TO A POINT;
THENCE S18°46'14"E, 66.05 FEET TO A POINT;
THENCE 112.60 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1617.29 FEET, A CENTRAL ANGLE OF 3°59'21", AND A CHORD BEARING AND DISTANCE OF S20°48'03"E 112.58 FEET TO A POINT;
THENCE S22°51'20"E, 175.30 FEET TO A POINT;
THENCE 168.80 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 314.25 FEET, A CENTRAL ANGLE OF 30°41'08", AND A CHORD BEARING AND DISTANCE OF S7°33'02"E 166.29 FEET TO A POINT;
THENCE S7°45'18"W, 352.96 FEET TO A POINT;
THENCE 67.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 319.54 FEET, A CENTRAL ANGLE OF 12°02'33", AND A CHORD BEARING AND DISTANCE OF S1°38'47"W 67.04 FEET TO A POINT;
THENCE 365.46 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 315.14 FEET, A CENTRAL ANGLE OF 66°26'39", AND A CHORD BEARING AND DISTANCE OF S37°42'05"E 345.32 FEET TO A POINT;
THENCE S70°56'25"E, 322.70 FEET TO A POINT;
THENCE 107.09 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1432.10 FEET, A CENTRAL ANGLE OF 4°17'05", AND A CHORD BEARING AND DISTANCE OF S73°05'34"E 107.07 FEET TO A POINT;
THENCE S74°57'16"E, 14.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 2;
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, ALONG SAID NORTHERLY RIGHT-OF-WAY, S17°56'36"W, 23.84 FEET TO A POINT;
THENCE S50°19'11"E, 163.61 FEET TO A POINT;
THENCE S66°35'22"W, 125.43 FEET TO A POINT;
THENCE S57°24'24"W, 517.60 FEET TO A POINT;
THENCE 66.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1574.32 FEET, A CENTRAL ANGLE OF 2°25'49", AND A CHORD BEARING AND DISTANCE OF S49°41'51"W 66.77 FEET TO A POINT;
THENCE N64°48'02"W, 188.72 FEET TO A POINT;
THENCE S43°26'44"W, 65.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WRENCO LOOP;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, ALONG SAID EASTERLY RIGHT-OF-WAY, N39°23'20"W, 243.24 FEET TO A POINT;
THENCE 109.10 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1563.98 FEET, A CENTRAL ANGLE OF 3°59'48", AND A CHORD BEARING AND DISTANCE OF N41°20'07"W 109.08 FEET TO A FOUND MONUMENT;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, N49°28'21"E, 43.45 FEET TO A FOUND MONUMENT;
THENCE N24°52'20"W, 807.44 FEET TO A FOUND MONUMENT;
THENCE N77°55'28"W, 117.15 FEET TO A POINT TO A FOUND MONUMENT ON THE SAID EASTERLY RIGHT-OF-WAY;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N75°36'19"W, 432.05 FEET TO A POINT;
THENCE 171.19 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 504.56 FEET, A CENTRAL ANGLE OF 19°26'21", AND A CHORD BEARING AND DISTANCE OF N65°51'24"W 170.37 FEET TO A POINT;
THENCE N56°06'35"W, 33.12 FEET TO A POINT;
THENCE 138.94 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.34 FEET, A CENTRAL ANGLE OF 28°54'41", AND A CHORD BEARING AND DISTANCE OF N41°36'44"W 137.47 FEET TO A POINT;
THENCE N27°06'56"W, 156.92 FEET TO A POINT;
THENCE 122.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 165.65 FEET, A CENTRAL ANGLE OF 42°18'02", AND A CHORD BEARING AND DISTANCE OF N48°13'11"W 119.54 FEET TO A POINT;
THENCE N69°19'26"W, 97.76 FEET TO A POINT;
THENCE 42.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 22°31'53", AND A CHORD BEARING AND DISTANCE OF N57°55'54"W 42.27 FEET TO A POINT;
THENCE LEAVING SAID RIGHT-OF-WAY, N24°21'52"E, 245.19 FEET TO A POINT;
THENCE S66°52'26"E, 928.65 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT PUBLIC ROADS AND RIGHT OF WAYS.

WATER SERVICE TO BE BY INDIVIDUAL WELL.
SANITARY SEWER SERVICE TO BE BY INDIVIDUAL ON-SITE SYSTEMS.

SIGNATURE: KYM DAVID, MANAGER DATE:

RRR RANCH

A MINOR LAND DIVISION IN SECTIONS 27 AND 28, TOWNSHIP 57 NORTH, RANGE 03 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

AREA OF CITY IMPACT CERTIFICATE

THIS PLAT IS WITHIN THE AREA OF CITY IMPACT FOR DOVER, IDAHO, AND HAS BEEN EXAMINED AND APPROVED.

DATED THIS DAY OF , 2025.

CITY OF DOVER REPRESENTATIVE

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS DAY OF , 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS DAY OF , 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

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 .

DATED THIS DAY OF , 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF , 2025.

BONNER COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF ,
COUNTY OF

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2025, BY

KYM DAVID, MANAGER, RIP RAP ROOST LLC

NOTARY PUBLIC FOR THE STATE OF
RESIDING AT
MY COMMISSION EXPIRES:

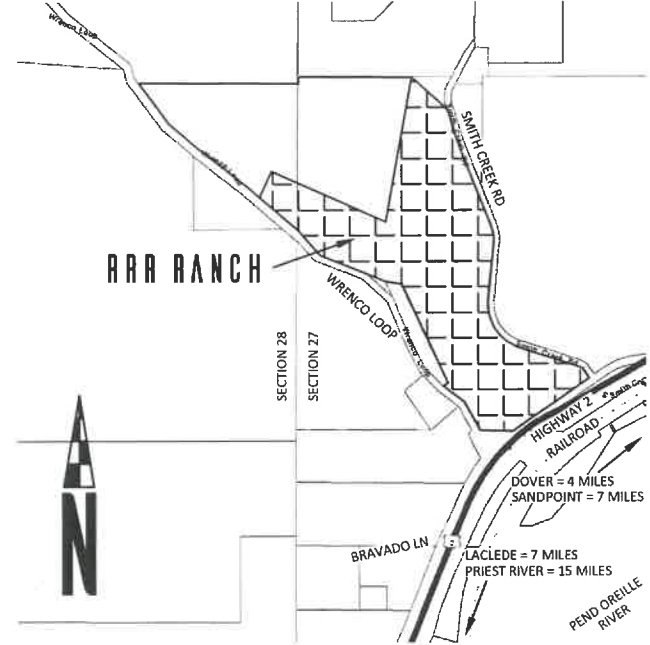
RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2025 , AT . M.,

IN BOOK OF PLATS AT PAGE , AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER FEE:

BONNER COUNTY RECORDER



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES, COURSES 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.

PRELIMINARY

JOHN STEARNS
JOHN STEARNS, PLS
OCTOBER 10, 2025
DATE



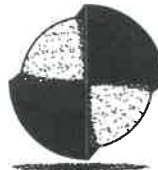
S-T-R
27 AND 28-57N-03W

CLIENT
RIP RAP ROOST LLC

DATE
OCTOBER, 2025

PROJECT
25.096

PHONE
208.696.2017



STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2

Mapcheck 1: RRR LOT 1

Closure Summary

Precision, 1 part in: 138193.412'
Error distance: 0.022'
Error direction: N87°57'13"W
Area: 10.20acres
Square area: 444095.66
Perimeter: 2993.730'

Point of Beginning

Easting: -46289.9470'
Northing: -26574.5106'

Side 1: Curve

Curve direction: Counter-clockwise
Radius: [315.139']
Arc length: 365.460'
Delta angle: 66°26'39"
Tangent: [206.395']
Chord direction: S37°42'05"E
Chord angle: [-37°42'05"]
Deflection angle: [142°17'55"]
Chord distance: 345.320'
Easting: -46078.7678'
Northing: -26847.7308'

Side 2: Line

Direction: S70°56'25"E
Angle: [179°59'00"]
Deflection angle: [-0°01'00"]
Distance: 322.700'
Easting: -45773.7586'
Northing: -26953.1096'

Side 3: Curve

Curve direction: Counter-clockwise
Radius: [1432.086']
Arc length: 107.090'
Delta angle: 4°17'05"
Tangent: [53.572']
Chord direction: S73°05'34"E
Chord angle: [177°50'51"]
Deflection angle: [-2°09'09"]
Chord distance: 107.070'
Easting: -45671.3165'
Northing: -26984.2480'

Side 4: Line

Direction: S74°57'16"E
Angle: [-179°43'09"]
Deflection angle: [0°16'51"]
Distance: 14.140'
Easting: -45657.6613'
Northing: -26987.9186'

Side 5: Line

Direction: S17°56'36"W
Angle: [-87°06'08"]
Deflection angle: [92°53'52"]
Distance: 23.840'
Easting: -45665.0058'
Northing: -27010.5990'

Side 6: Line

Direction: S50°19'11"E
Angle: [111°44'13"]
Deflection angle: [-68°15'47"]
Distance: 163.610'
Easting: -45539.0884'
Northing: -27115.0645'

Side 7: Line

Direction: S66°35'22"W
Angle: [-63°05'27"]
Deflection angle: [116°54'33"]
Distance: 125.430'
Easting: -45654.1932'
Northing: -27164.9000'

Side 8: Line

Direction: S57°24'24"W
Angle: [170°49'02"]
Deflection angle: [-9°10'58"]
Distance: 517.600'
Easting: -46090.2790'
Northing: -27443.7170'

Side 9: Curve

Curve direction: Counter-clockwise
Radius: [1574.275']
Arc length: 66.770'
Delta angle: 2°25'49"
Tangent: [33.393']
Chord direction: S49°41'51"W
Chord angle: [172°17'27"]
Deflection angle: [-7°42'33"]
Chord distance: 66.770'
Easting: -46141.2004'
Northing: -27486.9054'

Side 10: Line

Direction: N64°48'02"W
Angle: [-113°16'59"]
Deflection angle: [66°43'01"]
Distance: 188.720'
Easting: -46311.9602'
Northing: -27406.5539'

Side 11: Line

Direction: S43°26'44"W

Angle: [108°14'46"]
Deflection angle: [-71°45'14"]
Distance: 65.480'
Easting: -46356.9885'
Northing: -27454.0943'

Side 12: Line

Direction: N39°23'20"W
Angle: [-82°50'04"]
Deflection angle: [97°09'56"]
Distance: 243.240'
Easting: -46511.3439'
Northing: -27266.1046'

Side 13: Curve

Curve direction: Counter-clockwise
Radius: [1564.076']
Arc length: 109.100'
Delta angle: 3°59'48"
Tangent: [54.573']
Chord direction: N41°20'07"W
Chord angle: [178°03'13"]
Deflection angle: [-1°56'47"]
Chord distance: 109.080'
Easting: -46583.3873'
Northing: -27184.2011'

Side 14: Line

Direction: N49°28'21"E
Angle: [-87°11'38"]
Deflection angle: [92°48'22"]
Distance: 43.450'
Easting: -46550.3612'
Northing: -27155.9667'

Side 15: Line

Direction: N24°07'27"E
Angle: [154°39'06"]
Deflection angle: [-25°20'54"]
Distance: 637.100'
Easting: -46289.9686'
Northing: -26574.5098'

Mapcheck 2: RRR LOT 2

Closure Summary

Precision, 1 part in: 274074.065'
Error distance: 0.011'
Error direction: N5°41'25"E
Area: 10.52acres
Square area: 458040.84
Perimeter: 3026.660'

Point of Beginning

Easting: -47222.9078'
Northing: -25990.6686'

Side 1: Line

Direction: S22°51'20"E
Angle: [-22°51'20"]
Deflection angle: [157°08'40"]
Distance: 175.300'
Easting: -47154.8197'
Northing: -26152.2053'

Side 2: Curve

Curve direction: Clockwise
Radius: [314.237']
Arc length: 168.300'
Delta angle: 30°41'08"
Tangent: [86.218']
Chord direction: S7°33'02"E
Chord angle: [-164°41'42"]
Deflection angle: [15°18'18"]
Chord distance: 166.290'
Easting: -47132.9690'
Northing: -26317.0534'

Side 3: Line

Direction: S7°45'18"W
Angle: [179°57'46"]
Deflection angle: [-0°02'14"]
Distance: 352.960'
Easting: -47180.5965'
Northing: -26666.7853'

Side 4: Curve

Curve direction: Counter-clockwise
Radius: [319.551']
Arc length: 67.160'
Delta angle: 12°02'33"
Tangent: [33.706']
Chord direction: S1°38'47"W
Chord angle: [173°53'29"]
Deflection angle: [-6°06'31"]
Chord distance: 67.040'
Easting: -47182.5227'
Northing: -26733.7976'

Side 5: Line

Direction: S24°07'27"W
Angle: [-151°30'03"]
Deflection angle: [28°29'56"]
Distance: 637.100'
Easting: -47442.9153'
Northing: -27315.2545'

Side 6: Line

Direction: N24°52'20"W
Angle: [-48°59'47"]
Deflection angle: [131°00'13"]

Distance: 807.440'
Easting: -47782.5213'
Northing: -26582.7061'
Side 7: Line
Direction: N33°30'33"E
Angle: [-121°37'07"]
Deflection angle: [58°22'53"]
Distance: 192.620'
Easting: -47676.1815'
Northing: -26422.1001'
Side 8: Line
Direction: N46°24'49"E
Angle: [-167°05'44"]
Deflection angle: [12°54'16"]
Distance: 625.780'
Easting: -47222.9067'
Northing: -25990.6576'

Mapcheck 3: RRR LOT 3

Closure Summary

Precision, 1 part in: 386123.376'
Error distance: 0.009'
Error direction: N60°37'48"W
Area: 13.01 acres
Square area: 566784.07
Perimeter: 3296.910'

Point of Beginning

Easting: -46885.8498'
Northing: -23955.3184'

Side 1: Line

Direction: S48°56'17"E
Angle: [-48°56'17"]
Deflection angle: [131°03'43"]
Distance: 341.090'
Easting: -46628.6680'
Northing: -24179.3718'

Side 2: Line

Direction: S30°31'56"E
Angle: [-161°35'39"]
Deflection angle: [18°24'21"]
Distance: 128.450'
Easting: -46563.4125'
Northing: -24290.0113'

Side 3: Line

Direction: S13°42'28"E
Angle: [-163°10'32"]
Deflection angle: [16°49'28"]
Distance: 129.750'
Easting: -46532.6656'
Northing: -24416.0657'

Side 4: Line

Direction: S21°35'36"E
Angle: [172°06'52"]
Deflection angle: [-7°53'08"]
Distance: 380.810'
Easting: -46392.5213'
Northing: -24770.1502'

Side 5: Line

Direction: S18°46'14"E
Angle: [-177°10'38"]
Deflection angle: [2°49'22"]
Distance: 66.050'
Easting: -46371.2678'
Northing: -24832.6873'

Side 6: Curve

Curve direction: Counter-clockwise
Radius: [1617.296']
Arc length: 112.600'
Delta angle: 3°59'21"
Tangent: [56.324']
Chord direction: S20°48'03"E
Chord angle: [177°58'11"]
Deflection angle: [-2°01'49"]
Chord distance: 112.580'
Easting: -46331.2883'
Northing: -24937.9294'

Side 7: Line

Direction: S46°24'49"W
Angle: [-110°47'27"]
Deflection angle: [69°12'33"]
Distance: 625.780'
Easting: -46784.5631'
Northing: -25369.3718'

Side 8: Line

Direction: N39°40'01"W
Angle: [-86°04'50"]
Deflection angle: [93°55'10"]
Distance: 386.020'
Easting: -47030.9689'
Northing: -25072.2260'

Side 9: Line

Direction: N7°56'20"E
Angle: [-132°23'39"]
Deflection angle: [47°36'21"]
Distance: 622.910'
Easting: -46944.9345'
Northing: -24455.2860'

Side 10: Line

Direction: N6°44'20"E

Angle: [178°48'00"]
Deflection angle: [-1°12'00"]
Distance: 503.450'
Easting: -46885.8573'
Northing: -23955.3142'

Mapcheck 4: RRR LOT 4

Closure Summary

Precision, 1 part in: 891105.103'
Error distance: 0.003'
Error direction: S11°26'43"W
Area: 10.36acres
Square area: 451279.61
Perimeter: 3064.450'

Point of Beginning

Easting: -48589.9410'
Northing: -24565.5044'

Side 1: Line

Direction: S66°52'26"E
Angle: [-66°52'26"]
Deflection angle: [113°07'34"]
Distance: 928.650'
Easting: -47735.9149'
Northing: -24930.2375'

Side 2: Line

Direction: S39°40'01"E
Angle: [-152°47'35"]
Deflection angle: [27°12'25"]
Distance: 386.020'
Easting: -47489.5091'
Northing: -25227.3834'

Side 3: Line

Direction: S33°30'33"W
Angle: [-106°49'26"]
Deflection angle: [73°10'34"]
Distance: 192.620'
Easting: -47595.8489'
Northing: -25387.9894'

Side 4: Line

Direction: N77°55'28"W
Angle: [-111°26'01"]
Deflection angle: [68°33'59"]
Distance: 117.150'
Easting: -47710.4067'
Northing: -25363.4815'

Side 5: Line

Direction: N75°36'19"W
Angle: [-177°40'51"]
Deflection angle: [2°19'09"]
Distance: 432.050'

Easting: -48128.8930'
Northing: -25256.0736'

Side 6: Curve

Curve direction: Clockwise
Radius: [504.572']
Arc length: 171.190'
Delta angle: 19°26'21"
Tangent: [86.426']
Chord direction: N65°51'24"W
Chord angle: [-170°15'05"]
Deflection angle: [9°44'55"]
Chord distance: 170.370'
Easting: -48284.3599'
Northing: -25186.3887'

Side 7: Line

Direction: N56°06'35"W
Angle: [-179°58'22"]
Deflection angle: [0°01'39"]
Distance: 33.120'
Easting: -48311.8530'
Northing: -25167.9209'

Side 8: Curve

Curve direction: Clockwise
Radius: [275.346']
Arc length: 138.940'
Delta angle: 28°54'41"
Tangent: [70.982']
Chord direction: N41°36'44"W
Chord angle: [-165°30'09"]
Deflection angle: [14°29'51"]
Chord distance: 137.470'
Easting: -48403.1449'
Northing: -25065.1405'

Side 9: Line

Direction: N27°06'56"W
Angle: [-179°57'32"]
Deflection angle: [0°02'28"]
Distance: 156.920'
Easting: -48474.6669'
Northing: -24925.4678'

Side 10: Curve

Curve direction: Counter-clockwise
Radius: [165.653']
Arc length: 122.300'
Delta angle: 42°18'02"
Tangent: [64.087']
Chord direction: N48°13'11"W
Chord angle: [158°53'45"]
Deflection angle: [-21°06'15"]

Chord distance: 119.540'
Easting: -48563.8085'
Northing: -24845.8212'

Side 11: Line

Direction: N69°19'26"W
Angle: [-179°57'14"]
Deflection angle: [0°02'46"]
Distance: 97.760'
Easting: -48655.2719'
Northing: -24811.3036'

Side 12: Curve

Curve direction: Clockwise
Radius: [108.185']
Arc length: 42.540'
Delta angle: 22°31'53"
Tangent: [21.550']
Chord direction: N57°55'54"W
Chord angle: [-168°36'28"]
Deflection angle: [11°23'32"]
Chord distance: 42.270'
Easting: -48691.0922'
Northing: -24788.8612'

Side 13: Line

Direction: N24°21'52"E
Angle: [-108°58'11"]
Deflection angle: [71°01'49"]
Distance: 245.190'
Easting: -48589.9417'
Northing: -24565.5078'

Mapcheck 2: RRR RANCH
Closure Summary
Precision, 1 part in: 277774.797'
Error distance: 0.031'
Error direction: N66°18'56"W
Area: 44.08acres
Square area: 1920193.19
Perimeter: 8698.710'
Point of Beginning
Easting: -37188.5914'
Northing: -28815.2962'
Side 1: Line
Direction: N7°56'20"E
Angle: [-172°03'40"]
Deflection angle: [7°56'20"]
Distance: 622.910'
Easting: -37102.5571'
Northing: -28198.3562'
Side 2: Line
Direction: N6°44'20"E
Angle: [178°48'00"]
Deflection angle: [-1°12'00"]
Distance: 503.450'
Easting: -37043.4798'
Northing: -27698.3844'
Side 3: Line
Direction: S48°56'17"E
Angle: [-55°40'37"]
Deflection angle: [124°19'23"]
Distance: 341.090'
Easting: -36786.2980'
Northing: -27922.4378'
Side 4: Line
Direction: S30°31'56"E
Angle: [-161°35'39"]
Deflection angle: [18°24'21"]
Distance: 128.450'
Easting: -36721.0425'
Northing: -28033.0773'
Side 5: Line
Direction: S13°42'28"E
Angle: [-163°10'32"]
Deflection angle: [16°49'28"]
Distance: 129.750'
Easting: -36690.2956'
Northing: -28159.1317'
Side 6: Line
Direction: S21°35'36"E
Angle: [172°06'52"]

Deflection angle: [-7°53'08"]
Distance: 380.810'
Easting: -36550.1513'
Northing: -28513.2162'
Side 7: Line
Direction: S18°46'14"E
Angle: [-177°10'38"]
Deflection angle: [2°49'22"]
Distance: 66.050'
Easting: -36528.8978'
Northing: -28575.7533'
Side 8: Curve
Curve direction: Counterclockwise
Radius: [1617.296']
Arc length: 112.600'
Delta angle: 3°59'21"
Tangent: [56.324']
Chord direction: S20°48'03"E
Chord angle: [177°58'11"]
Deflection angle: [-2°01'49"]
Chord distance: 112.580'
Easting: -36488.9183'
Northing: -28680.9954'
Side 9: Line
Direction: S22°51'20"E
Angle: [179°56'23"]
Deflection angle: [-0°03'36"]
Distance: 175.300'
Easting: -36420.8302'
Northing: -28842.5320'
Side 10: Curve
Curve direction: Clockwise
Radius: [314.237']
Arc length: 168.300'
Delta angle: 30°41'08"
Tangent: [86.218']
Chord direction: S7°33'02"E
Chord angle: [-164°41'42"]
Deflection angle: [15°18'18"]
Chord distance: 166.290'
Easting: -36398.9795'
Northing: -29007.3802'
Side 11: Line
Direction: S7°45'18"W
Angle: [179°57'46"]
Deflection angle: [-0°02'14"]
Distance: 352.960'
Easting: -36446.6070'
Northing: -29357.1121'

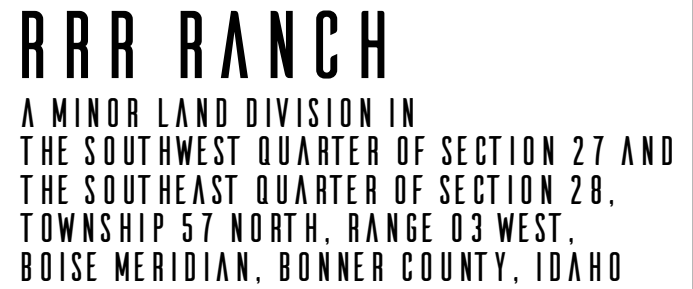
Side 12: Curve
Curve direction: Counterclockwise
Radius: [319.551']
Arc length: 67.160'
Delta angle: 12°02'33"
Tangent: [33.706']
Chord direction: S1°38'47"W
Chord angle: [173°53'29"]
Deflection angle: [-6°06'31"]
Chord distance: 67.040'
Easting: -36448.5331'
Northing: -29424.1244'
Side 13: Curve
Curve direction: Counterclockwise
Radius: [315.139']
Arc length: 365.460'
Delta angle: 66°26'39"
Tangent: [206.395']
Chord direction: S37°42'05"E
Chord angle: [146°40'24"]
Deflection angle: [-33°19'36"]
Chord distance: 345.320'
Easting: -36237.3540'
Northing: -29697.3446'
Side 14: Line
Direction: S70°56'25"E
Angle: [179°59'00"]
Deflection angle: [-0°01'00"]
Distance: 322.700'
Easting: -35932.3448'
Northing: -29802.7234'
Side 15: Curve
Curve direction: Counterclockwise
Radius: [1432.086']
Arc length: 107.090'
Delta angle: 4°17'05"
Tangent: [53.572']
Chord direction: S73°05'34"E
Chord angle: [177°50'51"]
Deflection angle: [-2°09'09"]
Chord distance: 107.070'
Easting: -35829.9027'
Northing: -29833.8618'
Side 16: Line
Direction: S74°57'16"E
Angle: [-179°43'09"]
Deflection angle: [0°16'51"]
Distance: 14.140'
Easting: -35816.2475'

Northing: -29837.5324'
Side 17: Line
Direction: S17°56'36"W
Angle: [-87°06'08"]
Deflection angle: [92°53'52"]
Distance: 23.840'
Easting: -35823.5920'
Northing: -29860.2128'
Side 18: Line
Direction: S50°19'11"E
Angle: [111°44'13"]
Deflection angle: [-68°15'47"]
Distance: 163.610'
Easting: -35697.6746'
Northing: -29964.6783'
Side 19: Line
Direction: S66°35'22"W
Angle: [-63°05'27"]
Deflection angle: [116°54'33"]
Distance: 125.430'
Easting: -35812.7793'
Northing: -30014.5138'
Side 20: Line
Direction: S57°24'24"W
Angle: [170°49'02"]
Deflection angle: [-9°10'58"]
Distance: 517.600'
Easting: -36248.8652'
Northing: -30293.3308'
Side 21: Curve
Curve direction: Counterclockwise
Radius: [1574.275']
Arc length: 66.770'
Delta angle: 2°25'49"
Tangent: [33.393']
Chord direction: S49°41'51"W
Chord angle: [172°17'27"]
Deflection angle: [-7°42'33"]
Chord distance: 66.770'
Easting: -36299.7866'
Northing: -30336.5191'
Side 22: Line
Direction: N64°48'02"W
Angle: [-113°16'59"]
Deflection angle: [66°43'01"]
Distance: 188.720'
Easting: -36470.5464'
Northing: -30256.1677'
Side 23: Line






Direction: S43°26'44"W
Angle: [108°14'46"]
Deflection angle: [-71°45'14"]
Distance: 65.480'
Easting: -36515.5747'
Northing: -30303.7081'
Side 24: Line
Direction: N39°23'20"W
Angle: [-82°50'04"]
Deflection angle: [97°09'56"]
Distance: 243.240'
Easting: -36669.9301'
Northing: -30115.7184'
Side 25: Curve
Curve direction: Counterclockwise
Radius: [1564.076']
Arc length: 109.100'
Delta angle: 3°59'48"
Tangent: [54.573']
Chord direction: N41°20'07"W
Chord angle: [178°03'13"]
Deflection angle: [-1°56'47"]
Chord distance: 109.080'
Easting: -36741.9735'
Northing: -30033.8149'
Side 26: Line
Direction: N49°28'21"E
Angle: [-87°11'38"]
Deflection angle: [92°48'22"]
Distance: 43.450'
Easting: -36708.9474'
Northing: -30005.5805'
Side 27: Line
Direction: N24°52'20"W
Angle: [105°39'19"]
Deflection angle: [-74°20'41"]
Distance: 807.440'
Easting: -37048.5535'
Northing: -29273.0321'
Side 28: Line
Direction: N77°55'28"W
Angle: [126°56'52"]
Deflection angle: [-53°03'08"]
Distance: 117.150'
Easting: -37163.1112'
Northing: -29248.5242'
Side 29: Line
Direction: N75°36'19"W
Angle: [-177°40'51"]

Deflection angle: [2°19'09"]
Distance: 432.050'
Easting: -37581.5975'
Northing: -29141.1163'
Side 30: Curve
Curve direction: Clockwise
Radius: [504.572']
Arc length: 171.190'
Delta angle: 19°26'21"
Tangent: [86.426']
Chord direction: N65°51'24"W
Chord angle: [-170°15'05"]
Deflection angle: [9°44'55"]
Chord distance: 170.370'
Easting: -37737.0644'
Northing: -29071.4314'
Side 31: Line
Direction: N56°06'35"W
Angle: [-179°58'22"]
Deflection angle: [0°01'39"]
Distance: 33.120'
Easting: -37764.5575'
Northing: -29052.9636'
Side 32: Curve
Curve direction: Clockwise
Radius: [275.346']
Arc length: 138.940'
Delta angle: 28°54'41"
Tangent: [70.982']
Chord direction: N41°36'44"W
Chord angle: [-165°30'09"]
Deflection angle: [14°29'51"]
Chord distance: 137.470'
Easting: -37855.8494'
Northing: -28950.1832'
Side 33: Line
Direction: N27°06'56"W
Angle: [-179°57'32"]
Deflection angle: [0°02'28"]
Distance: 156.920'
Easting: -37927.3714'
Northing: -28810.5104'
Side 34: Curve
Curve direction: Counterclockwise
Radius: [165.653']
Arc length: 122.300'
Delta angle: 42°18'02"
Tangent: [64.087']
Chord direction: N48°13'11"W

Chord angle: [158°53'45"]
Deflection angle: [-21°06'15"]
Chord distance: 119.540'
Easting: -38016.5130'
Northing: -28730.8638'
Side 35: Line
Direction: N69°19'26"W
Angle: [-179°57'14"]
Deflection angle: [0°02'46"]
Distance: 97.760'
Easting: -38107.9764'
Northing: -28696.3463'
Side 36: Curve
Curve direction: Clockwise
Radius: [108.185']
Arc length: 42.540'
Delta angle: 22°31'53"
Tangent: [21.550']
Chord direction: N57°55'54"W
Chord angle: [-168°36'28"]
Deflection angle: [11°23'32"]
Chord distance: 42.270'
Easting: -38143.7967'
Northing: -28673.9038'
Side 37: Line
Direction: N24°21'52"E
Angle: [-108°58'11"]
Deflection angle: [71°01'49"]
Distance: 245.190'
Easting: -38042.6462'
Northing: -28450.5505'
Side 38: Line
Direction: S66°52'26"E
Angle: [-91°14'18"]
Deflection angle: [88°45'42"]
Distance: 928.650'
Easting: -37188.6201'
Northing: -28815.2836'



LEGEND

-  FOUND 5/8" REBAR SURVEY MONUMENT (MARKED WITH SURVEYOR LICENSE NUMBER)
 (EXCEPT 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 RRR 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. "PFOIC" AND "PSSIC" AND "R4SBC" INDICATE AREAS THAT ARE SEASONALLY FLOODED. "RSUBH" AND "LUUBH" ARE CONSIDERED PERMANENTLY FLOODED. SEE NATIONAL WETLANDS INVENTORY DESCRIPTIONS FOR MORE DETAILS.
- 3) APPROXIMATE FLOODPLAIN (ZONE AE) "BASE FLOOD ELEVATION" LIMITS ARE SHOWN PER NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER AND FIRM PANEL. SEE BONNER COUNTY FIRM PANEL 16017C0690E FOR MORE DETAILS.
- 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.

SURVEY REFERENCES

- R-1 RECORD OF SURVEY, INSTRUMENT #1052673, PLS 8798, STEARNS, 2025
R-2 SUBDIVISION GUARANTEE, FIRST AMERICAN TITLE CO., COMMITMENT #5010500-0020421E, 2025
R-3 EASEMENT FOR TRANSMISSION LINE, INSTRUMENT #33453, 1954
R-4 EASEMENT FOR ELECTRIC LINES, INSTRUMENT #702899, 2006
R-5 EASEMENT FOR INGRESS, EGRESS, UTILITIES, INSTRUMENT #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

JOHN STEARNS
JOHN STEARNS, PLS
OCTOBER 10, 2025
DATE



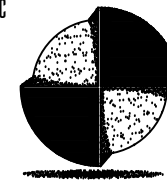
S-T-R
27 AND 28-57N-03W

CLIENT
RIP RAP ROOST LLC

DATE
OCTOBER, 2025

PROJECT
25.096

PHONE
208.696.2017



STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, RIP RAP ROOST LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "RRR RANCH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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:

COMMENCING AT A SET MONUMENT, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 28 BEARS N31°58'49"W, 1264.23 FEET, AND FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 27 BEARS S24°16'11"W, 1647.30 FEET, SAID MONUMENT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N7°56'20"E, 622.91 FEET TO A POINT;
THENCE N6°44'20"E, 503.45 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE S48°56'17"E, 341.09 FEET TO A POINT;
THENCE S30°31'56"E, 128.45 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SMITH CREEK ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S13°42'28"E, 129.75 FEET TO A POINT;
THENCE S21°35'36"E, 380.81 FEET TO A POINT;
THENCE S18°46'14"E, 66.05 FEET TO A POINT;
THENCE 112.60 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1617.29 FEET, A CENTRAL ANGLE OF 3°59'21", AND A CHORD BEARING AND DISTANCE OF S20°48'03"E 112.58 FEET TO A POINT;
THENCE S22°51'20"E, 175.30 FEET TO A POINT;
THENCE 168.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 314.25 FEET, A CENTRAL ANGLE OF 30°41'08", AND A CHORD BEARING AND DISTANCE OF S7°33'02"E 166.29 FEET TO A POINT;
THENCE S7°45'18"W, 352.96 FEET TO A POINT;
THENCE 67.16 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 319.54 FEET, A CENTRAL ANGLE OF 12°02'33", AND A CHORD BEARING AND DISTANCE OF S1°38'47"W 67.04 FEET TO A POINT;
THENCE 365.46 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 315.14 FEET, A CENTRAL ANGLE OF 66°26'39", AND A CHORD BEARING AND DISTANCE OF S37°42'05"E 345.32 FEET TO A POINT;
THENCE S70°56'25"E, 322.70 FEET TO A POINT;
THENCE 107.09 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1432.10 FEET, A CENTRAL ANGLE OF 4°17'05", AND A CHORD BEARING AND DISTANCE OF S73°05'34"E 107.07 FEET TO A POINT;
THENCE S74°57'16"E, 14.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 2;
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, ALONG SAID NORTHERLY RIGHT-OF-WAY, S17°56'36"W, 23.84 FEET TO A POINT;
THENCE S50°19'11"E, 163.61 FEET TO A POINT;
THENCE S66°35'22"W, 125.43 FEET TO A POINT;
THENCE S57°24'24"W, 517.60 FEET TO A POINT;
THENCE 66.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1574.32 FEET, A CENTRAL ANGLE OF 2°25'49", AND A CHORD BEARING AND DISTANCE OF S49°41'51"W 66.77 FEET TO A POINT;
THENCE N64°48'02"W, 188.72 FEET TO A POINT;
THENCE S43°26'44"W, 65.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF WRENCO LOOP;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, ALONG SAID EASTERLY RIGHT-OF-WAY, N39°23'20"W, 243.24 FEET TO A POINT;
THENCE 109.10 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1563.98 FEET, A CENTRAL ANGLE OF 3°59'48", AND A CHORD BEARING AND DISTANCE OF N41°20'07"W 109.08 FEET TO A FOUND MONUMENT;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, N49°28'21"E, 43.45 FEET TO A FOUND MONUMENT;
THENCE N24°52'20"W, 807.44 FEET TO A FOUND MONUMENT;
THENCE N77°55'28"W, 117.15 FEET TO A POINT TO A FOUND MONUMENT ON THE SAID EASTERLY RIGHT-OF-WAY;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, N75°36'19"W, 432.05 FEET TO A POINT;
THENCE 171.19 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 504.56 FEET, A CENTRAL ANGLE OF 19°26'21", AND A CHORD BEARING AND DISTANCE OF N65°51'24"W 170.37 FEET TO A POINT;
THENCE N56°06'35"W, 33.12 FEET TO A POINT;
THENCE 138.94 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.34 FEET, A CENTRAL ANGLE OF 28°54'41", AND A CHORD BEARING AND DISTANCE OF N41°36'44"W 137.47 FEET TO A POINT;
THENCE N27°06'56"W, 156.92 FEET TO A POINT;
THENCE 122.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 165.65 FEET, A CENTRAL ANGLE OF 42°18'02", AND A CHORD BEARING AND DISTANCE OF N48°13'11"W 119.54 FEET TO A POINT;
THENCE N69°19'26"W, 97.76 FEET TO A POINT;
THENCE 42.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 22°31'53", AND A CHORD BEARING AND DISTANCE OF N57°55'54"W 42.27 FEET TO A POINT;
THENCE LEAVING SAID RIGHT-OF-WAY, N24°21'52"E, 245.19 FEET TO A POINT;
THENCE S66°52'26"E, 928.65 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT PUBLIC ROADS AND RIGHT OF WAYS.

WATER SERVICE TO BE BY INDIVIDUAL WELL.
SANITARY SEWER SERVICE TO BE BY INDIVIDUAL ON-SITE SYSTEMS.

SIGNATURE: KYM DAVID, MANAGER DATE:

RRR RANCH
A MINOR LAND DIVISION IN SECTIONS 27 AND 28, TOWNSHIP 57 NORTH, RANGE 03 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

AREA OF CITY IMPACT CERTIFICATE

THIS PLAT IS WITHIN THE AREA OF CITY IMPACT FOR DOVER, IDAHO, AND HAS BEEN EXAMINED AND APPROVED.

DATED THIS DAY OF , 2025.

CITY OF DOVER REPRESENTATIVE

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS DAY OF , 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS DAY OF , 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

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 .

DATED THIS DAY OF , 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF , 2025.

BONNER COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF ,
COUNTY OF

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2025, BY

KYM DAVID, MANAGER, RIP RAP ROOST LLC

NOTARY PUBLIC FOR THE STATE OF
RESIDING AT
MY COMMISSION EXPIRES:

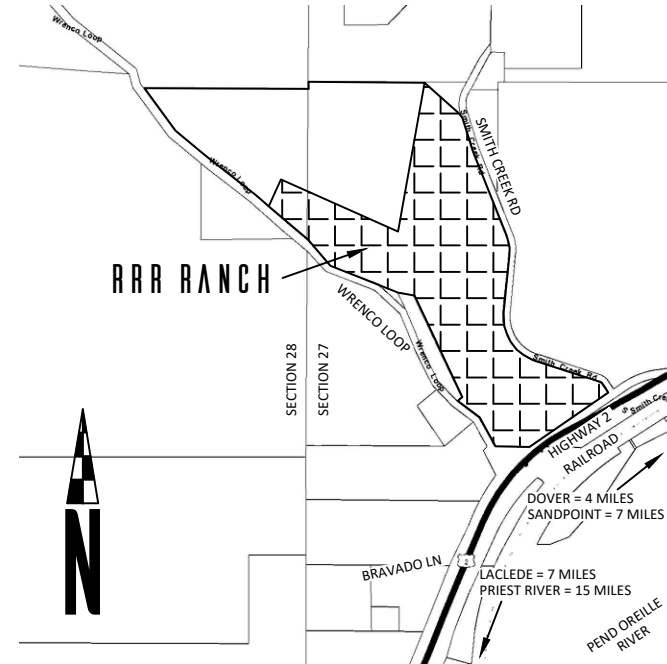
RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2025, AT . M.,

IN BOOK OF PLATS AT PAGE , AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER FEE:

BONNER COUNTY RECORDER



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES, COURSES 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.

PRELIMINARY

JOHN STEARNS
JOHN STEARNS, PLS
OCTOBER 10, 2025
DATE



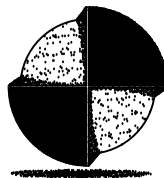
S-T-R
27 AND 28-57N-03W

CLIENT
RIP RAP ROOST LLC

DATE
OCTOBER, 2025

PROJECT
25.096

PHONE
208.696.2017



STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2