

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: Dale & Wanda Micetic/Toppenberg Family Trust

From: Dave Fisher, Planner

Date: November 18, 2025

Subject: Blue-line review for MLD0062-25: Replat of Lot 3, Moose Mountain Subdivision

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: **James Staples; JRS Surveying, Inc.**

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: Replat of Lot 3, Moose Mountain Subdivision		File No: MLD0062-25
Received by: Dave Fisher, Planner	Received from: James Staples, JRS Surveying, Inc.	Date Received: 10-16-25

Blueline Review

Completed	Date	Initial	Department/ Office
X	11/12/25	DF	Bonner County Planning Department
See Comments	10-30-25	SM	Assessor's Office
X	10-23-25	MM	Bonner County Road & Bridge Department
Comment	10/23/20 25	MC	GIS Department
X	11/5/25	LB	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0062-25** **DATE OF REPORT:** 11/18/2025

APPLICANT: Dale & Wanda Micetic **PARCEL #:** RP027860000030A

SUBDIVISION NAME/LOTS: Replat of Lot 3, Moose Mountain Subdivision

SUMMARY OF PROPOSAL:

This project divides one (1) 10.28-acre lot into two (2) 5.14-acre lots.

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 BCRC 12-646 (L); All FEMA information to be included.

4 Per BCRC 12-646 (M); Water and Sewer systems/providers to be noted on plat.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		5-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:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		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 5 (R-5).
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 West Pend Oreille Fire District.
5. The proposed lots do not contain frontage on a waterbody.
6. The proposed lots do not contain submerged lands or wetlands.
7. The proposed lots are accessed by Moose Mountain Road, a privately owned and maintained easement.
8. The proposed lots do contain slopes over 30%.

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,

A handwritten signature in black ink, appearing to be "J. D. Smith", written over a horizontal line.

Planning Department

Bonner County Planning Department

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Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

November 18, 2025

James Staples
JRS Surveying, Inc.
PO Box 3099
Bonners Ferry, ID 83805

SUBJECT: MLD0062-25: Replat of Lot 3, Moose Mountain Subdivision

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 10/21/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0890E Effective Date 11/18/2009. 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,

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

Dave Fisher
Planner



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

October 29, 2025

Bonner County Planning Dept
REPLAT OF LOT 3 OF MOOSE MOUNTAIN SUBDIVISION
MLD0062-25
SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST
RP027860000030A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named replat and a few changes are needed thereto.

Within the Owners' Certification, please change "...the Estate of Don Tinseth..." to "...the Estate of Donald K. Tinseth, who originally took title as Don Tinseth..." - this change will align his names in the Letter Testamentary and the previous plat

Please change the Owners' Cert narrative and signature block from Larry Toppenberg to Larry W. Toppenberg to match his Personal Representative's Deed

In the signature block for Joyce Tinseth as personal representative, please change from Don Tinseth to Donald K. Tinseth

In the Notary Acknowledgment, please change from Don Tinseth to Donald K. Tinseth for the estate name.

In Surveyor's Narrative, please change the title of the original plat to "Moose Mountain Subdivision" as shown in instrument 1019699

The legal description in the Owners' Certification does not close as currently written. The length of the third boundary appears to be incorrect; currently 669.24 FT, rather than 666.24 FT

On the face of the plat please verify the lengths along the north boundary of LOT 1A; when summed with the length of the north boundary of LOT 3 it does not match the overall length shown (i.e. $666.24 + 194.43 + 470.68 = 1331.35$, not 1321.36 as shown)

There appears to be a minor typo in Surveyor's Certification; "property set" looks like it's intended to be "properly set".

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

Thursday, October 23, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – MOOSE MOUNTAIN SUBDIVISION REPLAT OF LOT 3
(MLD0062-25) SECTION 56N, TOWNSHIP 56N, RANGE 4W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

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>

SURVEYOR'S NARRATIVE

The purpose of this survey is to divide Lot 3 into 2 lots (3A and 3B). The original plat of Moose Mountain Subdivision is recorded in Instrument Number 1019699 and the foundation for this survey. No change was made from the original plat.

SURVEYS OF RECORD

INST. NO. 280003, PLS 6102
INST. NO. 471344, PLS 6107
INST. NO. 497999, PLS 6019
INST. NO. 546494, PLS 6792
INST. NO. 731435, PLS 6792
INST. NO. 817038, PLS 12110
INST. NO. 839297, PLS 6107
INST. NO. 847551, PLS 12110
INST. NO. 1005199, PLS 20036
INST. NO. 1020545, PLS 20036
INST. NO. 1012071, PLS 20036
INST. NO. 1018629, PLS 3620
INST. NO. 1043640, PLS 3620

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.

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone 1 (1103), NAD83
Scale Factor: 0.999606. All distances are converted to ground.

OWNERS' CERTIFICATION

BE IT KNOWN BY ALL THOSE PRESENT that Larry Toppenberg, Trustee of the Toppenberg Family Trust, as to 1/3 interest, Dale Mccrisc and Wanda Mccrisc, husband and wife, as to 1/3 interest, and Joyce Timseth as Personal Representative of the Estate of Don Timseth and Joyce Timseth, an unmarried woman as to 1/3 interest, do hereby certify that they are the owners of that real property described in this certificate and have caused to be re-divided Lot 3 of Moose Mountain Subdivision as recorded in Book 20 of Plats, Page 38 as Instrument Number 1019699 in the South Half of the Southwest Quarter of the Southeast Quarter (S1/2 SW1/4 SE1/4) of Section Thirty-three (33), Township Fifty-six (56) North, Range Four (4) East of the Boise Meridian, Bonner County, Idaho, the same to be known as the REPLAT OF LOT 3 OF MOOSE MOUNTAIN SUBDIVISION and more particularly described as follows:

BEGINNING at a 5/8 inch rebar and plastic cap stamped PLS 3628 on the south line of said Section 33, which is S 89°21'00" E, 655.36 feet from the South 1/4 corner of Section 33; thence continuing on said south line, S 89°21'00" E, 667.46 feet to a PK nail with shiner in rock by PLS 8792; thence leaving said south line, N 01°05'13" E, 671.09 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence N 89°17'39" W, 669.24 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 01°11'12" W, 671.75 feet to the POINT OF BEGINNING, encompassing an area of 10.271 Acres.

SUBJECT TO AND TOGETHER WITH easements as shown on the plat herein.

Larry Toppenberg
Trustee, Toppenberg Family Trust
Joyce Timseth
Personal Representative of the
Estate of Don Timseth

Joyce Timseth
Dale Mccrisc
Wanda Mccrisc

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____
County of _____ ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Larry W. Toppenberg, Trustee of the Toppenberg Family Trust, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that he signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____
Residing at: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____
County of _____ ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Joyce Timseth, Personal Representative of the Estate of Don Timseth and Joyce Timseth, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____
Residing at: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____
County of _____ ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Dale Mccrisc and Wanda Mccrisc, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

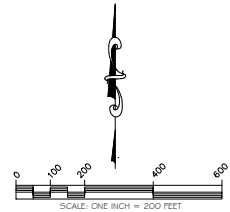
WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____
Residing at: _____

REPLAT of
LOT 3, MOOSE MOUNTAIN SUBDIVISION
IN THE
SE1/4 SECTION 33
TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 8792
- ▲ FOUND PK AND SHINER IN ROCK - PLS 8792
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 3628
- SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT
- (N) RECORD BEARING/DISTANCE PER RECORD OF SURVEY, INSTRUMENT NUMBER 546494 BY PLS 8792



COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid up to and including the year 20____.

Dated this _____ day of _____, 20____

Bonner County Treasurer

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved. Dated this _____ day of _____, 20____

Bonner County Planning Director

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein REPLAT OF LOT 3 OF MOOSE MOUNTAIN SUBDIVISION 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 _____, 20____

Bonner County Surveyor

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 20____

Chairman of the Board of County Commissioners

SURVEYOR'S CERTIFICATION

I, J.R. Staples, PLS 3628, State of Idaho, do hereby certify that this replat and Plat was prepared by me or under my direction and is based on a true and correct survey located in Section 33, Township 56 North, Range 4 West, Boise Meridian, Bonner County, Idaho; that the distances and angles shown correctly the true and correct survey; and that the monuments have been placed and shown correctly the true and correct survey; and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.

COUNTY RECORDER

The Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 20____, at _____ m., and duly recorded in Book _____ of Plats, Page _____, as Instrument No. _____.

J.R.S. SURVEYING, INC.

PO BOX 3089-6476 MAIN
BONNERS PERRY ID. 83805
(208) 267-7555

PRELIMINARY REPLAT

FOR: LARRY TOPPENBERG	REVISION NO. 1
DWN BY: JRS/KLK/CK	NO. 73/2025
SHEET 55, TOTAL, 55, B.M.	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 19-119.3



Summary of comments: MLD0062-25 Blueline Plat-Reviewed.pdf

Author: Monica Carash



Number: 1 Page:1 Date: 2025-10-23 14:47:15

label Moose Mountain Road

Page:1 Date: 2025-10-23 14:02:07

They do have a label for Moose Mountain Rd up above with an arrow pointing down to it. Perhaps changing the layout/location of the label to make it more prominent?

Page:1 Date: 2025-10-23 14:47:15

I see that now.

Author: Sean Morgan



Number: 2 Page:1 Date: 2025-10-29 14:27:45

Typo - PROPERLY?



Number: 3 Page:1 Date: 2025-10-29 15:35:19

please change to "MOOSE MOUNTAIN SUBDIVISION" for clarity in referenced plat.



Number: 4 Page:1 Date: 2025-10-30 07:59:20

Please add middle initial "W." to match name of trustee on trust.



Number: 5 Page:1 Date: 2025-10-29 16:20:59

Please change this to "the Estate of Donald K. Tinseth, who originally took title as Don Tinseth"



Number: 6 Page:1 Date: 2025-10-29 15:45:36

Verify lengths. When added to length of E2 sum does not equal total length.



Number: 7 Page:1 Date: 2025-10-29 15:27:17

Change to Donald K. Tinseth to match LT



Number: 8 Page:1 Date: 2025-10-29 15:30:38

Change to Larry W. Toppenberg to match Personal Representative's Deed



Number: 9 Page:1 Date: 2025-10-30 08:49:25

Parent parcel does not close with this legal description. This bearing length appears to be the error; if changed to match the plat face 666.24FT proper closure occurs.



Number: 10 Page:1 Date: 2025-10-29 15:32:35

Change to Donald K. Tinseth

Author: david.fisher



Number: 11 Page:1 Subject: Note Date: 2025-11-12 14:40:40

*properly?



Number: 12 Page:1 Subject: Note Date: 2025-11-12 14:43:34

Note for water and sewer service, as well as FEMA zone X per FIRM panel #16017C0890E, effective 11/18/2009



Number: 13 Page:1 Subject: Note Date: 2025-11-12 14:47:15

Moose Mountain Subdivision



Number: 14 Page:1 Subject: Note Date: 2025-11-12 14:56:03

Need to keep plat name the same. Replat of Lot 3, Moose Mountain Subdivision,



Number: 15 Page:1 Subject: Note Date: 2025-11-12 14:57:47

No apostrophe



Number: 16 Page:1 Subject: Note Date: 2025-11-12 14:58:36

SURVEYOR'S NARRATIVE

The purpose of this survey was to divide Lot 3 into 2 lots (3A and 3B). The original plat of Moose Mountain as recorded in Instrument Number 1019699 was the basis for this survey. No changes were made from the original plat.

SURVEYS OF RECORD

INST. NO. 280003, PLS 892
INST. NO. 471344, PLS 6107
INST. NO. 497999, PLS 6019
INST. NO. 546494, PLS 6792
INST. NO. 731435, PLS 6792
INST. NO. 817058, PLS 12110
INST. NO. 839257, PLS 6107
INST. NO. 847551, PLS 12110
INST. NO. 921362, PLS 6249
INST. NO. 1005199, PLS 20036
INST. NO. 1020545, PLS 20036
INST. NO. 1012071, PLS 20036
INST. NO. 1018629, PLS 3626
INST. NO. 1043640, PLS 3626

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.

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83
Scale Factor: 0.999606. All distances are converted to ground.

OWNERS' CERTIFICATION

BE IT KNOWN BY ALL THOSE PRESENT that Larry Toppenberg, Trustee of the Toppenberg Family Trust, as to 1/3 interest, Dale Mccrisc and Wanda Mccrisc, husband and wife, as to 1/3 interest, and Joyce Timseth as Personal Representative of the Estate of Don Timseth and Joyce Timseth, an unmarried woman as to 1/3 interest, do hereby certify that they are the owners of that real property described in this certificate and have caused to be re-divided Lot 3 of Moose Mountain Subdivision as recorded in Book 20 of Plats, Page 38 as Instrument Number 1019699 in the South Half of the Southwest Quarter of the Southeast Quarter (1/2 SW 1/4 SE 1/4) of Section Thirty-three (33), Township Fifty-six (56) North, Range Four (4) West of the Boise Meridian, Bonner County, Idaho, the same to be known as the REPLAT OF LOT 3 OF MOOSE MOUNTAIN SUBDIVISION and more particularly described as follows:

BEGINNING at a 5/8 inch rebar and plastic cap stamped PLS 3626 on the south line of said Section 33, which is S 89°12'10" E, 655.36 feet from the South 1/4 corner of Section 33; thence continuing on said south line, S 89°21'00" E, 667.46 feet to a PK nail with shiner in rock by PLS 8792; thence leaving said south line, N 01°05'13" E, 671.09 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence N 89°17'39" W, 669.24 feet to a 5/8 inch rebar and plastic cap stamped PLS 3626; thence S 01°11'12" W, 671.75 feet to the POINT OF BEGINNING, encompassing an area of 10.271 Acres.

SUBJECT TO AND TOGETHER WITH easements as shown on the plat herein.

Larry Toppenberg
Trustee, Toppenberg Family Trust
Joyce Timseth
Personal Representative of the
Estate of Don Timseth

Joyce Timseth
Dale Mccrisc
Wanda Mccrisc

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)
County of _____) ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Larry W. Toppenberg, Trustee of the Toppenberg Family Trust, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that he signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____
Residing at: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)
County of _____) ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Joyce Timseth, Personal Representative of the Estate of Don Timseth and Joyce Timseth, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that she signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____
Residing at: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)
County of _____) ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Dale Mccrisc and Wanda Mccrisc, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____
Residing at: _____

COUNTY RECORDER

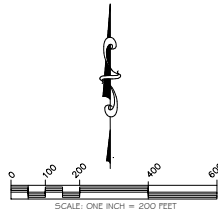
The Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 20____, at _____ m., and duly recorded in Book _____ of Plats, Page _____, as Instrument No. _____.

County Recorder

REPLAT of
LOT 3, MOOSE MOUNTAIN SUBDIVISION
IN THE
SE1/4 SECTION 33
TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 8792
- ▲ FOUND PK AND SHINER IN ROCK - PLS 8792
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 3626
- SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3626
- COMPUTED POINT
- (R) RECORD BEARING/DISTANCE PER RECORD OF SURVEY, INSTRUMENT NUMBER 546494 BY PLS 8792



COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid up to and including the year 20____.

Dated this _____ day of _____, 20____

Bonner County Treasurer

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved. Dated this _____ day of _____, 20____

Bonner County Planning Director

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein REPLAT OF LOT 3 OF MOOSE MOUNTAIN SUBDIVISION 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 _____, 20____

Bonner County Surveyor

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 20____

Chairman of the Board of County Commissioners

SURVEYOR'S CERTIFICATION

I, James R. Staples, PLS 3626, State of Idaho, do hereby certify that this Amended Plat was prepared by me or under my direction and is based on an actual survey located in Section 33, Township 56 North, Range 4 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.

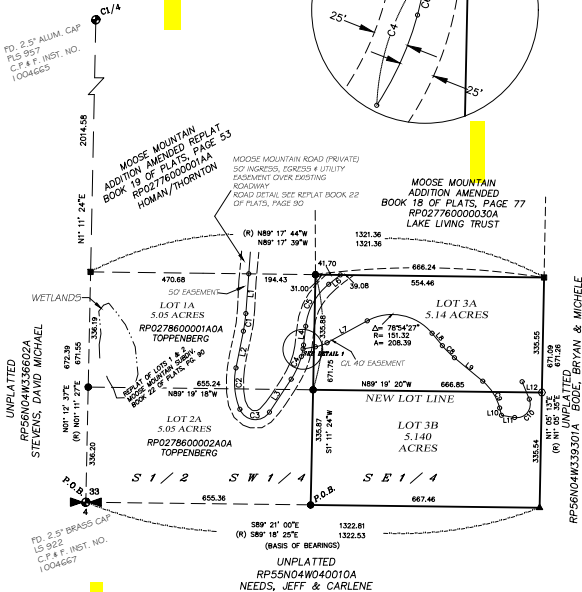


J.R.S. SURVEYING, INC.

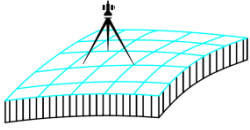
PO BOX 3089-6476 MAIN
BONNERS PERRY ID. 83805
(208) 267-7555

PRELIMINARY REPLAT

FOR: LARRY TOPPENBERG	REVISION NO. 1
DWN BY: JRS/KLK/CK	NO. 73/2025
DRAWN BY: TSM, HW, B.M.	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 19-HS-3



Just "Chair"Commissioner Domke is now the Board Chair, FYI.



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 – MLD0062-25 – Replat of lot 3 Moose Mountain Subdivision

Dear Planning Dept.,

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

- 1) Owner's Cert legal does not close.
 - a. Check 669.24 v 666.24 along northerly line.

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

Sincerely,

Tyson L.A. Glahe, PLS

SURVEYOR'S NARRATIVE

The purpose of this survey was to divide Lot 3 into 2 Lots (3A and 3B). The original plat of Moose Mountain as recorded in Instrument Number 1019699 was the foundation for this survey. No changes were made from the original plat.

SURVEYS OF RECORD

INST. NO. 280003, PLS 992
INST. NO. 471344, PLS 6107
INST. NO. 497999, PLS 8019
INST. NO. 546494, PLS 8792
INST. NO. 731430, PLS 8792
INST. NO. 817028, PLS 12110
INST. NO. 839057, PLS 6107
INST. NO. 847351, PLS 12110
INST. NO. 921362, PLS 8249
INST. NO. 1005199, PLS 20538
INST. NO. 1005545, PLS 20538
INST. NO. 1012071, PLS 20538
INST. NO. 1019699, PLS 3628
INST. NO. 1043648, PLS 3628

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S04°11'25"W	115.16	L7	N61°22'54"E	133.39
L2	S11°25'32"W	110.05	L8	S39°42'23"E	46.98
L3	N33°25'23"E	114.81	L9	S50°21'50"E	107.23
L4	N06°29'55"E	55.57	L10	S14°04'32"E	21.90
L5	N80°25'38"E	36.74	L11	S80°28'41"E	38.88
L6	N51°16'04"E	43.17	L12	N22°29'00"W	54.98

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	07°14'07"	412.74	52.12
C2	33°39'06"	208.93	122.71
C3	124°34'19"	48.97	106.46
C4	26°55'28"	227.70	107.00
C5	44°46'09"	183.00	143.00
C6	05°50'17"	227.70	23.20
C7	18°55'03"	108.40	35.79
C8	10°39'15"	268.12	49.86
C9	36°17'23"	148.29	93.93
C10	122°00'14"	39.14	83.34

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.

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83
Scale Factor: 0.999888. All distances are converted to ground.

OWNERS' CERTIFICATION

BE IT KNOWN BY ALL THOSE PRESENT that Larry Toppenberg, Trustee of the Toppenberg Family Trust, as to 1/3 interest, Dale Micetic and Wanda Micetic, husband and wife, as to 1/3 interest, and Joyce Tinseth as Personal Representative of the Estate of Don Tinseth and Joyce Tinseth, an unnamed woman as to 1/3 interest, do hereby certify that they are the owners of that real property described in this certificate and have caused to be re-divided Lot 3 of Moose Mountain Subdivision as recorded in Book 20 of Plats, Page 38 as Instrument Number 1019699 in the South Half of the Southwest Quarter of the Southeast Quarter (S1/2 SW1/4 SE1/4) of Section Thirty-three (33), Township Fifty-six (56) North, Range Four (4) West of the Boise Meridian, Bonner County, Idaho; the same to be known as the REPLAT OF LOT 3 OF MOOSE MOUNTAIN SUBDIVISION and more particularly described as follows:

BEGINNING at a 5/8 inch rebar and plastic cap stamped PLS 3628 on the south line of said Section 33, which is S 89°21'00" E, 655.36 feet from the South 1/4 corner of Section 33; thence continuing on said south line, S 89° 21'00" E, 667.46 feet to a PK nail with shiner in rock by PLS 8792; thence leaving said south line, N 01°05'13"E, 671.09 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence N 89°17'39" W, 669.24 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 01°11'24" W, 671.75 feet to the POINT OF BEGINNING; encompassing an area of 10.271 Acres.

SUBJECT TO AND TOGETHER WITH easements as shown on the plat hereon.

Larry Toppenberg
Trustee, Toppenberg Family Trust

Joyce Tinseth
Personal Representative of the
Estate of Don Tinseth

Joyce Tinseth

Dale Micetic

Wanda Micetic

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)

County of _____) ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Larry W. Toppenberg, Trustee of the Toppenberg Family Trust, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that he signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____

Residing at: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)

County of _____) ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Joyce Tinseth, Personal Representative of the Estate of Don Tinseth and Joyce Tinseth, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that she signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____

Residing at: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)

County of _____) ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Dale Micetic and Wanda Micetic, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____

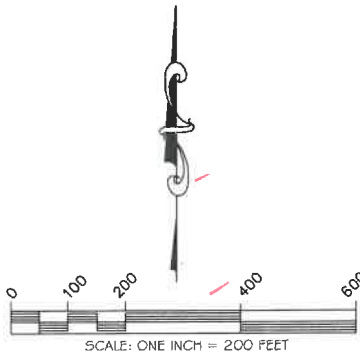
Residing at: _____

County Recorder

REPLAT of
LOT 3, MOOSE MOUNTAIN SUBDIVISION
IN THE
SE1/4 SECTION 33
TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 8792
- ▲ FOUND PK AND SHINER IN ROCK - PLS 8792
- □ FOUND 5/8" REBAR AND PLASTIC CAP - PLS 3628
- ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT
- (R) RECORD BEARING/DISTANCE PER RECORD OF SURVEY, INSTRUMENT NUMBER 546494 BY PLS 8792



COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid up to and including the year 20____.

Dated this _____ day of _____, 20____.

Bonner County Treasurer

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this _____ day of _____, 20____.

Bonner County Planning Director

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein REPLAT OF LOT 3 OF MOOSE MOUNTAIN SUBDIVISION 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 _____, 20____.

Bonner County Surveyor

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 20____.

Chairwoman of the Board of County Commissioners

SURVEYOR'S CERTIFICATION

I, James R. Staples, PLS 3628, State of Idaho, do hereby certify that this Amended Plat was prepared by me or under my direction and is based on an actual survey located in Section 33, Township 56 North, Range 4 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are property set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.

COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 20____, at _____ m. and duly recorded in Book _____ of Plats, Page _____, as Instrument No. _____.



J.R.S. SURVEYING, INC.

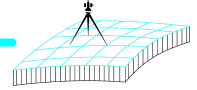
PO BOX 3099-6476 MAIN
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(208) 267-7555

PRELIMINARY REPLAT

FOR: LARRY TOPPENBERG	REVISION NO. 1
DWN BY: JRS/KLK/CK	10/13/2025
SEC. 33, T56N, R4W, B.M.	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 19-119.3

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 #

16164

Date

11/5/2025

Bill To:

JRS

Project / Job #

25-001CC Review MLD0062-25 - Replat of lo

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
MLD0062-25 - Replat of lot 3 Moose Mountain Sub	

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%]

SURVEYOR'S NARRATIVE

The purpose of this survey was to divide Lot 3 into 2 Lots (3A and 3B). The original plat of Moose Mountain as recorded in Instrument Number 1019699 was the foundation for this survey. No changes were made from the original plat.

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Trustee, Toppenberg Family Trust

Joyce Tinseth
Personal Representative of the
Estate of Don Tinseth

Joyce Tinseth

Dale Micetic

Wanda Micetic

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)

County of _____) ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Larry W. Toppenberg, Trustee of the Toppenberg Family Trust, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that he signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____

Residing at: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)

County of _____) ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Joyce Tinseth, Personal Representative of the Estate of Don Tinseth and Joyce Tinseth, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that she signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

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NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)

County of _____) ss.

I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Dale Micetic and Wanda Micetic, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

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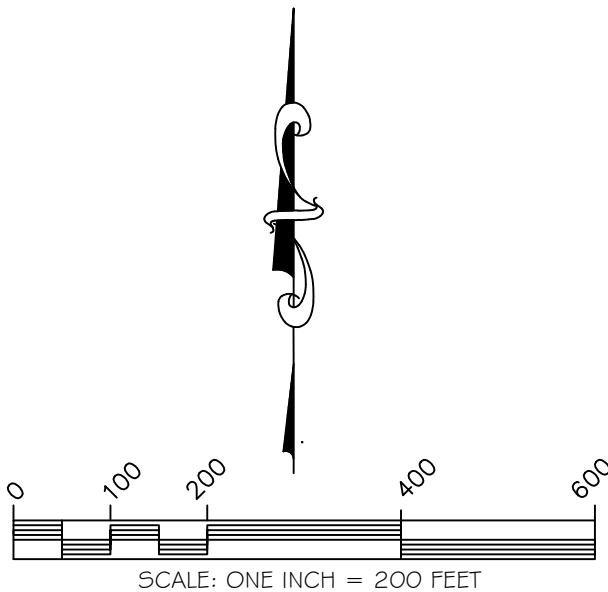
Residing at: _____

County Recorder

REPLAT of
LOT 3, MOOSE MOUNTAIN SUBDIVISION
IN THE
SE1/4 SECTION 33
TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 8792
- ▲ FOUND PK AND SHINER IN ROCK - PLS 8792
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- COMPUTED POINT
- (R) RECORD BEARING/DISTANCE PER RECORD OF SURVEY, INSTRUMENT NUMBER 546494 BY PLS 8792



COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid up to and including the year 20____.

Dated this _____ day of _____, 20____

Bonner County Treasurer

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this _____ day of _____, 20____

Bonner County Planning Director

COUNTY SURVEYOR'S CERTIFICATE

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Bonner County Surveyor

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.

Dated this _____ day of _____, 20____

Chairwoman of the Board of County Commissioners

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COUNTY RECORDER

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J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN
BONNERS FERRY, ID. 83805
(208) 267-7555

PRELIMINARY REPLAT

FOR: LARRY TOPPENBERG

REVISION NO. 1

DWN BY: JRS/KLK/CK

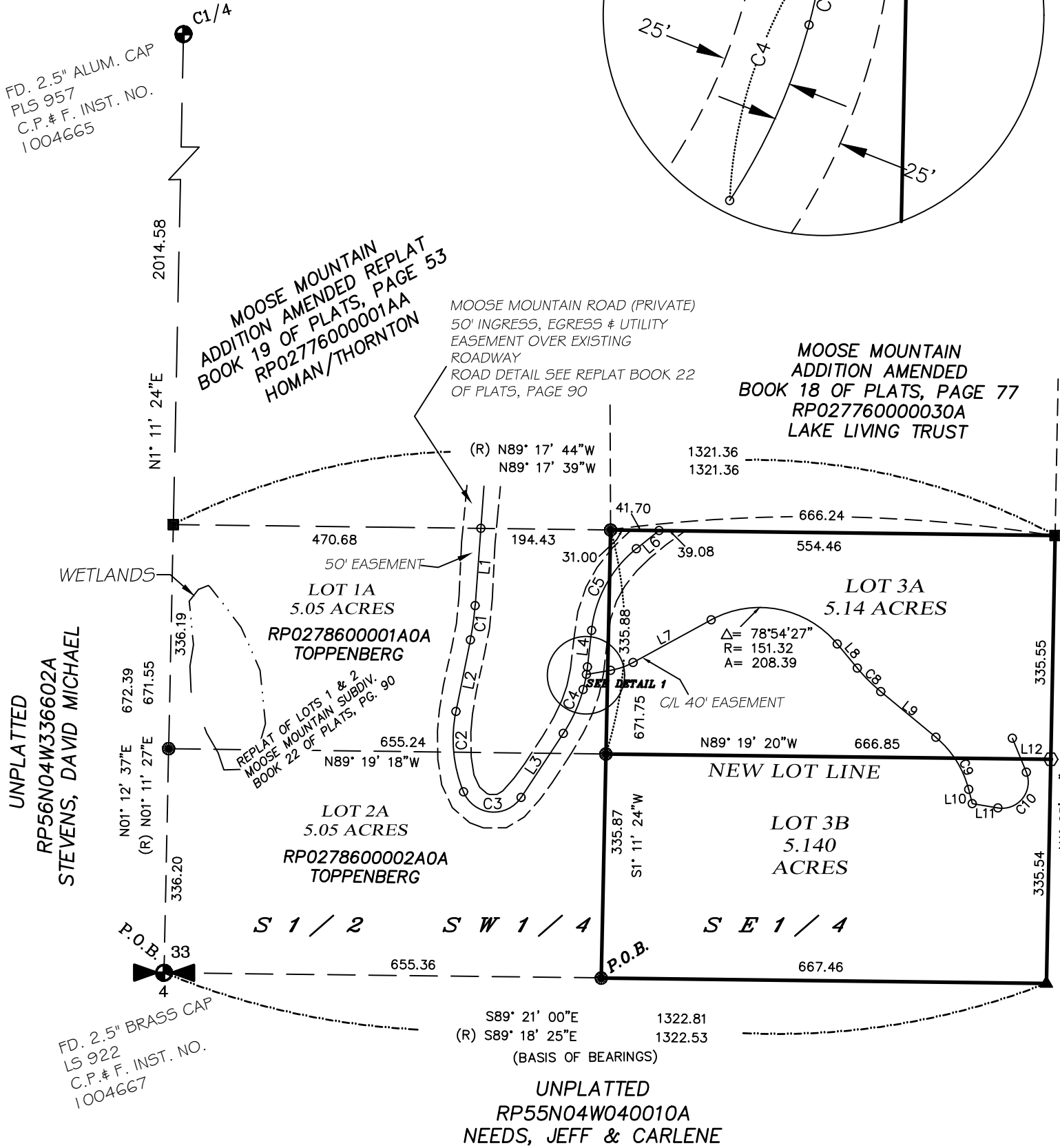
10/13/2025

SEC.S 33, T56N, R4W, B.M.

SHEET 1 OF 1

BONNER COUNTY, IDAHO

JOB NO. 19-119.3



COORDINATE FILE : J233_119.CRD

Lot 3B

SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
SE COR LOT 3 FOR CLOSURE SHEET			154	2371394.417	2368111.315	
154	SE 89 17'39"	666.240	666	2371386.210	2368777.504	
			NE COR LOT 3 FOR CLOSURE			
666	SW 01 05'13"	335.550	153	2371050.720	2368771.139	
			COMP SE 3A FOR CLOSURE			
153	NW 89 19'20"	666.850	157	2371058.609	2368104.336	
			SW COR 3A FOR CLOSURE			
157	NE 01 11'24"	335.880	156	2371394.417	2368111.311	
			NW COR 3A CLOSE TO 154			
156	SE 89 19'20"	<u>.004</u>	154	2371394.417	2368111.315	
			SE COR LOT 3 FOR CLOSURE SHEET			

PERIMETER
2004.524

AREA (sq ft)
223762.865

AREA (acres)
5.137

COORDINATE FILE : J233_119.CRD

*Lot 3*AREA/LOT SUMMARY
SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE COR FOR CLOSURE		155	2370722.812	2368097.364	
155	NE 01 11'24"	671.750	154	2371394.417	2368111.315	
			SE COR LOT 3 FOR CLOSURE SHEET			
154	SE 89 17'39"	666.240	666	2371386.210	2368777.504	
			NE COR LOT 3 FOR CLOSURE			
666	SW 01 05'13"	671.090	667	2370715.240	2368764.774	
			SE COR LOT 3 FOR CLOSURE			
667	NW 89 21'00"	667.460	668	2370722.812	2368097.357	
			CLOSE TO SW COR LOT 3			
668	SE 85 44'51"	<u>.007</u>	155	2370722.812	2368097.364	
			SE COR FOR CLOSURE			

PERIMETER
2676.547AREA (sq ft)
447719.199AREA (acres)
10.278

COORDINATE FILE : J233_119.CRD

Lot 3A

SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE COR FOR CLOSURE		155	2370722.812	2368097.364	
155	NE 01 11'24"	335.870	158	2371058.609	2368104.339	
			W COR 3A/3B FOR CLOSURE			
158	SE 89 19'20"	666.850	152	2371050.720	2368771.143	
			COMP E COR 3A/3B FOR CLOSURE			
152	SW 01 05'13"	335.540	161	2370715.240	2368764.778	
			SE COR 3B COR CLOSURE			
161	NW 89 21'00"	667.460	162	2370722.812	2368097.361	
			CLOSE TO 155 - LOT 3B			
162	SE 82 03'30"	<u>.004</u>	155	2370722.812	2368097.364	
			SE COR FOR CLOSURE			

PERIMETER
2005.724

AREA (sq ft)
223958.759

AREA (acres)
5.141