

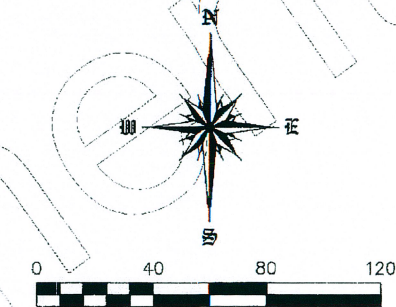
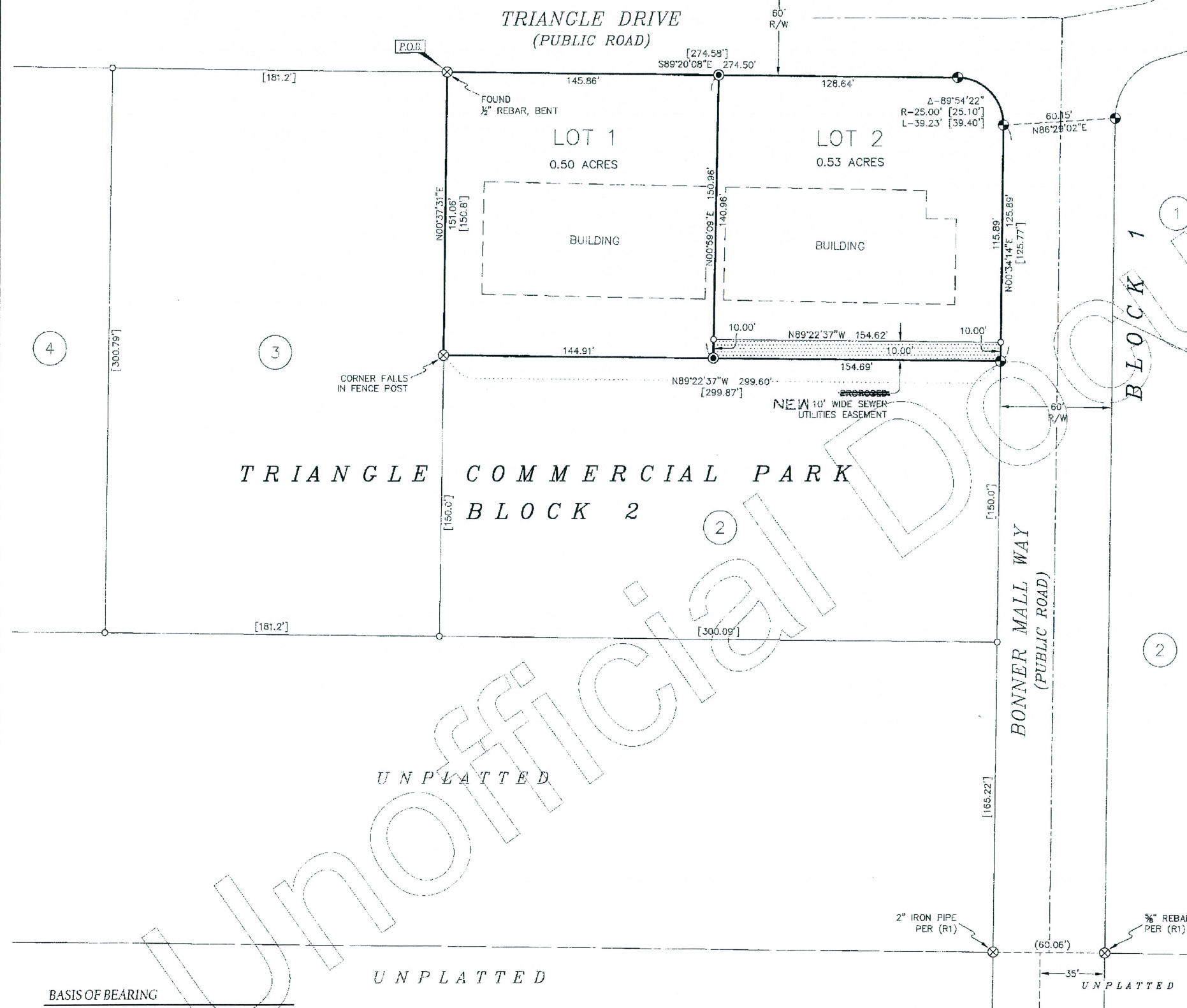
SCHWEITZER VIEW
BUSINESS PARK

UNPLATTED

SCHWEITZER
PLAZA

TRUSSELL LOTS

A REPLAT OF LOT 1 OF BLOCK 2 OF
TRIANGLE COMMERCIAL PARK
BEING A PORTION OF THE NW 1/4 OF SECTION 11,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF PONDERAY, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ⊕ FOUND 1/2" REBAR AND CAP BY PLS 974
- ⊗ MONUMENTATION, AS NOTED.
- CALCULATED POINT, NOTHING SET
- [P1] PLAT OF 'TRIANGLE COMMERCIAL PARK', BK. 5 OF PLATS, PG. 27, RECORDS OF BONNER COUNTY, IDAHO
- (R1) AMENDED RECORD OF SURVEY BY PLS 14879, INST. NO. 887225, 4/1/2016

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

GENERAL NOTES

- 1) THE LOTS ARE FOR COMMERCIAL USE.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- 3) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 4) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0716E, EFFECTIVE 11/16/2009.

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 354335, GUARANTEE NO. 7195-36-354335-2017.81075-211277283, DATED MAY 4, 2017.

1. EASEMENTS, RESERVATIONS, NOTES AND/OR DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF TRIANGLE COMMERCIAL PARK [P1]
2. A PUBLIC UTILITIES EASEMENT, IN FAVOR OF PACIFICORP, A CORPORATION DBA PACIFIC POWER & LIGHT COMPANY, RECORDED AS INST. NO. 452851, 9/27/1994.
3. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN. CGM ENTERPRISES INC. AS LESSOR, AND RICHARD V. TRUSSELL, DONNA J. TRUSSELL, MARY L. HOLCOMB, AND RICHARD A. HOLCOMB AS LESSEE. DISCLOSED BY FINANCING STATEMENT RECORDED AS INST. NO. 856430, 2/25/2014.

BASIS OF BEARING

BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY PT. THE PROJECT GPS CONTROL COORDINATES WERE DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000).

DISTANCES SHOWN ARE GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°35'40" AT THE SOUTHWEST SECTION CORNER OF SECTION 11.

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 1 INTO 2 CONFORMING LOTS.

PREPARED FOR:
RICHARD TRUSSELL
410 S. EUCLID
SANDPOINT, ID 83864



1/4	Section	Township	Range	MONTANA	IDAHO
	11	57 N	2 W	OREGON	WASHINGTON
PROJECT # 17-046 TRUSSELL DRAWING NAME: 17-046 TRUSSELL REPLAT					
Plot Date: 7/28/2017					
TRUSSELL LOTS A REPLAT OF TRIANGLE COMMERCIAL PARK					
GLAZE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-285-4474					
Scale: 1"=40'					
Checked By: TLAG Date: DEC. 2016					
Drawn By: SWO Sheet: 1 of 2					

UP17-039

TRUSSELL LOTS

A REPLAT OF LOT 1 OF BLOCK 2 OF TRIANGLE COMMERCIAL PARK
BEING A PORTION OF THE NW 1/4 OF SECTION 11,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF PONDERAY, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT RICHARD TRUSSELL AND DONNA TRUSSELL, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'TRUSSELL LOTS', A REPLAT OF LOT 1 IN BLOCK 2 OF TRIANGLE COMMERCIAL PARK, BOOK 5 OF PLATS, PG. 27, RECORDS OF BONNER COUNTY, IDAHO, LYING IN A PORTION OF SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 TRIANGLE COMMERCIAL PARK, BEING ON THE SOUTHERLY RIGHT OF WAY OF TRIANGLE DRIVE, MARKED WITH A 1/2" DIAMETER REBAR;

THENCE ALONG SAID RIGHT OF WAY, AND ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89°20'08" EAST, A DISTANCE OF 274.50 FEET TO A POINT OF TANGENTIAL CURVATURE, MARKED WITH A 1/2" DIAMETER REBAR AND CAP BY PLS 974;

THENCE ALONG A CURVE TURNING TO THE RIGHT, CONCAVE TO THE SOUTHWESTERLY, WITH A DELTA ANGLE OF 89°54'22", A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 39.23 FEET, TO A POINT OF TANGENT AND BEING THE EAST LINE OF SAID LOT 1, MARKED WITH A 1/2" DIAMETER REBAR AND CAP BY PLS 974, AND BEING ON THE WESTERLY RIGHT OF WAY OF BONNER MALL WAY;

THENCE CONTINUING ALONG SAID EAST LINE AND ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 00°34'14" WEST, A DISTANCE OF 125.89 FEET TO THE SOUTH LINE OF SAID LOT 1, MARKED WITH A 1/2" DIAMETER REBAR AND CAP BY PLS 974;

THENCE LEAVING SAID EAST LINE AND LEAVING SAID WESTERLY RIGHT OF WAY, AND ALONG SAID SOUTH LINE, NORTH 89°22'37" WEST, A DISTANCE OF 299.60 FEET, TO THE WEST LINE OF SAID LOT 1, MARKED WITH A POST;

THENCE LEAVING SAID SOUTH LINE, AND ALONG SAID WEST LINE, NORTH 00°37'31" EAST, A DISTANCE OF 151.06 FEET TO THE POINT OF BEGINNING.

Richard Trussell
RICHARD TRUSSELL

7-26-2017
DATE

Donna Trussell
DONNA TRUSSELL

7-26-2017
DATE

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

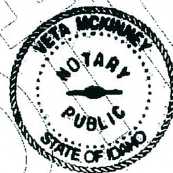
ON THIS 26TH DAY OF JULY, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD TRUSSELL, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

Veta McKinnon
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: SANDPOINT

MY COMMISSION EXPIRES: 10/27/2020



ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS 26TH DAY OF JULY, 2017, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DONNA TRUSSELL, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

Veta McKinnon
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: SANDPOINT

MY COMMISSION EXPIRES: 10/27/2020



CITY OF PONDERAY ENGINEER

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 7th DAY OF August, 2017.

Paul Larson
CITY ENGINEER

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS 7th DAY OF August, 2017.

Earl Burt
PLANNING DIRECTOR

APPROVAL OF THE CITY OF PONDERAY

I, STEVE GEIGER, MAYOR IN AND FOR THE CITY OF PONDERAY, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS REPLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL THIS 7th DAY OF August, 2017.

Steve Geiger
MAYOR

Sharon Warren
CITY CLERK

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

Tyson L.A. Glah
TYSON L.A. GLAHE, PLS 14879

7-26-17
DATE



PREPARED FOR:
RICHARD TRUSSELL
410 S. EUCLID
SANDPOINT, ID 83864

COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS 2 DAY OF August, 2017.

Robert R. Munn
BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING THE CITY OF SANDPOINT, AND THE QPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

8/1/2017
DATE

Kathryn Kolberg
PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE: WATER PROVIDED BY THE CITY OF SANDPOINT MUNICIPAL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY KOOTENAI-PONDERAY SEWER DISTRICT

KOOTENAI-PONDERAY SEWER DISTRICT

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 7th DAY OF August, 2017.

T. Wassenaar
KOOTENAI-PONDERAY SEWER DISTRICT

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2016.

DATED THIS 1st DAY OF August, 2017.

Cheryl D. Rich by Robyn Jeroma, Chief Deputy
BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS 11 DAY OF August, 2017, AT 2:01 O'CLOCK P.M., IN BOOK 17 OF PLATS AT PAGE 152 AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. 909652

M. Rozale
COUNTY RECORDER

Bridget Boelf
BY DEPUTY

\$ FEE

Instrument # 909652 B: 12 P: 62
Bonner County Sandpoint Idaho
08/11/2017 02:07:06 PM No. of Pages: 2
Recorded for: DONNA TRUSSELL
Michael M. Rosedale Fee: \$11.00
Ex-Officio Recorder Deputy
Index to: PLATS



1/4				SECTION		TOWNSHIP		RANGE		MONTANA		IDAHO		TRUSSELL LOTS A REPLAT OF TRIANGLE COMMERCIAL PARK			
11				57		N		2		W		OREGON		WASHINGTON		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
PROJECT # 17-046 TRUSSELL				DRAWING NAME: 17-046 TRUSSELL REPLAT				Plot Date: 7/20/2017				Scale: N/A Checked By: TLAG Drawn By: SWO Date: DEC. 2015 Sheet: 2 of 2					