

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

To: Robert Gonzalez

From: Dave Fisher, Planner

Date: December 16, 2025

**Subject: Blue-line review for MLD0073-25: Highwood Estates**

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](mailto:planning@bonnercountyid.gov).

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Gordon Dobler; Dobler Engineering**.

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:**

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

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**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: <b>Highwood Estates</b>	File No: <b>MLD0073-25</b>	
Received by: Dave Fisher, Planner	Received from: Gordon Dobler; Dobler Engineering	Date Received: 11/11/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	12/10/25	DF	Bonner County Planning Department
X	11/20/25	SM	Assessor's Office
X	11/19/25	MM	Bonner County Road & Bridge Department
X	11/19/25	MC	GIS Department
X	12/9/25	KR	County Surveyor



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**MINOR LAND DIVISION  
ADMINISTRATIVE STAFF REPORT DECISION**

**FILE #:** **MLD0073-25** **DATE OF REPORT:** 12/16/2025  
**APPLICANT:** Robert Gonzalez **PARCEL #:** RP54N03W239152A  
**SUBDIVISION NAME/LOTS:** Highwood Estates  
**SUMMARY OF PROPOSAL:**

This project divides one (1) approximate 20-acre parcel into two (2) 4.995-acre lots, and two (2) 5.000-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 Bonner County GIS; an approved road name is required.
- 4 Per BCRC 12-646 (C); Initial Point to be shown.
- 5 Per BCRC 12-646 (G); Unique block numbers shall be assigned for lots separated by a street.
- 6 Per BCRC 12-646 (L); All FEMA flood hazard information to be indicated.

## 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?:	<b>N/A</b>	In an area of City impact:	<b>No</b>
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>Yes</b>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-622 Submerged Lands:	<b>N/A</b>
		12-626.A Environmental Features:	<b>Yes</b>

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## **FINDINGS:**

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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 system for sewage.
4. The proposed lots will be served by Sagle Fire District and Avista Utilities.
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 Trails End Road, a Bonner County owned and maintained, public right-of-way.
8. The proposed lots do not contain slopes over 30%.

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## **NOTICE OF ADMINISTRATIVE DECISION:**

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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

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## Blueline Review Letter

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December 10, 2025

Gordon Dobler  
Dobler Engineering  
PO Box 3181  
Hayden, ID 83835

**SUBJECT: MLD0073-25: Highwood Estates**

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 11/18/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1150E 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,

Dave Fisher  
Planner

A handwritten signature of Dave Fisher in black ink, positioned below his name and title.



Office of  
Dennis Engelhardt  
**Bonner County Assessor**

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

November 20, 2025

Bonner County Planning Dept  
HIGHWOOD ESTATES  
MLD0073-25  
SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST

RP54N03W239152A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and the ownership shown on the plat needs one change as shown below:

- In the Owner's Certificate, please change the name to ROBERT GONZALEZ to match the current deed.
- In the County Commissioners' Certificate signature block, please change "CHAIRMAN" to "CHAIR"
- Please add a signature block to the County Surveyor's Certificate

On the face of the plat:

- Add the Point Of Beginning to the plat
- The length of the South boundary line of Lot 2 is preventing the closure of Lot 2 and Lot 3. It appears as 332.92 feet on the plat - the closure report shows 329.92 feet, which length does not properly close these lots - please correct
- "Prescriptive" is misspelled at the top of the plat in the Trail's End Road description

Please make corrections to the plat and verify ownership prior to printing mylar.

Thank you,  
Sean Morgan  
Cadastral Technician  
Bonner County Land Records  
208-265-1440 ext. 1329  
[landrecords@bonnercountyid.gov](mailto: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](mailto:gisgroup@bonnercountyid.gov)

Wednesday, November 19, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – HIGHWOOD ESTATES (MLD0073-25)  
SECTION 23, TOWNSHIP 54N, RANGE 3W**

To Whom It May Concern:

The proposed HIGHWOOD ROAD is not an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

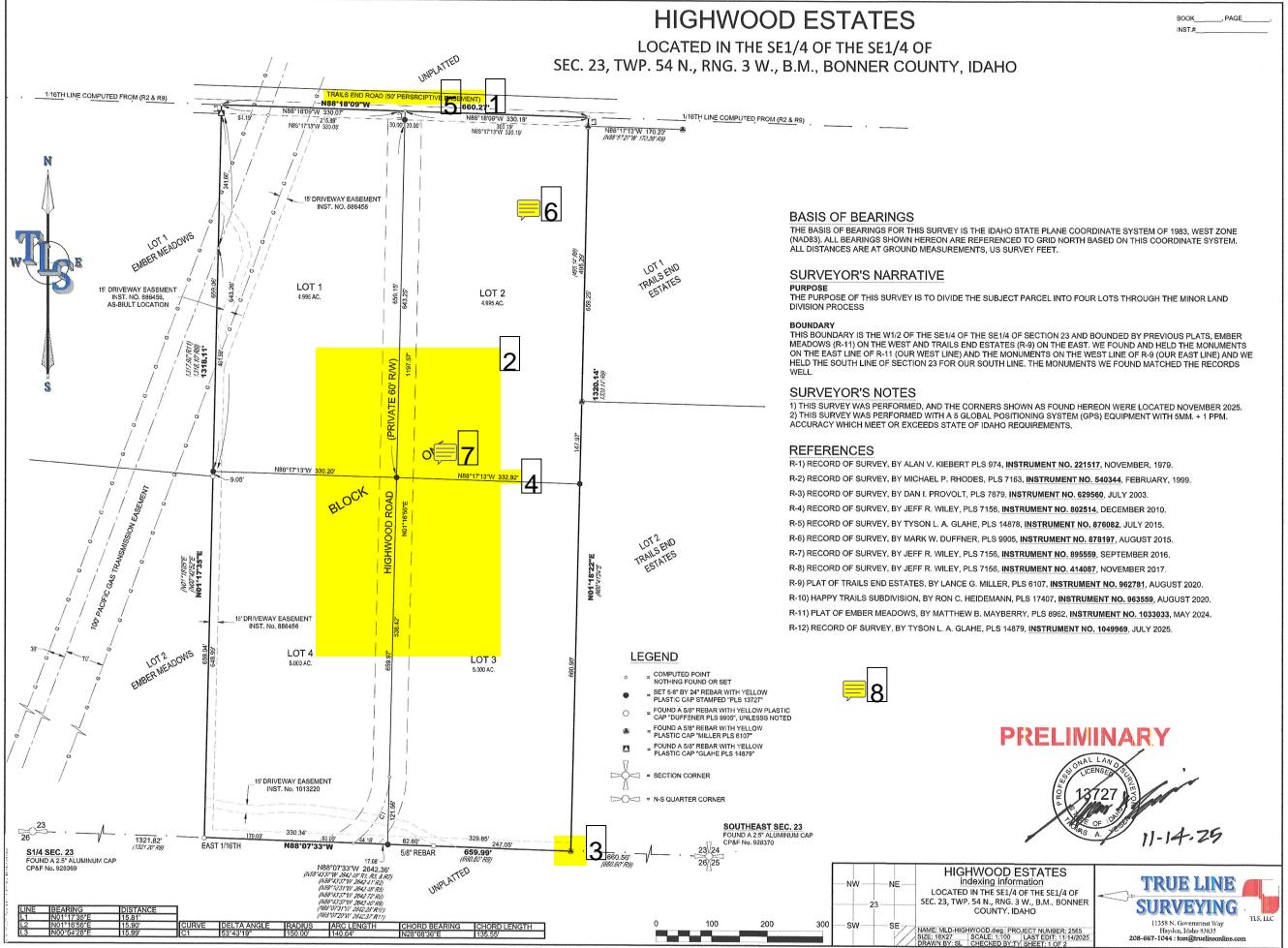
Sincerely,

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

## HIGHWOOD ESTATES

LOCATED IN THE SE1/4 OF THE SE1/4 OF  
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
INSTR. \_\_\_\_\_



# Summary of comments: MLD0073-25 Bluline Plat.pdf

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Author: Matt Mulder

 Number: 1 Page:1 Date: 2025-11-19 15:50:52

Specify that Trails End Rd is a public road, County maintained, in addition to the prescriptive easement callout.

Author: Monica Carash

 Number: 2 Page:1 Date: 2025-11-19 16:35:34

Highwood Road is not an approved road name. applicant must apply for an approved road name.

Author: Sean Morgan

 Number: 3 Page:1 Date: 2025-11-20 16:39:45

Add Point of Beginning to plat

 Number: 4 Page:1 Date: 2025-11-20 12:00:12

This distance prevents lots 2&3 closing - does not match closure report which shows 329.92 feet and does close properly, please correct

 Number: 5 Page:1 Date: 2025-11-20 11:48:12

Prescriptive is misspelled

Author: david.fisher

 Number: 6 Page:1 Subject: Note Date: 2025-12-10 12:35:58

Initial Point to be shown.

 Number: 7 Page:1 Subject: Note Date: 2025-12-10 12:47:14

Unique block numbers to be assigned for lots separated by a street.

 Number: 8 Page:1 Subject: Note Date: 2025-12-10 12:52:33

FEMA SFHA Zone X per FIRM PAnel #16017C1150E, effectice 11/18/2009 - To be included.

**OWNER'S CERTIFICATE**  
I HEREBY CERTIFY THAT I OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES THE PROPERTY KNOWN AS "HIGHWOOD ESTATES".

**LEGAL DESCRIPTION**  
THE W1/2 OF THE SE1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M. BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 23 BEARS N88°07'33"V 2642.36 FEET, THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHERN LINE OF SAID SECTION 23, NORTH 88°07'33"V 660.27 FEET TO THE EAST CORNER OF SAID W1/2 OF THE SE1/4 OF THE SE1/4, ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID SOUTHERN LINE, N88°07'33"V 659.99 FEET TO THE SOUTHWEST CORNER OF SAID W1/2, ALSO BEING THE WEST LINE OF THE PLAT OF EMBER MEADOWS FILED IN BOOK 21 OF PLATS AT PAGE 74, BONNER COUNTY RECORDS, NOT VISIBLE, 660.27 FEET TO THE NORTHEAST CORNER OF SAID W1/2 OF THE SE1/4 OF THE SE1/4, ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID SOUTHWEST LINE, N88°07'33"V 659.99 FEET TO THE SOUTHWEST CORNER OF SAID W1/2, ALSO BEING THE EAST LINE OF THE PLAT OF EMBER MEADOWS FILED IN BOOK 21 OF PLATS AT PAGE 74, BONNER COUNTY RECORDS, NOT VISIBLE, 660.27 FEET TO THE NORTHEAST CORNER OF SAID W1/2 OF THE SE1/4 OF THE SE1/4, ALSO BEING THE TRUE POINT OF BEGINNING.

1. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.

2. WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELL SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.

3. A 60' PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT AS HIGHWOOD ESTATES IS HEREBY GRANTED TO SERVE LOTS 14.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINT NAME: **4** DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT**  
STATE OF IDAHO  
COUNTY OF BONNER  
ON THE 14 DAY OF 20, BEFORE ME  
PERSONALLY APPEARED ROBERT E. GONZALEZ, KNOWN OR IDENTIFIED TO  
ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN  
INSTRUMENT, AND SWORN, I HAVE HEREBUNTO SET MY HAND AND SEAL THE  
DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING AT: \_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**HIGHWOOD ESTATES**  
LOCATED IN THE SE1/4 OF THE SE1/4 OF  
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER  
COUNTY, IDAHO

**PLANNING DIRECTOR'S CERTIFICATE**  
THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS 20 DAY OF 20.

BONNER COUNTY PLANNING DIRECTOR

**COUNTY COMMISSIONERS' CERTIFICATE**  
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD  
OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS  
20 DAY OF 20.

CHAIRMAN **3** OF THE BOARD OF COUNTY COMMISSIONERS

**TREASURER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY  
DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID  
THROUGH THIS 20 DAY OF 20.

BONNER COUNTY TREASURER

**COUNTY SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF  
HIGHWOOD ESTATES 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 20 DAY OF 20.

**RECODER'S CERTIFICATE**  
THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER,  
STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC  
ON THIS 20 DAY OF 20, AT 10:00 O'CLOCK M.  
RECORDED IN PLAT BOOK 1044, AT PAGES 1-10  
AS INSTRUMENT NO. 13727  
COUNTY CLERK/RECORDER: MICHAEL ROSEDALE  
BY: \_\_\_\_\_ DEPUTY

**VICINITY MAP**  
1" = 1000'

**PRELIMINARY SURVEYOR'S CERTIFICATE**  
I, THOMAS A. YEISER, PLS 13727, A PROFESSIONAL LAND  
SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT  
THE PLAT IS TRUE AND CORRECT IN THE PLATTING AND LAND MADE BY ME, OR  
UNDER THE DIRECT SUPERVISION, AND THAT APPLICABLE  
CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE  
LAWS OF THE STATE OF IDAHO.

THOMAS A. YEISER PLS 13727  
11-14-25  
TRUE LINE SURVEYING  
1135 N. Governor Way  
Hayden, Idaho 83835  
208-667-1044 | tis@true linea.com

Author: Sean Morgan

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 Number: 1 Page:2 Date: 2025-11-20 11:08:50

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Change owner's name to Robert Gonzalez to match deed

 Number: 2 Page:2 Date: 2025-11-20 11:20:24

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Add signature block for County Surveyor

 Number: 3 Page:2 Date: 2025-11-20 11:19:19

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Please change to "Chair"

Author: david.fisher

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 Number: 4 Page:2 Subject: Note Date: 2025-12-10 12:54:47

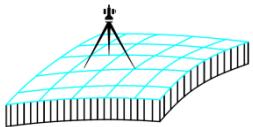
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Second signature box not needed.

 Number: 5 Page:2 Subject: Note Date: 2025-12-10 13:00:30

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\*certifies



# 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](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

December 9, 2025

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

Re: Plat Review – MLD0073-25 – Highwood Estates

Dear Planning Dept.,

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

- 1) Review distance on common line to Lot 2 & Lot 3.
- 2) Correct PLS 14878 in Legend (14879).
- 3) Indicate POB.

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

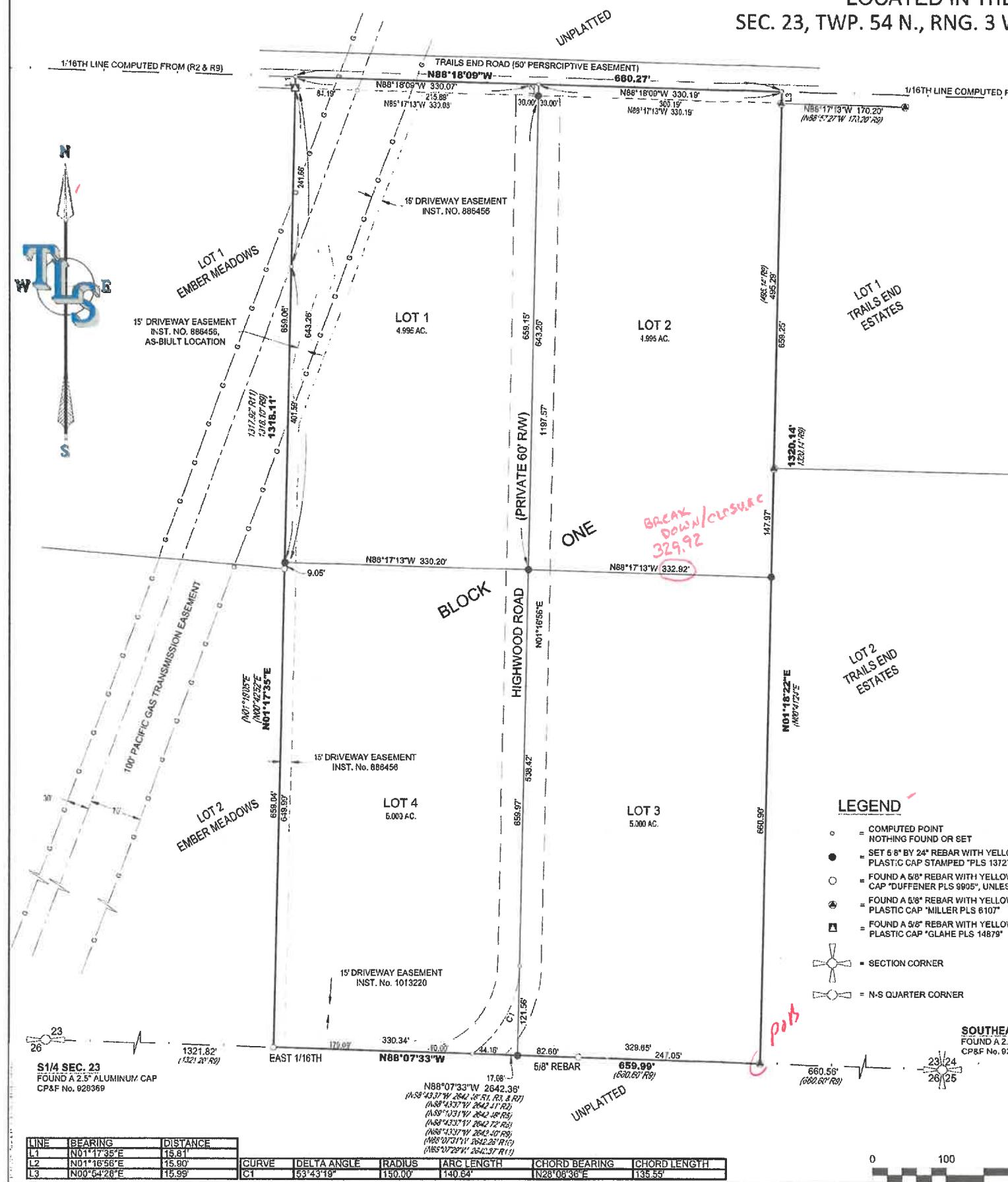
Sincerely,

Tyson L.A. Glahe, PLS

# HIGHWOOD ESTATES

LOCATED IN THE SE1/4 OF THE SE1/4 OF  
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INST.# \_\_\_\_\_



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE (NAD83). ALL BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED ON THIS COORDINATE SYSTEM. ALL DISTANCES ARE AT GROUND MEASUREMENTS, US SURVEY FEET.

## SURVEYOR'S NARRATIVE

## **PURPOSE**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT PARCEL INTO FOUR LOTS THROUGH THE MINOR LAND DIVISION PROCESS

## BOUNDARY

THIS BOUNDARY IS THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 23 AND BOUNDED BY PREVIOUS PLATS, EMBER MEADOWS (R-11) ON THE WEST AND TRAILS END ESTATES (R-9) ON THE EAST. WE FOUND AND HELD THE MONUMENTS ON THE EAST LINE OF R-11 (OUR WEST LINE) AND THE MONUMENTS ON THE WEST LINE OF R-9 (OUR EAST LINE) AND WE HELD THE SOUTH LINE OF SECTION 23 FOR OUR SOUTH LINE. THE MONUMENTS WE FOUND MATCHED THE RECORDS WELL.

## SURVEYOR'S NOTES

1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED NOVEMBER 2025.  
2) THIS SURVEY WAS PERFORMED WITH A 5 GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM.  
ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.

## REFERENCES

- R-1) RECORD OF SURVEY, BY ALAN V. KIEBERT PLS 974, **INSTRUMENT NO. 221517**, NOVEMBER, 1979.
- R-2) RECORD OF SURVEY, BY MICHAEL P. RHODES, PLS 7163, **INSTRUMENT NO. 540344**, FEBRUARY, 1999.
- R-3) RECORD OF SURVEY, BY DAN I. PROVOLT, PLS 7879, **INSTRUMENT NO. 629560**, JULY 2003.
- R-4) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, **INSTRUMENT NO. 802514**, DECEMBER 2010.
- R-5) RECORD OF SURVEY, BY TYSON L. A. GLAHE, PLS **14878**, **INSTRUMENT NO. 876082**, JULY 2015.
- R-6) RECORD OF SURVEY, BY MARK W. DUFFNER, PLS 9905, **INSTRUMENT NO. 878197**, AUGUST 2015.
- R-7) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, **INSTRUMENT NO. 895559**, SEPTEMBER 2016.
- R-8) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, **INSTRUMENT NO. 414087**, NOVEMBER 2017.
- R-9) PLAT OF TRAILS END ESTATES, BY LANCE G. MILLER, PLS 6107, **INSTRUMENT NO. 962781**, AUGUST 2020.
- R-10) HAPPY TRAILS SUBDIVISION, BY RON C. HEIDEMANN, PLS 17407, **INSTRUMENT NO. 963559**, AUGUST 2020.
- R-11) PLAT OF EMBER MEADOWS, BY MATTHEW B. MAYBERRY, PLS 8962, **INSTRUMENT NO. 1033033**, MAY 2024.
- R-12) RECORD OF SURVEY, BY TYSON L. A. GLAHE, PLS **14879**, **INSTRUMENT NO. 1049859**, JULY 2025.

## PRELIMINARY

11-14-25



**HIGHWOOD ESTATES**  
indexing information  
LOCATED IN THE SE1/4 OF THE SE1/4 OF  
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER  
COUNTY, IDAHO

# HIGHWOOD ESTATES

LOCATED IN THE SE1/4 OF THE SE1/4 OF  
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY,  
IDAHO

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT: ROBERT E. GONZALEZ, HEREBY CERTIFY THAT HE OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "HIGHWOOD ESTATES"

## LEGAL DESCRIPTION

THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 23 BEARS N88°07'33" W 2642.36 FEET, THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION 23, N88°07'33" W 660.56 FEET TO SOUTHEAST CORNER OF SAID W1/2 OF THE SE1/4 OF THE SE1/4, ALSO BEING THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°07'33" W 659.99 FEET TO THE SOUTHWEST CORNER OF SAID W1/2; THENCE ALONG THE WEST LINE OF SAID W1/2, ALSO BEING THE EAST LINE OF THE PLAT OF EMBER MEADOWS FILED IN BOOK 21 OF PLATS AT PAGE 74, BONNER COUNTY RECORDS, N01°17'35" E 1318.11 FEET TO THE NORTHWEST CORNER OF SAID W1/2; THENCE ALONG THE NORTH LINE OF SAID W1/2, S88°18'09" E 660.27 FEET TO THE NORTHEAST CORNER OF SAID W1/2; THENCE ALONG THE EAST LINE OF SAID W1/2, ALSO BEING THE WEST LINE OF THE PLAT OF TRAILS END ESTATES, FILED IN BOOK 15 OF PLATS AT PAGE 47, BONNER COUNTY RECORDS, S01°18'22" W 1320.14 FEET TO THE **TRUE POINT OF BEGINNING**; CONTAINING 19.99 ACRES.

1. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
2. WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELL SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
3. A 60' PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT AS HIGHWOOD ESTATES IS HEREBY GRANTED TO SERVE LOTS 1-4.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS \_\_\_\_\_ DAY OF  
20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, THIS  
\_\_\_\_\_  
DAY OF 20\_\_\_\_.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS \_\_\_\_\_ DAY OF 20\_\_\_\_.

BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
INST. # \_\_\_\_\_

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

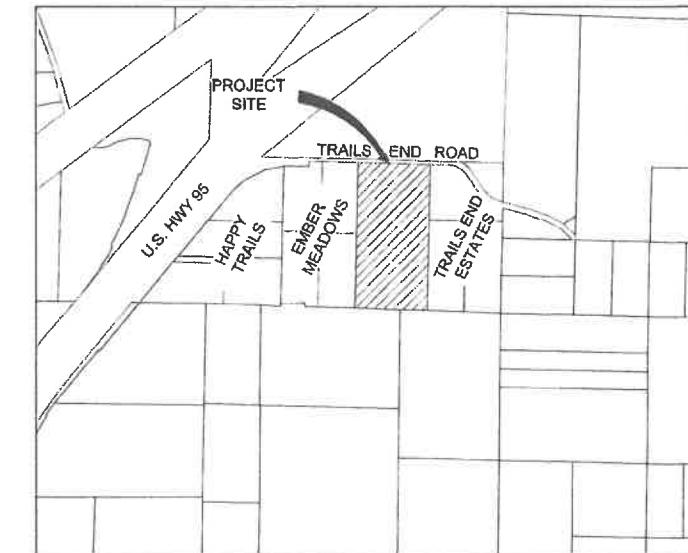
RECORDED IN PLAT BOOK \_\_\_\_\_, AT PAGES \_\_\_\_\_

AS INSTRUMENT NO. \_\_\_\_\_

Fee: \_\_\_\_\_

COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: \_\_\_\_\_ DEPUTY



VICINITY MAP  
1' = 1000'

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HIGHWOOD ESTATES 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\_\_\_\_.

## ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED ROBERT E. GONZALEZ, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE OWNER. I HAVE HEREBUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## HEALTH DISTRICT APPROVAL

SANITARY RESTRICTION(S), 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.

## SURVEYOR'S CERTIFICATE

I, THOMAS A. YEISER, PLS 13727, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

**PRELIMINARY**



THOMAS A. YEISER PLS 13727

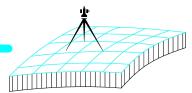
11-14-25

NW	NE	HIGHWOOD ESTATES	
23		indexing information	
SW	SE	LOCATED IN THE SE1/4 OF THE SE1/4 OF SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO	
		NAME: MLD-HIGHWOOD.dwg   PROJECT NUMBER: 2565 SIZE: 16x27   SCALE: 1:100   LAST EDIT: 11/14/2025 DRAWN BY: SL   CHECKED BY: TY   SHEET: 1 OF 2	

TRUE LINE SURVEYING, TLS, LLC  
11358 N. Government Way  
Hayden, Idaho 83835  
208-667-1044 | tom@truelineonline.com

# 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](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #	16343
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Date
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Bill To:

12/9/2025

True Line

Project / Job #

25-001CJ Review MLD0073-25 - Highwood Est

Please submit payment by: 12/9/2025

## INVOICE

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Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0073-25 - Highwood Estates	



<b>Retainer / Credits:</b>	\$0.00
<b>Invoice Amount:</b>	\$308.14
<b>Job Total Balance Due:</b>	\$308.14

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

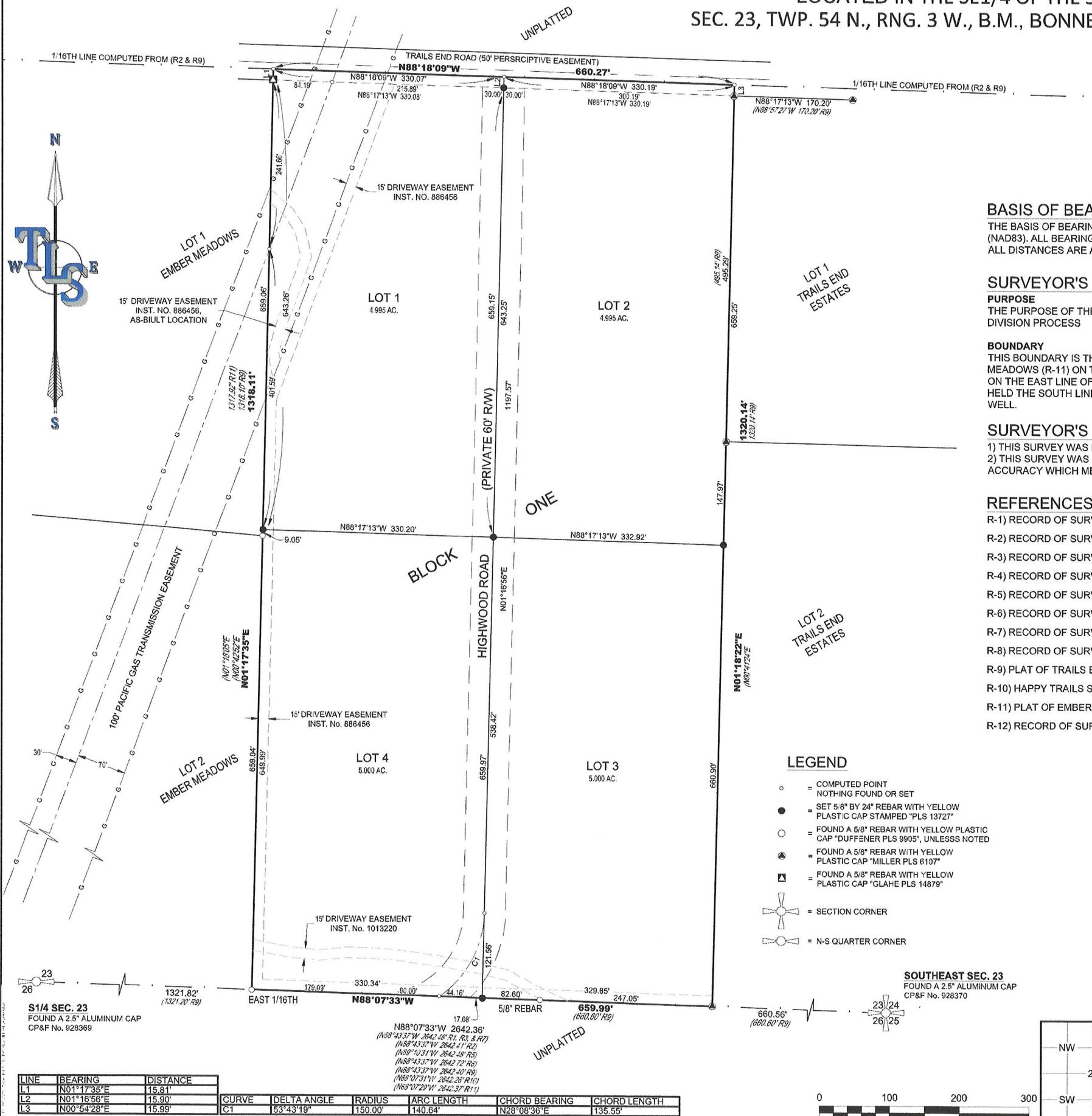
BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

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

## HIGHWOOD ESTATES

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INST.# \_\_\_\_\_

LOCATED IN THE SE1/4 OF THE SE1/4 OF  
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE (NAD83). ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO GRID NORTH BASED ON THIS COORDINATE SYSTEM. ALL DISTANCES ARE AT GROUND MEASUREMENTS, US SURVEY FEET.

## SURVEYOR'S NARRATIVE

## **PURPOS**

**PURPOSE**  
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT PARCEL INTO FOUR LOTS THROUGH THE MINOR LAND DIVISION PROCESS

## BOUNDARY

THIS BOUNDARY IS THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 23 AND BOUNDED BY PREVIOUS PLATS, EMBER MEADOWS (R-11) ON THE WEST AND TRAILS END ESTATES (R-9) ON THE EAST. WE FOUND AND HELD THE MONUMENTS ON THE EAST LINE OF R-11 (OUR WEST LINE) AND THE MONUMENTS ON THE WEST LINE OF R-9 (OUR EAST LINE) AND WE HELD THE SOUTH LINE OF SECTION 23 FOR OUR SOUTH LINE. THE MONUMENTS WE FOUND MATCHED THE RECORDS WELL.

## SURVEYOR'S NOTES

1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED NOVEMBER 2025.  
2) THIS SURVEY WAS PERFORMED WITH A 5 GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM.  
ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.

## REFERENCES

- R-1) RECORD OF SURVEY, BY ALAN V. KIEBERT PLS 974, INSTRUMENT NO. 221517, NOVEMBER, 1979.
- R-2) RECORD OF SURVEY, BY MICHAEL P. RHODES, PLS 7163, INSTRUMENT NO. 540344, FEBRUARY, 1999.
- R-3) RECORD OF SURVEY, BY DAN I. PROVOLT, PLS 7879, INSTRUMENT NO. 629560, JULY 2003.
- R-4) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, INSTRUMENT NO. 802514, DECEMBER 2010.
- R-5) RECORD OF SURVEY, BY TYSON L. A. GLAHE, PLS 14878, INSTRUMENT NO. 876082, JULY 2015.
- R-6) RECORD OF SURVEY, BY MARK W. DUFFNER, PLS 9905, INSTRUMENT NO. 878197, AUGUST 2015.
- R-7) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, INSTRUMENT NO. 895559, SEPTEMBER 2016.
- R-8) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, INSTRUMENT NO. 414087, NOVEMBER 2017.
- R-9) PLAT OF TRAILS END ESTATES, BY LANCE G. MILLER, PLS 6107, INSTRUMENT NO. 962781, AUGUST 2020.
- R-10) HAPPY TRAILS SUBDIVISION, BY RON C. HEIDEMANN, PLS 17407, INSTRUMENT NO. 963559, AUGUST 2020.
- R-11) PLAT OF EMBER MEADOWS, BY MATTHEW B. MAYBERRY, PLS 8962, INSTRUMENT NO. 1033033, MAY 2024.
- R-12) RECORD OF SURVEY, BY TYSON L. A. GLAHE, PLS 14879, INSTRUMENT NO. 1049969, JULY 2025.

## LEGEND

- = COMPUTED POINT  
NOTHING FOUND OR SET
- = SET 5/8" BY 24" REBAR WITH YELLOW  
PLASTIC CAP STAMPED "PLS 13727"
- = FOUND A 5/8" REBAR WITH YELLOW PLASTIC  
CAP "DUFFENERE PLS 9905", UNLESS NOTED
- = FOUND A 5/8" REBAR WITH YELLOW  
PLASTIC CAP "MILLER PLS 6107"
- = FOUND A 5/8" REBAR WITH YELLOW  
PLASTIC CAP "GLAHE PLS 14879"
- △ = SECTION CORNER

**SOUTHEAST SEC. 23**  
FOUND A 2.5" ALUMINUM  
CR&E No. 929270

## PRELIMINARY

A circular stamp with the words "PROFESSIONAL LAND SURVEYOR" around the top and "LICENSED" in the center. In the center is the number "13727". Below the number, it says "STATE OF IDAHO" and "VERSEN, THOMAS A." at the bottom.

11-14-25



# HIGHWOOD ESTATES

LOCATED IN THE SE1/4 OF THE SE1/4 OF  
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY,  
IDAHO

## OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT: ROBERT E. GONZALEZ, HEREBY CERTIFY THAT HE OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "HIGHWOOD ESTATES".

## LEGAL DESCRIPTION

THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M. BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 23 BEARS N88°07'33"W 2642.36 FEET, THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION 23, N88°07'33"W 660.56 FEET TO SOUTHEAST CORNER OF SAID W1/2 OF THE SE1/4 OF THE SE1/4, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N88°07'33"W 659.99 FEET TO THE SOUTHWEST CORNER OF SAID W1/2; THENCE ALONG THE WEST LINE OF SAID W1/2, ALSO BEING THE EAST LINE OF THE PLAT OF EMBER MEADOWS FILED IN BOOK 21 OF PLATS AT PAGE 74, BONNER COUNTY RECORDS, N01°17'35"E 1318.11 FEET TO THE NORTHWEST CORNER OF SAID W1/2; THENCE ALONG THE NORTH LINE OF SAID W1/2, S88°18'09"E 660.27 FEET TO THE NORTHEAST CORNER OF SAID W1/2; THENCE ALONG THE EAST LINE OF SAID W1/2, ALSO BEING THE WEST LINE OF THE PLAT OF TRAILS END ESTATES, FILED IN BOOK 15 OF PLATS AT PAGE 47, BONNER COUNTY RECORDS, S01°18'22"W 1320.14 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 19.99 ACRES.

1. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
2. WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELL SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
3. A 60' PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT AS HIGHWOOD ESTATES IS HEREBY GRANTED TO SERVE LOTS 1-4.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED ROBERT E. GONZALEZ, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE OWNER. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN,

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M.,

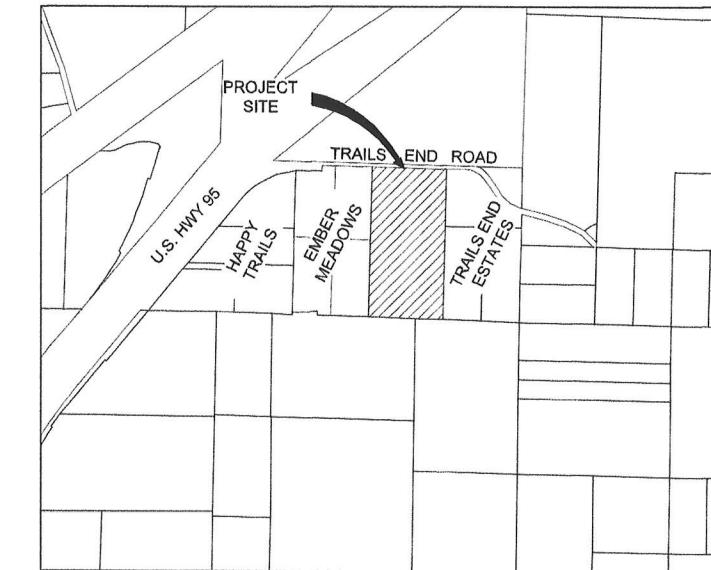
RECORDED IN PLAT BOOK \_\_\_\_, AT PAGES \_\_\_\_\_

AS INSTRUMENT NO. \_\_\_\_\_

FEES: \_\_\_\_\_

COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: \_\_\_\_\_ DEPUTY



VICINITY MAP

1' = 1000'

## COUNTY SURVEYOR'S CERTIFICATE

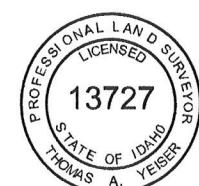
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HIGHWOOD ESTATES AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**PRELIMINARY**

## SURVEYOR'S CERTIFICATE

I, THOMAS A. YEISER, PLS 13727, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



THOMAS A. YEISER PLS 13727

11-14-25

NW	NE	HIGHWOOD ESTATES indexing information	
23		LOCATED IN THE SE1/4 OF THE SE1/4 OF SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO	
SW	SE	NAME: MLD-HIGHWOOD.dwg PROJECT NUMBER: 2565 SIZE: 18X27 SCALE: 1:100 LAST EDIT: 11/14/2025 DRAWN BY: SL CHECKED BY: TY SHEET: 1 OF 2	

TRUE LINE SURVEYING  
TLS, LLC  
11358 N. Government Way  
Hayden, Idaho 83835  
208-667-1044 : tom@truelineonline.com

Lot File: X:\TLS Projects\2573-Trails End MP\Carlson\Survey\MP-2573-PH1.lot  
CRD File: X:\TLS Projects\2573-Trails End MP\Carlson\Points\2573.crd

Lot: 1 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
515			2313111.385	2402187.962
	N88°17'13.25"W	330.201		
514			2313121.256	2401857.909
	N01°17'35.43"E	659.064		
508			2313780.152	2401872.783
	S88°18'09.47"E	330.075		
511			2313770.375	2402202.713
	S01°16'56.09"W	659.155		
515			2313111.385	2402187.962

Closure Error Distance> 0.00085 Error Bearing> N59°08'20.17"E  
Closure Precision> 1 in 2324464.1 Total Distance> 1978.494  
Area: 4.9952 AC.

Lot: 2 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
513	N88°17'13.25"W	329.921	2313101.523	2402517.736
515	N01°16'56.09"E	659.155	2313111.385	2402187.962
511	S88°18'09.47"E	330.195	2313770.375	2402202.713
509	S01°18'21.79"W	659.243	2313760.595	2402532.762
513			2313101.523	2402517.736

Closure Error Distance> 0.00042 Error Bearing> N31°39'52.03"E  
Closure Precision> 1 in 4755059.7 Total Distance> 1978.513  
Area: 4.9947 AC.

Lot: 3 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
501			2312440.798	2402502.673
	N88°07'33.25"W	329.655		
512			2312451.579	2402173.194
	N01°16'56.09"E	659.971		
515			2313111.385	2402187.962
	S88°17'13.25"E	329.921		
513			2313101.523	2402517.736
	S01°18'21.79"W	660.896		
501			2312440.798	2402502.673

Closure Error Distance> 0.00129 Error Bearing> S89°27'33.21"E  
Closure Precision> 1 in 1537588.7 Total Distance> 1980.445  
Area: 4.9999 AC.

Lot: 4 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
512	N88°07'33.25"W	330.335	2312451.579	2402173.194
502	N01°17'35.43"E	659.042	2312462.382	2401843.035
514	S88°17'13.25"E	330.201	2313121.256	2401857.909
515	S01°16'56.09"W	659.971	2313111.385	2402187.962
512			2312451.579	2402173.194
Closure Error Distance> 0.00138 Error Bearing> S51°26'50.88"E				
Closure Precision> 1 in 1437557.6 Total Distance> 1979.549				
Area: 5.0001 AC.				

Lot: PLAT BDY , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
501			2312440.798	2402502.673
	N88°07'33.25"W	659.990		
502			2312462.382	2401843.035
	N01°17'35.43"E	1318.105		
508			2313780.152	2401872.783
	S88°18'09.47"E	660.269		
509			2313760.595	2402532.762
	S01°18'21.79"W	1320.139		
501			2312440.798	2402502.673

Closure Error Distance> 0.00443 Error Bearing> N78°23'39.17"E  
Closure Precision> 1 in 894265.2 Total Distance> 3958.504  
Area: 19.9899 AC.

Block 1 Total Area: 39.9798 AC.