



## CRYSTAL VIEW II

A REPLAT OF CRYSTAL VIEW SUBDIVISION BLOCKS A & B  
FILED IN BOOK 5 OF PLATS, PAGE 119, BONNER COUNTY RECORDS  
AND UNPLATTED LAND IN THE WEST HALF OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK, PAGE  
INST. No.

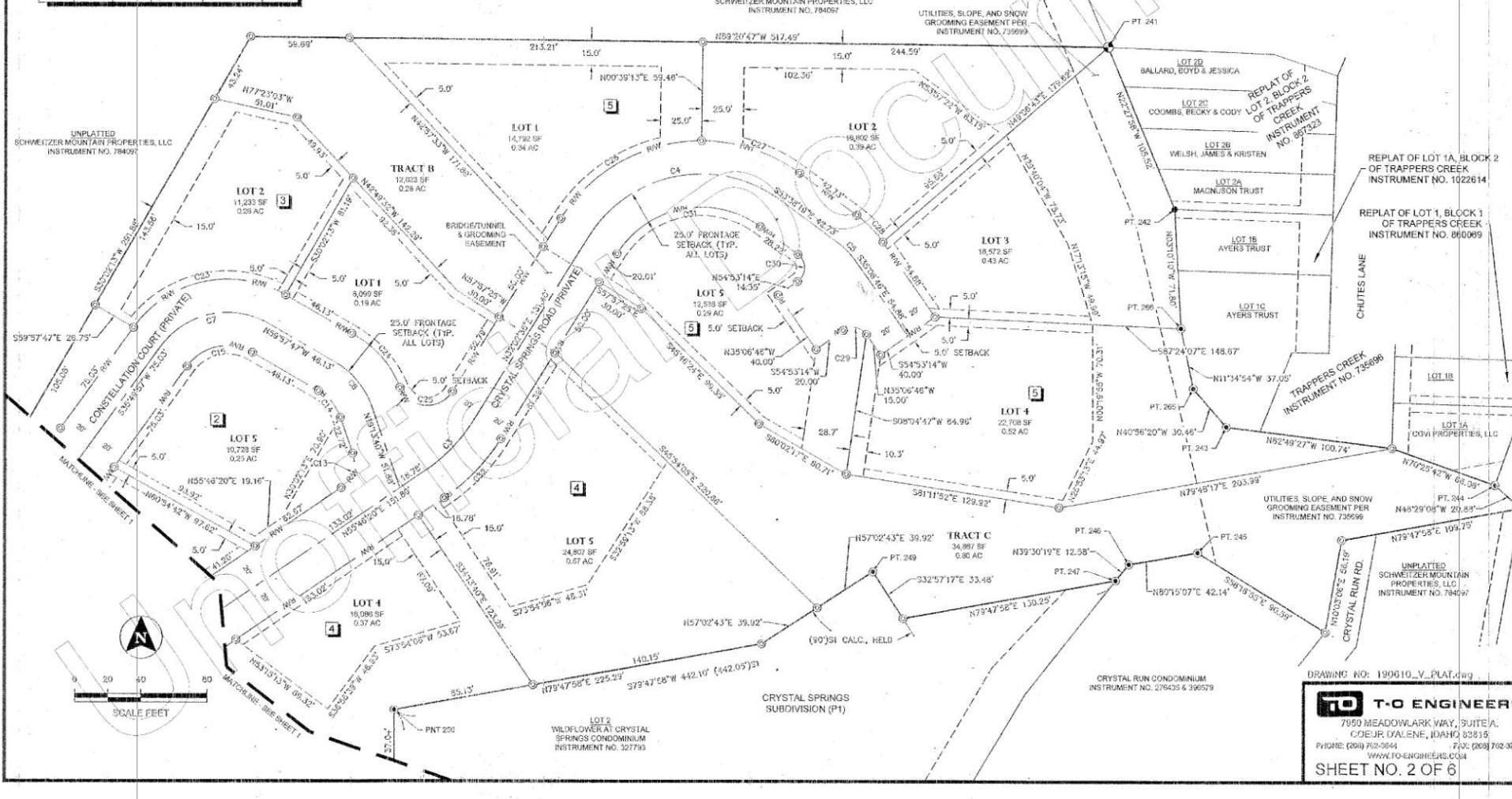
Instrument # 1033421 B: 21 P: 78  
Bonner County, Sandpoint, Idaho  
05/16/2024 11:13:29 AM No. of Pages: 1  
Recorded for: LANCE BODGER  
Michael W. Rosedale Date: \$11.00  
Ex-Officio Recorder Deputy

PARCEL CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CURSOR
C10	120.00'	28.49'	13°36'00"	N81°7'23"E	28.42'
C11	120.00'	25.32'	12°11'00"	N21°0'56"E	25.47'
C12	120.00'	59.69'	28°29'54"	N41°3'23"E	59.97'
C13	18.00'	23.56'	75°00'00"	N18°6'20"E	21.92'
C14	30.00'	21.33'	49°4'09"	N39°3'44"W	20.98'
C15	30.00'	44.09'	84°9'15"	S77°56'08"W	40.23'
C16	520.00'	73.43'	8°05'28"	S39°52'42"W	73.37'
C17	130.00'	72.53'	31°57'58"	S27°56'27"W	71.59'
C18	10.00'	15.74'	99°00'00"	N39°2'32"W	14.14'
C19	10.00'	15.74'	90°00'00"	N56°7'28"E	14.14'
C20	170.00'	33.92'	11°26'00"	N17°4'00"E	33.87'
C21	170.00'	50.82'	20°31'57"	N33°5'29"E	60.80'
C22	480.00'	67.73'	8°05'28"	N39°52'42"E	67.73'

PARCEL CURVE TABLE					
CURVE	RADIUS	LENGTH	DELLA	BEARING	CHORD
C23	70.00'	102.87'	8412°15"	N77°59'00" E	93.86
C24	62.89'	44.71'	40°14'07"	S41°14'34" E	43.77
C25	18.00'	39.07'	124°28'05"	S55°44'23" E	31.85
C26	100.00'	1011.9'	57°57'25"	N81°01'17" E	95.50
C27	100.00'	63.46'	38°21'17"	S71°00'10" E	62.40
C28	70.00'	22.63'	18°31'34"	S44°22'32" E	22.54
C29	10.00'	15.71'	90°09'00"	N80°09'49" E	15.14
C30	10.00'	18.94'	108°31'34"	N03°37'28" E	18.23
C31	80.00'	95.77'	94°19'05"	S79°12'05" E	87.99
C32	120.00'	49.70'	23°34'55"	S34°54'27" E	49.34
C33	80.00'	96.80'	40°05'04"	S55°20'53" E	95.62
C34	80.00'	12.98'	12°32'38"	S83°39'07" E	17.94

CENTERLINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	109.00'	23.23'	131°14'43"	N82°00'47"E	23.18'
C2	109.00'	71.00'	40°40'34"	N35°25'53"E	69.52'
C3	109.00'	61.42'	23°34'45"	N43°54'27"E	61.12'
C4	89.00'	131.59'	94°19'03"	N79°12'08"E	117.32'
C5	50.00'	16.17'	183°13'44"	S44°22'32"E	16.10'
C6	50.00'	35.55'	40°44'07"	N39°55'44"E	34.80'
C7	50.00'	73.48'	84°12'15"	S77°56'05"E	67.05'
C8	509.00'	56.70'	59°52'26"	S39°52'42"E	70.55'
C9	150.00'	83.89'	115°7'53"	S27°56'27"E	82.61'

SEE LEGEND ON SHEET 1. SEE EASEMENT EXPLANATION  
ON SHEET 3 AND EASEMENT NOTES ON SHEET 6.





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A REPLAT OF CRYSTAL VIEW SUBDIVISION BLOCKS A & B  
FILED IN BOOK 5 OF PLATS, PAGE 119, BONNER COUNTY RECORDS  
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BOISE MERIDIAN, BONNER COUNTY, IDAHO

## MONUMENT NOTES

NUMBERS REFER TO POINT NUMBERS SHOWN HEREON.

- 241 FOUND A #6 REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP MARKED "MWD 9905." ACCEPTED AS AN ORIGINAL MONUMENT PER P3.
- 242 FOUND A #4 REBAR WITH YELLOW PLASTIC CAP MARKED "M DUFFNER PLS 9905." ACCEPTED AS MARKING THE WESTERLY CORNER OF LOTS 1 & 2, BLOCK 2 PER P3 AND THE INITIAL POINT PER P4, P3 AND P4 CALL FOR A #6 (3/4 INCH) REBAR WITH ALUMINUM CAP MARKED "PLS 9905."
- 243, 265 & 284 FOUND #5 REBAR WITH YELLOW PLASTIC CAP MARKED "MILLER PLS 6107." ACCEPTED AS ORIGINAL MONUMENTS PER P4.
- 244 FOUND #5 REBAR WITH SCRUFFED YELLOW PLASTIC CAP MARKED "M DUFFNER PLS 9905," BENT EASTERLY BUT FIRMLY SET, MEASURED AT GROUND SURFACE WHERE BENT.
- 246 FOUND #5 REBAR, NO CAP, SEVERELY BENT NORTHEASTERLY, MEASURED AT GROUND SURFACE WHERE BENT, REPLACED WITH A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19136."
- 245 & 247 FOUND A #5 REBAR, WITH CRACKED AND FADED YELLOW PLASTIC CAP MARKED "J-U-B LS 832." ACCEPTED AS ORIGINAL MONUMENT PER P1.
- 249 FOUND A #5 REBAR, SEVERELY BENT EASTERLY, PROTRUDING THROUGH THE TOP OF A YELLOW PLASTIC CAP WITH NO LEGIBLE MARKINGS, ACCEPTED AS BEST EVIDENCE OF THE CORNER, PULLED AND REPLACED WITH A #5 REBAR, 24 INCHES LONG, WITH A PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19136."
- 250 FOUND A #5 REBAR, FIRMLY SET WITH YELLOW PLASTIC CAP MARKED "J-U-B LS 832." CAP IS CRACKED BUT LEGIBLE AND OTHERWISE INTACT, ACCEPTED AS ORIGINAL MONUMENT PER S1.
- 256 FOUND #5 REBAR WITH YELLOW PLASTIC CAP MARKED "J-U-B LS 832," FIRMLY SET BUT BENT NORTHEASTERLY, MEASURED 1.0 FOOT BELOW GROUND SURFACE WHERE VERTICAL ACCEPTED AS AN ORIGINAL MONUMENT PER P1.
- 255 FOUND #5 REBAR WITH YELLOW PLASTIC CAP MARKED "MILLER PLS 6107" IN GOOD CONDITION AND FIRMLY SET.
- 254 FOUND A 2 INCH INNER DIAMETER PIPE WITH SQUARE WOOD HUB DRIVEN INSIDE WITH A TACK, FIRMLY SET AND FLUSH WITH THE GROUND SURFACE, ACCEPTED AS THE ORIGINAL MONUMENT FOR THE INITIAL POINT OF P7.
- 253 FOUND #5 REBAR FIRMLY SET BUT BENT NORTHEASTERLY, NO CAP, BEARS S77°32'46" A DISTANCE OF 7.94 FEET FROM THE SET MONUMENT FOR THE POINT ON THE NORTHEASTERLY LINE OF LOT 2 OF P5, ORIGIN UNKNOWN.
- 252 FOUND #5 REBAR FIRMLY SET BUT BENT SOUTHERLY, NO CAP, BEARS N57°23'37" W A DISTANCE OF 30.80 FEET FROM THE SET MONUMENT FOR THE POINT ON THE NORTHEASTERLY LINE OF LOT 2 OF P5, ORIGIN UNKNOWN.
- 251 FOUND #5 REBAR, FIRMLY SET BUT BENT SOUTHERLY, PROTRUDING THROUGH THE TOP OF A YELLOW PLASTIC CAP WITH PARTIAL MARKING "PLS 6107." MEASURED AT GROUND SURFACE AND ACCEPTED AS AN ORIGINAL MONUMENT PER P5, PULLED AND REPLACED WITH A #5 REBAR, 24 INCHES LONG, WITH A PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19136."

## FIRE PROTECTION SYSTEM

THE SCHWEITZER WATER COMPANY PUBLIC WATER SYSTEM WILL SERVE THE PROPOSED DEVELOPMENT. THIS SYSTEM WILL INCLUDE A FIRE HYDRANT SYSTEM, WITH HYDRANTS SPACED THROUGHOUT THE SUBDIVISION, CAPABLE OF SUPPLYING 1,500 GALLONS PER MINUTE FOR A MINIMUM OF TWO (2) HOURS.

## REFERENCE DOCUMENTS

(ALL REFERENCED DOCUMENTS ARE ON FILE WITH THE BONNER COUNTY RECORDER UNLESS OTHERWISE NOTED)

D1: OUTLAIN DEED, GRANTEE: SCHWEITZER MOUNTAIN PROPERTIES, LLC, RECORDED AS INSTRUMENT NO. 78497.

D2: QUITCLAIM DEED, GRANTEE: SCHWEITZER MOUNTAIN FACILITIES, LLC, RECORDED AS INSTRUMENT NO. 702123.

P1: PLAT OF CRYSTAL SPRINGS SUBDIVISION, FILED IN BOOK 4 OF PLATS, PAGE 37.

P2: PLAT OF CRYSTAL SPRINGS SUBDIVISION NO. 2, FILED IN BOOK 4 OF PLATS, PAGE 52.

P3: PLAT OF TRAPPERS CREEK, FILED IN BOOK 9 OF PLATS, PAGE 3.

P4: REPLAT OF LOT 1, BLOCK 2 OF THE PLAT OF TRAPPERS CREEK, FILED IN BOOK 18 OF PLATS, PAGE 70.

P5: PLAT OF CRYSTAL SPRINGS SUBDIVISION BLOCK D, FILED IN BOOK 4 OF PLATS, PAGE 116.

P6: LOT LINE ADJUSTMENT-LOT 4, BLOCK 4, AMENDMENT TO BLOCKS 3 & 4, CRYSTAL SPRINGS SUBDIVISION, FILED IN BOOK 4 OF PLATS, PAGE 68.

P7: PLAT OF CRYSTAL VIEW SUBDIVISION BLOCKS A & B, FILED IN BOOK 5 OF PLATS, PAGE 119.

P8: REPLAT OF LOT 1, BLOCK 1 AND OPEN SPACE OF TRAPPERS CREEK, FILED IN BOOK 11 OF PLATS, PAGE 10.

P9: PLAT OF CRYSTAL SPRINGS SUBDIVISION BLOCKS B AND C, FILED IN BOOK 4 OF PLATS, PAGE 103.

R1: ORDER VALIDATING THE RIGHT-OF-WAY OF CRYSTAL SPRINGS ROAD AND CRYSTAL RUN ROAD RECORDED AS INSTRUMENT NO. 550372.

R2: RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 411990.

S1: RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 319482.

## SURVEYOR'S NOTES AND NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT THE LAND DESCRIBED IN THE OWNER'S CERTIFICATE INTO BLOCKS, LOTS, AND TRACTS AS SHOWN HEREON.

THE MONUMENT FOR THE INITIAL POINT OF P1, AND THE THREE MONUMENTS PER P1 ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 2 OF THAT PLAT, WERE SEARCHED FOR BY THIS SURVEY BUT NOT FOUND. THEY ARE PRESUMED TO HAVE BEEN DESTROYED BY GRAVING ACTIVITIES. I ESTABLISHED THE INITIAL POINT, AND THE NORTHEASTERLY AND NORTHEASTERLY CORNERS OF LOT 1, BLOCK 2 OF P1 AS FOLLOWS:

P1 SHOWS THE NORTHERLY LINES OF LOT 2, BLOCK 4, AND LOT 1, BLOCK 3, AS BEING PARALLEL WITH AND OFFSET 20' SOUTHERLY OF THE CENTERLINE OF CHARLIE NO. 2, WHICH HAS BEEN REMOVED. HOLDING FOUND MONUMENTS NO. 250 & 247 SHOWN HEREON, I PROJECTED THE RESULTING LINE EASTERLY. I CALCULATED THE RECORD DISTANCES EASTERLY, ALONG THE LINE DESCRIBED ABOVE, FROM FOUND MONUMENT NO. 248, PER P1, AND THE RECORD OFFSET SOUTHERLY, PER P1 FOR THE INITIAL POINT. TO STATE IT ANOTHER WAY BY ANALOGY, I HELD 250 & 247 FOR ALIGNMENT, HELD 248 FOR STATION, AND CALCULATED THE RECORD STATIONS FOR THE CORNERS OF LOT 1, BLOCK 2, AND CALCULATED THE RECORD STATION AND OFFSET FOR THE INITIAL POINT, PER P1.

THE CORNER BETWEEN FOUND MONUMENTS NO. 243 & 244, PER P3 (SEE ALSO P8) WAS SEARCHED FOR, BUT NOT FOUND. THIS MONUMENT IS PRESUMED TO HAVE BEEN DESTROYED BY ROAD OR DRIVEWAY CONSTRUCTION. I ADJUSTED THE RECORD GEOMETRY FOR P3 BY SCALE AND ROTATION BETWEEN MONUMENTS 243 & 244 (RESULTING SCALE FACTOR = 0.99935420) TO ESTABLISH THIS CORNER.

I SEARCHED FOR THE MONUMENT AT THE NORTHEASTERLY AND NORTHEASTERLY CORNERS OF LOT 1 PER P5 BUT DID NOT FIND THEM. I ESTABLISHED THE NORTHEASTERLY CORNER ON LINE BETWEEN THE MONUMENTS FOUND AT POINTS 250 & 250, AT THE RECORD DISTANCE OF 49.00 FEET, CALCULATED BASED ON P4, P9, & P6, FROM POINT 250.

THE MONUMENT FOUND AT POINT 255 FITS THE DESCRIPTION OF THOSE SET FOR P5 AND FOUND BY P7, BOTH PLATS BY LANCE MILLER. I CAN FIND NO EVIDENCE THAT THE MONUMENT HAS BEEN DISTURBED FROM ITS ORIGINAL POSITION, APART FROM THE FACT THAT I FOUND IT 5.7 FEET NORTHEASTERLY FROM WHERE I CALCULATE THE CORNER TO BE BASED ON THE FOUND MONUMENTS AT POINTS 250, 254, & 250.

## SURVEYOR'S NOTES AND NARRATIVE, CONT'D

THE GENERAL RULE IS THAT AN ORIGINAL, UNDISTURBED MONUMENT OF A SURVEY CONTROLS THE LINES AND CORNERS OF THAT SURVEY OVER THE BEARINGS AND DISTANCES SHOWN ON THE MAP OF THE SURVEY. A DISTURBED MONUMENT MAY NOT CONTROL, BUT THE CONCLUSION THAT A MONUMENT HAS BEEN DISTURBED MUST BE BASED ON POSITIVE EVIDENCE, SUCH AS DAMAGE TO THE MONUMENT ITSELF; RATHER THAN SIMPLY THAT ITS POSITION DOESN'T MATCH THE MAP. I FIND NO EVIDENCE THAT THE MONUMENT IN QUESTION HAS BEEN DISTURBED, ALTHOUGH I CANNOT RULE OUT THE POSSIBILITY.

AN ORIGINAL MONUMENT MIGHT NOT CONTROL IF IT WAS SET AS THE RESULT OF A BLUNDER, ALSO KNOWN AS GROSS ERROR. A BLUNDER IS A MISTAKE IN SETTING THE MONUMENT AS OPPOSED TO UNAVOIDABLE RANDOM MEASUREMENT ERROR, A DISCREPANCY IN POSITION OF MORE THAN 5 FEET IN THE CLOSURE OF A PLATTED LOT FALLS INTO THAT CATEGORY (SEE IDAHO CODE § 56-1911 AS A POINT OF COMPARISON FOR ALLOWABLE RANDOM ERROR IN A BOUNDARY SURVEY).

LASTLY, THERE IS THE QUESTION OF WHETHER THE POSITION OF THE MONUMENT HAS BEEN RELIED UPON IN GOOD FAITH BY ADJACENT OWNERS OR OTHER PARTIES. THE CORNER IN QUESTION IS COMPARED TO THE MONUMENTS OF THE ADJACENT OWNERS: 1) THE OWNER OF THE CRYSTAL SPRINGS SUBDIVISION (SCHWEITZER MOUNTAIN PROPERTIES, LLC); 2) THE OWNERS OF LOT 1 OF THE PLAT OF CRYSTAL SPRINGS SUBDIVISION BLOCK D (P6); AND 3) THE UNDERLYING OWNER OF THE ROADS SHOWN ON P5. IT IS MY INTERPRETATION OF P5 THAT TITLE TO THE ROADS SHOWN ON THAT PLAT WERE RETAINED BY THE OWNERS THAT CERTIFIED THAT PLAT. THE ROADS HAVE BEEN VALIDATED, AS PLATTED, AS PUBLIC RIGHT-OF-WAY PER P1. I FIND NO EVIDENCE THAT ANY OF THE PARTIES LISTED ABOVE, ANY OTHER PARTIES, OR THE PUBLIC HAVE CONSTRUCTED IMPROVEMENTS BASED ON THE MONUMENT IN QUESTION, OR OTHERWISE RELIED UPON THE MONUMENT IN ANY WAY. I THEREFORE CONCLUDE THAT THIS MONUMENT WAS EITHER DISTURBED OR SET IN GROSS ERROR, AND NOT HAVING BEEN RELIED UPON BY ANY OF THE ADJOINING OWNERS, OR OTHERS, I DID NOT HOLD IT FOR THE BOUNDARY OF THIS PLAT. TO ESTABLISH THIS CORNER, I ADJUSTED THE RECORD GEOMETRY PER P2 BETWEEN THE MONUMENTS FOUND AT POINT 254, AND THE NORTHEASTERLY CORNER OF LOT 1 OF P5 AS DESCRIBED ABOVE, BY SCALE AND ROTATION.

BY CERTIFYING THIS PLAT, THE OWNERS OF THE PLATTED LANDS SIGNIFY THEIR AGREEMENT WITH THE APPROACH DESCRIBED ABOVE. I PRESENTED THIS INFORMATION TO THE OWNER OF LOT 1, BLOCK D OF THE CRYSTAL SPRINGS SUBDIVISION (P5) THROUGH HIS AGENT, AND HE DID NOT OBJECT.

NO ATTEMPT WAS MADE BY THIS SURVEY TO RETRACE THE BOUNDARY OF P7 APART FROM WHAT IS SHOWN HEREON. IT IS THE INTENT OF THIS PLAT TO FULLY ENCOMPASS AND SUPERSEDE P7.

## BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS A MODIFIED NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EP002010) IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (IPCSW) DERIVED USING A STATIC GPS NETWORK MEASUREMENT AND REAL TIME KINEMATIC (RTK) GPS MEASUREMENTS. ALL BEARINGS SHOWN ARE GRID USING A CONVERGENCE ANGLE OF (-0.00057°) CALCULATED AT POINT #224, HAVING GRID COORDINATES N: 244392.07 E: 241228.37. ALL DISTANCES SHOWN ARE GROUND DISTANCES. A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0002341648 (CALCULATED AT THE ABOVE GRID COORDINATES AND AT AN ELEVATION OF 4710) WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES AND APPLIED AT SAID POINT #224. THE FOLLOWING NGS NETWORK STATIONS WERE USED IN PROCESSING THE GPS MEASUREMENTS:

PID	DESIGNATION	LATITUDE	LONGITUDE
DL7748	P422 FOOT_HILL_JD2007 CORS ARP	N47°47'52.29"	W116°59'46.80"
DG7466	P029 ORTLINDRSH_WA2004 CORS ARP	N47°00'37.93"	W117°33'58.71"
DL7722	P025 SNDRY_AIR_ID_2007 CORS ARP	N49°43'51.83"	W118°17'44.98"
DE8232	MSOL_MISQUOIA CORS ARP	N49°55'45.83"	W114°06'31.84"



DRAWING NO: 190610\_V\_PLAT.dwg

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BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SCHWEITZER MOUNTAIN PROPERTIES, LLC IS THE RECORD OWNER OF THE REAL ESTATE DESCRIBED IN THIS CERTIFICATE, AND HAVE CAUSED THE LAND EMBRACED WITHIN THE PLAT TO BE DIVIDED INTO LOTS, BLOCKS, AND TRACTS, THE SAME BEING A REPLAT OF CRYSTAL VIEW SUBDIVISION BLOCKS A & B, RECORDED IN BOOK 5 OF PLATS, PAGE 119, RECORDS OF BONNER COUNTY IDAHO, AND A PLAT OF A PORTION OF PARCEL 108 (RP58N02W20421A, RP58N02W204396A, RP58N02W204794A, RP58N02W205416A), AS DESCRIBED IN THAT DEED RECORDED AS INSTRUMENT NO. 784097, AND A PORTION OF THE PROPERTY DESCRIBED IN THAT DEED RECORDED AS INSTRUMENT NO. 702130, RECORDS OF BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE WITH WOOD PLUG AND TACK FOR THE INITIAL POINT OF THE SAID PLAT OF CRYSTAL VIEW SUBDIVISION BLOCKS A & B.

THENCE, ALONG THE NORTHERLY LINE OF THE ROAD EASEMENT AREA AS SHOWN ON THE PLAT OF CRYSTAL SPRINGS SUBDIVISION BLOCK 9, RECORDED IN BOOK 4 OF PLATS, PAGE 116, RECORDS OF BONNER COUNTY, IDAHO, NORTH 49°57'31" WEST A DISTANCE OF 80.55 FEET TO A #5 REBAR WITH 2-1/2 INCH ALUMINUM CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE NORTHERLY CORNER COMMON TO SAID ROAD EASEMENT AREA AND LOT 2, OF PLAT OF CRYSTAL SPRINGS SUBDIVISION BLOCK 9.

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, SOUTH 60°12'07" WEST A DISTANCE OF 42.14 FEET TO A #5 REBAR, UPON WHICH A PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" WAS PLACED BY THIS SURVEY.

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, SOUTH 39°39'19" WEST A DISTANCE OF 12.92 FEET TO A #5 REBAR MARKED "JUB LS 532" FOR THE NORTHEASTERLY CORNER OF LOT 2, BLOCK 4 OF SAID PLAT OF CRYSTAL SPRINGS.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 4, SOUTH 79°47'50" WEST A DISTANCE OF 100.25 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE MOST EASTERLY CORNER OF PARCEL 1, AS SHOWN ON THE RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 319492, RECORDS OF BONNER COUNTY, IDAHO.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 32°57'17" WEST A DISTANCE OF 33.43 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE MOST NORTHERLY CORNER OF SAID PARCEL 1.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, SOUTH 57°02'43" WEST A DISTANCE OF 79.84 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE MOST WESTERLY CORNER OF SAID PARCEL 1.

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 4 OF SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION, SOUTH 79°47'50" WEST A DISTANCE OF 225.28 FEET TO A #5 REBAR WITH YELLOW PLASTIC CAP MARKED "JUB LS 532" FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 4, OF SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION.

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 4, OF SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION, ALONG THE NORTHERLY LINE OF SAID LOT 1 OF SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION BLOCK 9, SOUTH 93°59'29" WEST A DISTANCE OF 485.70 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE NORTHWESTERLY CORNER OF SAID LOT 1 OF SAID CRYSTAL SPRINGS SUBDIVISION BLOCK 9.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, SOUTH 23°59'29" WEST A DISTANCE OF 63.81 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE NORTHEASTERLY CORNER OF THE ROAD EASEMENT AREA AS SHOWN ON SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION BLOCK 9.

THENCE, LEAVING THE NORTHEASTERLY LINE OF SAID LOT 1, ALONG THE NORTHERLY LINE OF SAID ROAD EASEMENT AREA, SOUTH 89°39'29" WEST A DISTANCE OF 44.54 FEET TO THE POINT OF BEGINNING.

## OWNER'S CERTIFICATE, CONT'D

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, SOUTH 60°12'07" WEST A DISTANCE OF 42.14 FEET TO A #5 REBAR, UPON WHICH A PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" WAS PLACED BY THIS SURVEY.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, SOUTH 39°39'19" WEST A DISTANCE OF 12.92 FEET TO A #5 REBAR MARKED "JUB LS 532" FOR THE NORTHEASTERLY CORNER OF LOT 2, BLOCK 4 OF SAID PLAT OF CRYSTAL SPRINGS.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 4, SOUTH 79°47'50" WEST A DISTANCE OF 100.25 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE MOST EASTERLY CORNER OF PARCEL 1, AS SHOWN ON THE RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 319492, RECORDS OF BONNER COUNTY, IDAHO.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 32°57'17" WEST A DISTANCE OF 33.43 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE MOST NORTHERLY CORNER OF SAID PARCEL 1.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, SOUTH 57°02'43" WEST A DISTANCE OF 79.84 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE MOST WESTERLY CORNER OF SAID PARCEL 1.

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 4 OF SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION, SOUTH 79°47'50" WEST A DISTANCE OF 225.28 FEET TO A #5 REBAR WITH YELLOW PLASTIC CAP MARKED "JUB LS 532" FOR THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 4, OF SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION.

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK 4, OF SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION, ALONG THE NORTHERLY LINE OF SAID LOT 1 OF SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION BLOCK 9, SOUTH 93°59'29" WEST A DISTANCE OF 485.70 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE NORTHWESTERLY CORNER OF SAID LOT 1 OF SAID CRYSTAL SPRINGS SUBDIVISION BLOCK 9.

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, SOUTH 23°59'29" WEST A DISTANCE OF 63.81 FEET TO A #5 REBAR, 24 INCHES LONG, WITH PINK PLASTIC CAP MARKED "T-O ENGINEERS PLS 19130" SET BY THIS SURVEY FOR THE NORTHEASTERLY CORNER OF THE ROAD EASEMENT AREA AS SHOWN ON SAID PLAT OF CRYSTAL SPRINGS SUBDIVISION BLOCK 9.

THENCE, LEAVING THE NORTHEASTERLY LINE OF SAID LOT 1, ALONG THE NORTHERLY LINE OF SAID ROAD EASEMENT AREA, SOUTH 89°39'29" WEST A DISTANCE OF 44.54 FEET TO THE POINT OF BEGINNING.

## ENCUMBRANCE NOTES

BASED ON ALLIANCE TITLE & ESCROW PRELIMINARY TITLE COMMITMENT, FILE NO. 619259, DATED MARCH 21, 2024, THE LAND PLATTED HEREIN IS ENCUMBERED BY THE FOLLOWING. SOME OF THE EXCEPTIONS LISTED IN TITLE COMMITMENT HAVE BEEN OMITTED BECAUSE THEY WERE DETERMINED NOT TO BE WITHIN THE BOUNDARY OF THIS PLAT.

ALL REFERENCED DOCUMENTS ARE ON FILE WITH THE BONNER COUNTY RECORDER UNLESS OTHERWISE NOTED.

- 1) TELEPHONE LINE EASEMENT PER INSTRUMENT NO. 147772. NO SPECIFIC LOCATION PROVIDED. SEE DOCUMENT FOR DETAILS.
- 2) SKI TRAVEL EASEMENT PER INSTRUMENT NO. 370430, AS MODIFIED PER INSTRUMENT NO. 724807. AFFECTS THOSE PORTIONS OF THE S1/2 NW1/4 SEC. 20 NOT PLATTED AS OF MARCH 12, 2007. NO SPECIFIC LOCATION PROVIDED. SEE DOCUMENT FOR DETAILS (SEE EASEMENT NOTE REGARDING SKI ACCESS ON SHEET 8).
- 3) UTILITIES, SLOPE, AND SNOW DROOMING EASEMENT PER INSTRUMENT NO. 735999, SHOWN HEREON.
- 4) COVENANTS, CONDITIONS, & RESTRICTIONS PER INSTRUMENT NO. 378399, AS MODIFIED BY INSTRUMENT NO. 368591, 399176, 421116, 441475, 441476, 459447, 459448, 459449, 459450, 459451, 500230, 500938, 505730, 528177, 530688, 552730, 561698, 602877, 638973, AND 950112, SUBJECT TO THE ASSIGNMENT AND ASSUMPTION OF RIGHTS OF DECLARANT RECORDED AS INSTRUMENT NO. 104677.
- 5) EASEMENTS, RESERVATIONS, NOTES, AND/OR DEDICATIONS SHOWN ON THE PLAT OF CRYSTAL SPRINGS SUBDIVISION.
- 6) Covenants, Conditions, and Easements, dated 12/1/2011.
- 7) TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS, AND RESTRICTIONS, AND EASEMENTS, CONTAINED IN THE RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 411899 AND MODIFIED AS INSTRUMENT NO. 102195. SHOWN HEREON.
- 8) TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, DEFINITIONS, OPINIONS, OBLIGATIONS, AND RESTRICTIONS, CONTAINED IN THE DECLARATION OF EASEMENTS AND COVENANTS FOR THE ONGOING DEVELOPMENT OF SCHWEITZER MOUNTAIN, RECORDED AS INSTRUMENT NO. 1024289.
- 9) TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, DEFINITIONS, OPINIONS, OBLIGATIONS, AND RESTRICTIONS, CONTAINED IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 1024290.
- 10) THE RIGHT OF FIRST REFUSAL TO LEASE/PURCHASE DISCLOSED BY RECITALS SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 1024290.
- 11) TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 102914, SHOWN HEREON.

DATED THIS 9TH DAY OF MAY 2024

SCHWEITZER MOUNTAIN PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

LANCE BADGER, PRESIDENT

STATE OF Idaho

COUNTY OF Bonner

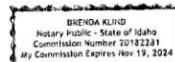
ON THIS 5th DAY OF May, IN THE YEAR 2024.

BEFORE ME Brenda Keen, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LANCE BADGER, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF SCHWEITZER MOUNTAIN PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC Brenda Keen

RESIDING AT Bonner County

MY COMMISSION EXPIRES 11/19/23



Instrument # 1033421 B-21 Pg 78  
Bonner County, Idaho, File No. 619259  
Rec'd for LANCE BADGER  
Plat of CRYSTAL SPRINGS SUBDIVISION  
Official Recorder Deputy  
Title 10

DRAWING NO: 109510\_V\_PLAT.dwg  
**T-O ENGINEERS**  
7950 MEADOWLARK WAY, SUITE A  
COEUR D'ALENE, IDAHO 83815  
PHONE: (208) 750-3644 FAX: (208) 750-3795  
WWW.T-O-ENGINEERS.COM  
SHEET NO. 5 OF 6



1033421

BK 21 of 78

Pg 6 of 6

**EASEMENT NOTES****PRIVATE ROADS, TRAIL SYSTEM EASEMENT**

- THE ROADS SHOWN HEREON ARE PRIVATE ROADS AND SHALL BE CONVEYED TO THE CRYSTAL VIEW OWNERS ASSOCIATION, INC. (CVA) TO BE MAINTAINED BY THE CVA FOR THE BENEFIT OF LOT OWNERS, AND FOR THE PURPOSES OF INGRESS, EGRESS, DRAINAGE, THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY UTILITIES WHICH WILL SERVE THE PLAT, AND ANY OTHER PURPOSE CONSISTENT WITH USE AS A PRIVATE ROAD, TOGETHER WITH AND SUBJECT TO THE TRAIL SYSTEM EASEMENT DESCRIBED IN NOTES (11) THROUGH (14) BELOW, AND AS FOLLOWS:
- THE PRIVATE ROADS SHALL BE SUBJECT TO THE BRIDGE/TUNNEL & SNOW GROOMING EASEMENTS DESCRIBED IN NOTES (15) THROUGH (16) BELOW.
- TRACT "D" SHALL BE SUBJECT TO AN EASEMENT FOR THE BENEFIT OF THE LOT OWNERS, INCLUDING FOR UNLANDED NON-MOTORIZED RECREATIONAL ACCESS, AND SUBJECT TO A BLANKET EASEMENT FOR UTILITIES BENEFITING HUSKY MOUNTAIN ACQUISITION, INC., A DELAWARE CORPORATION, ITS AFFILIATES, SUCCESSORS, AND/OR ASSIGNS ("HUSKY"), SCHWEITZER OPERATIONS, INC., A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN IDAHO, ITS AFFILIATES, SUCCESSORS, AND/OR ASSIGNS ("SCHWEITZER OPERATIONS"), SCHWEITZER WATER COMPANY, AN IDAHO CORPORATION, ITS AFFILIATES, SUCCESSORS, AND/OR ASSIGNS ("SCHWEITZER WATER COMPANY"), AND SCHWEITZER UTILITY COMPANY, AN IDAHO CORPORATION, ITS AFFILIATES, SUCCESSORS, AND/OR ASSIGNS ("SCHWEITZER UTILITY COMPANY").
- TRACTS "B", "C", & "D" GENERAL EASEMENT, BRIDGE/TUNNEL & GROOMING EASEMENT, A TRAIL SYSTEM EASEMENT TO HUSKY.
- TRACTS "A", "B", & "C" SHALL BE CONVEYED TO HUSKY FOR THE PURPOSE OF SNOW AND NON-MOTORIZED (EXCEPT FOR MAINTENANCE AND OPERATIONAL EQUIPMENT) RECREATIONAL TRAIL USE, TOGETHER WITH AND SUBJECT TO THE GENERAL EASEMENT DESCRIBED IN NOTES (9) THROUGH (10) BELOW, TOGETHER WITH AND SUBJECT TO THE TRAIL SYSTEM EASEMENT DESCRIBED IN NOTES (11) THROUGH (14) BELOW, TOGETHER WITH AND SUBJECT TO THE BRIDGE/TUNNEL & GROOMING EASEMENT DESCRIBED IN NOTES (15) THROUGH (16) BELOW, AND TOGETHER WITH AND SUBJECT TO THE BLANKET EASEMENT OVER TRACT "D" DESCRIBED IN NOTE (9) ABOVE, SUBJECT TO THE FOLLOWING:
- TRACT "A" SHALL BE SUBJECT TO AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ANY UTILITIES THAT WILL SERVE THE PLAT.
- TRACT "A" SHALL BE SUBJECT TO THE RESTRICTIVE COVENANT SHOWN ON SHEET 1 AND DESCRIBED IN ENCUMBRANCE NOTE 19 ON SHEET 5.
- TRACTS "B", "C", & "D" SHALL BE SUBJECT TO THE EXISTING C10 TRAVEL EASEMENT DESCRIBED IN NOTE (18) BELOW.

**GENERAL EASEMENT**

- THE LOTS OF THIS PLAT SHALL BE SUBJECT TO A GENERAL EASEMENT OVER THE SHADED AREAS SHOWN ON SHEET 5, AS FOLLOWS:
- AN EASEMENT FOR THE PURPOSES OF STORM DRAINAGE AND SNOW STORAGE, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS, AND ACCESS INCIDENTAL THERETO, BENEFITING CVA.
- AN EASEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ANY UTILITIES WHICH WILL SERVE THE PLAT, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS, AND ACCESS INCIDENTAL THERETO.

**TRAIL SYSTEM EASEMENT**

- THE LOTS OF THIS PLAT SHALL BE SUBJECT TO A TRAIL SYSTEM EASEMENT OVER THE AREAS SHOWN ON SHEET 3 AND AS FOLLOWS:
- HUSKY SHALL HAVE THE RIGHT, BUT NOT THE REQUIREMENT, TO CONSTRUCT AND MAINTAIN A TRAIL SYSTEM FOR NON-MOTORIZED (EXCEPT FOR MAINTENANCE AND OPERATIONAL EQUIPMENT) ACCESS, SUBJECT TO THE OPERATIONAL PREFERENCES OF HUSKY, FOR THE BENEFIT OF HUSKY, THEIR GUESTS, AND THE OWNERS OF THE LOTS OF THIS PLAT.
- THE TRAIL SYSTEM EASEMENT AREAS SHALL BE SUBJECT TO THE GENERAL EASEMENT RIGHTS DESCRIBED IN NOTES (8) THROUGH (10) ABOVE, TO THE EXTENT THAT THEY DO NOT INTERFERE WITH THE EXERCISE OF THE RIGHT TO CONSTRUCT AND OPERATE THE TRAIL SYSTEM DESCRIBED ABOVE.
- THE TRAIL SYSTEM EASEMENT AREAS SHALL BE SUBJECT TO AN EASEMENT FOR ALL PURPOSES CONSISTENT WITH A TRAIL BENEFITING THE CVA AND EACH OWNER OF THE LOTS OF THIS PLAT, TO THE EXTENT THAT THE EXERCISE OF SUCH RIGHTS DOES NOT INTERFERE WITH THE EXERCISE OF THE TRAIL SYSTEM AND GENERAL EASEMENT RIGHTS DESCRIBED ABOVE.

**BRIDGE/TUNNEL & SNOW GROOMING EASEMENT**

- THE PRIVATE ROADS, LOTS, AND TRACTS OF THIS PLAT SHALL BE SUBJECT TO AN EASEMENT AS SHOWN ON SHEET 3 AND AS FOLLOWS:
- HUSKY SHALL HAVE THE RIGHT TO CONSTRUCT, MAINTAIN, RECONSTRUCT, AND OPERATE BRIDGES AND/OR TUNNELS TO GROOM THE SRI TRAILS, WHERE THE SRI TRAILS CROSS THE ROADS OF THIS PLAT, SUBJECT TO THE OPERATIONAL PREFERENCES OF HUSKY, FOR THE BENEFIT OF HUSKY, THEIR GUESTS, AND THE OWNERS OF THE LOTS OF THIS PLAT.
- HUSKY SHALL HAVE THE RIGHT TO ENTER THE PRIVATE ROADS, LOTS, AND TRACTS ADJACENT TO ANY BRIDGES AND/OR TUNNELS AS REASONABLY NECESSARY TO EXERCISE SAID EASEMENT RIGHTS, TAKING INTO CONSIDERATION AND MINIMIZING ADVERSE IMPACTS TO IMPROVEMENTS ON LOTS.
- BRIDGES AND/OR TUNNELS CONSTRUCTED WITHIN THE BRIDGE/TUNNEL EASEMENT AREAS SHALL BE THE PROPERTY OF HUSKY AND SHALL BE MAINTAINED, REPAIRED, AND/OR RELOCATED BY IT, ITS SUCCESSORS AND ASSIGNS, SO AS TO ALLOW FOR CONTINUOUS VEHICULAR ACCESS TO THE OWNERS OF THE LOTS IN THE PLAT.

**EXISTING SRI TRAVEL EASEMENT**

- SRI ACCESS TO AND THROUGH THE PLAT SHALL BE PRESERVED OVER TRACTS "A", "B", "C", AND THE TRAIL SYSTEM EASEMENT AREAS, TO THE EXTENT REQUIRED BY THE EXISTING SRI TRAVEL EASEMENT REFERENCED IN ENCUMBRANCE NOTE (2) ON SHEET 5.

THIS PLAT SHALL SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, & RESTRICTIONS OF THE SCHWEITZER MOUNTAIN COMMUNITY PLANNED UNIT DEVELOPMENT (PUD) AS AMENDED (SEE ENCUMBRANCE NOTES ON SHEET 5).

388851, 388171, 421110, 421147, 421170, 455047, 455047, 455731, 455731, 455732, 455732, 455733, 455733, 455734, 455734, 455735, 455735, 455736, 455736, 455737, 455737, 455738, 455738, 455739, 455739, 455740, 455740, 455741, 455741, 455742, 455742, 455743, 455743, 455744, 455744, 455745, 455745, 455746, 455746, 455747, 455747, 455748, 455748, 455749, 455749, 455750, 455750, 455751, 455751, 455752, 455752, 455753, 455753, 455754, 455754, 455755, 455755, 455756, 455756, 455757, 455757, 455758, 455758, 455759, 455759, 455760, 455760, 455761, 455761, 455762, 455762, 455763, 455763, 455764, 455764, 455765, 455765, 455766, 455766, 455767, 455767, 455768, 455768, 455769, 455769, 455770, 455770, 455771, 455771, 455772, 455772, 455773, 455773, 455774, 455774, 455775, 455775, 455776, 455776, 455777, 455777, 455778, 455778, 455779, 455779, 455780, 455780, 455781, 455781, 455782, 455782, 455783, 455783, 455784, 455784, 455785, 455785, 455786, 455786, 455787, 455787, 455788, 455788, 455789, 455789, 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