

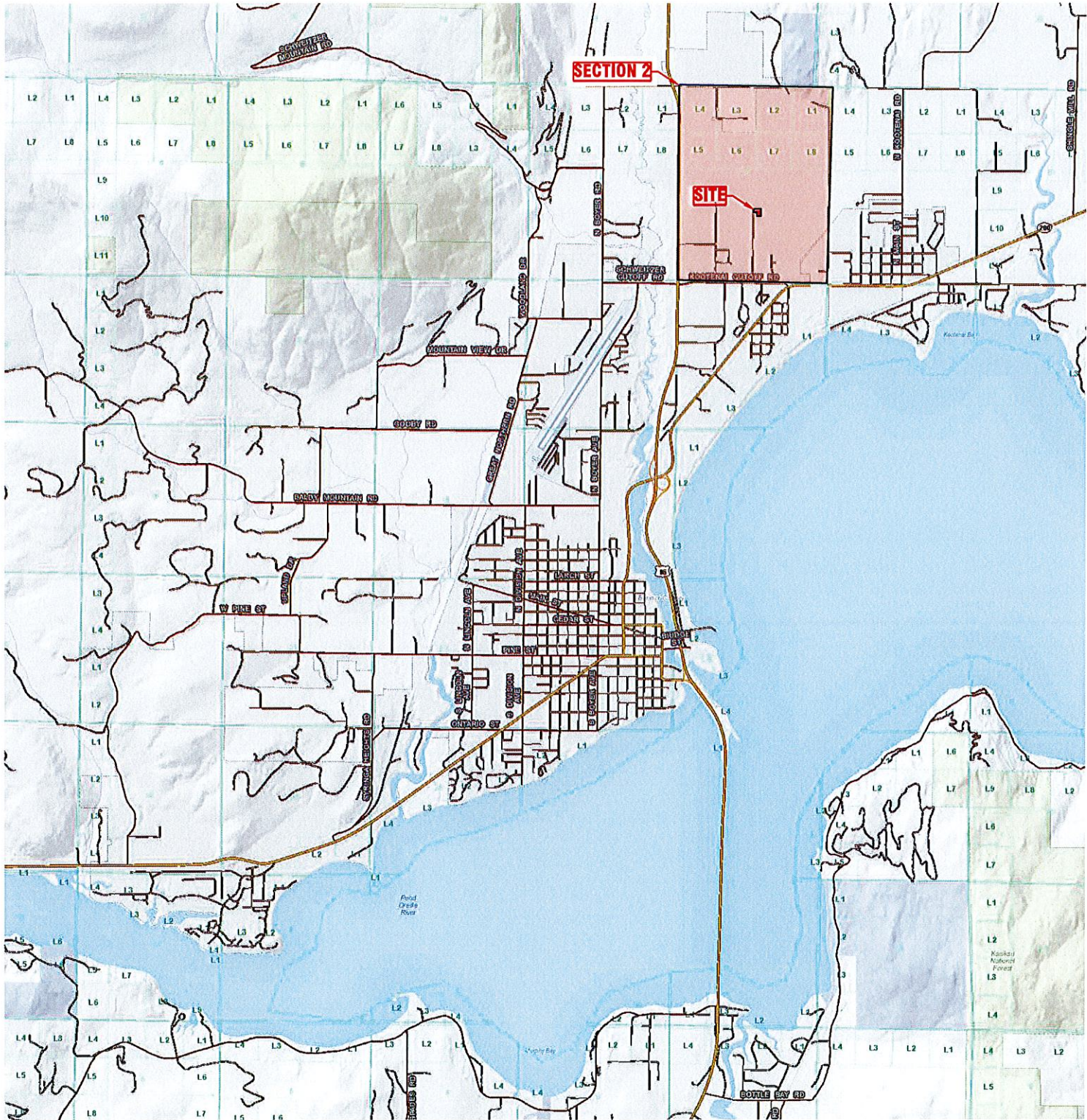
**PRELIMINARY PLAT**  
**McNEARNEY MILL**

**PONDERAY, IDAHO**

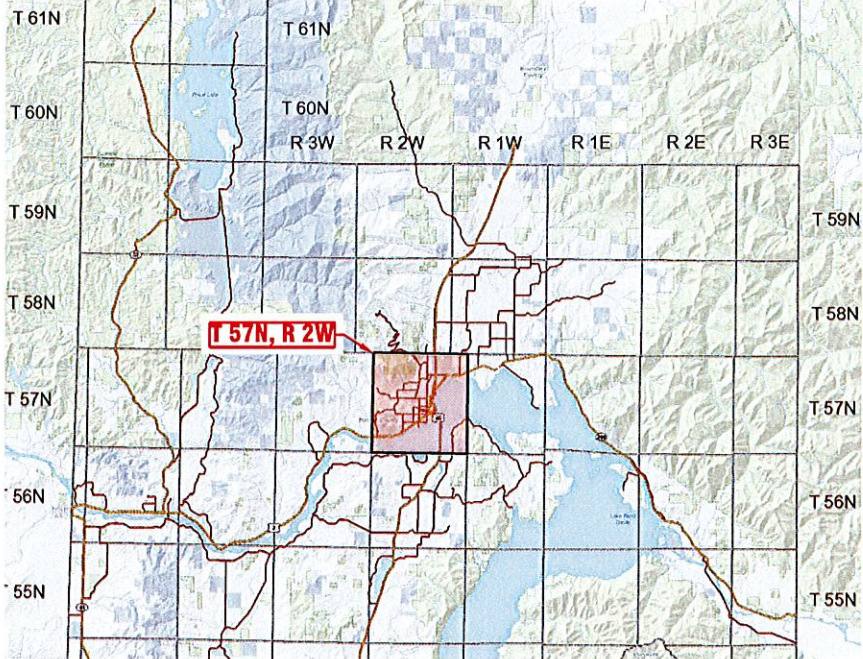
RPP00000028002A aka 2-57N-2W N 440FT OF W 495 OF SE4 LESS S 220FT OF W 160FT,

Section 2, Township 57 North, Range 2 West,

Boise Meridian, Bonner County, 300 McNearney Road, Ponderay, Idaho



**PROJECT VICINITY (SECTION GRID)**



**PROJECT VICINITY (STATE GRID)**

**RECEIVED**

**AUG 07 2018**

**PLANNING OFFICE  
CITY OF PONDERAY**

*Revised*

**OWNERS**  
**PHILLIP MCNEARNEY**  
**and**  
**JOYCE BROADSWORD**



**PROJECT VICINITY (LOCAL)**

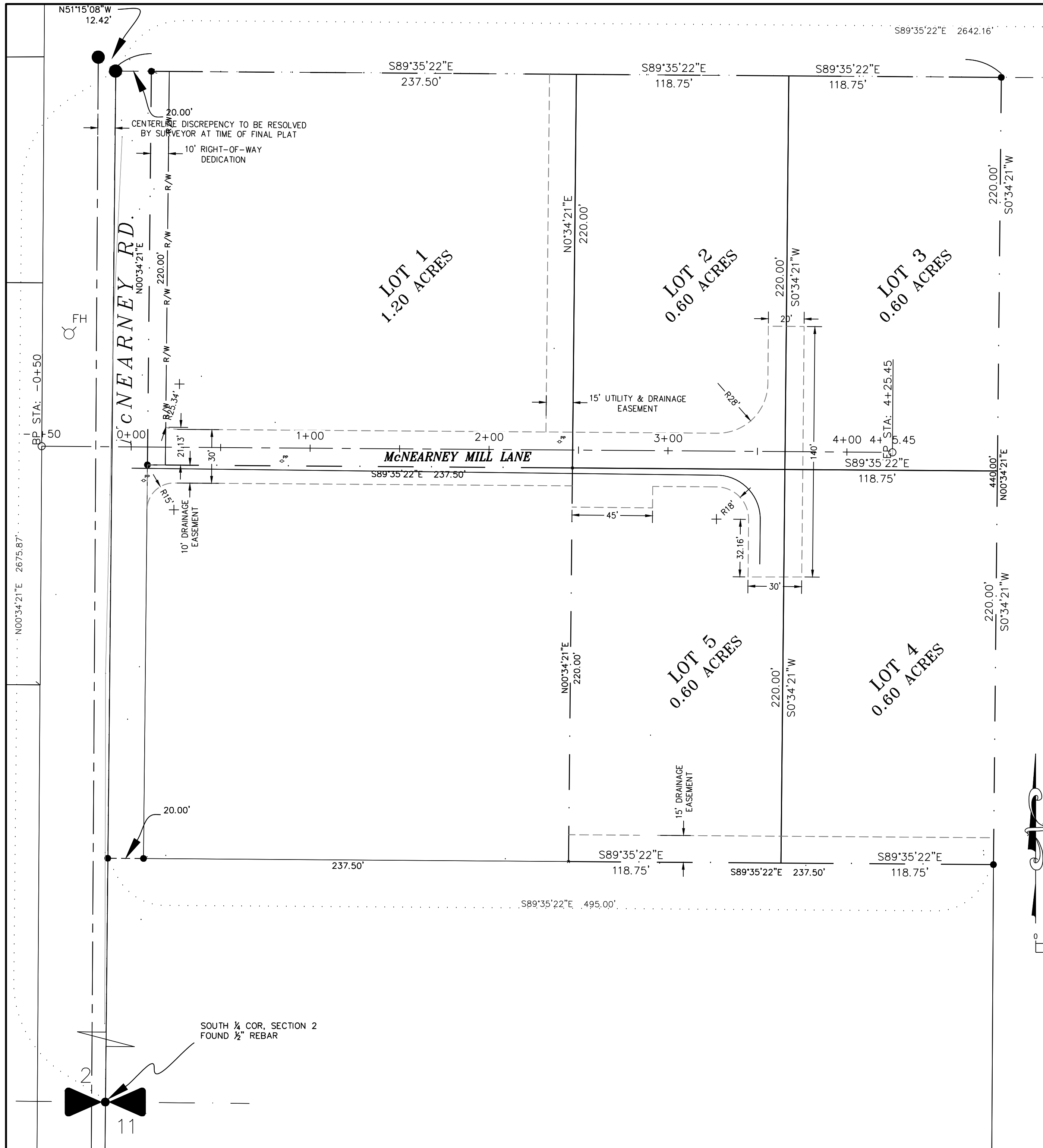


**L7B**  
**ENGINEERING**  
414 CHURCH STREET, SUITE 205C  
SANDPOINT, ID 83864  
(208) 914-4833  
7B.Engineering@gmail.com

PROJECT NO: 1810  
DRAWN BY: DWL  
CHECKED BY: DWL  
SCALE: NTS (11"x17" ONLY)  
SHEET: 1 OF 2



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**PROJECT STATEMENTS:**

- SERVICES WHERE AVAILABLE WILL BE SUPPLIED BY THE FOLLOWING:
  - DOMESTIC WATER PROVIDED BY CITY OF SANDPOINT
  - SEWAGE DISPOSAL PROVIDED BY THE KOOTENAI-PONDERAY SEWER DISTRICT
  - SOLID WASTE DISPOSAL PROVIDED BY WASTE MANAGEMENT
  - STORMWATER CONTROL PROVIDED ON-SITE AND UTILIZES HISTORIC DRAINAGES FOR DISPOSAL
  - FIRE PROTECTION PROVIDED BY NORTHSIDE FIRE DISTRICT
  - PUBLIC STREET MAINTENANCE PROVIDED BY THE INDEPENDENT HIGHWAY DISTRICT
  - ELECTRICAL SERVICE PROVIDED BY AVISTA
  - NATURAL GAS PROVIDED BY AVISTA
  - TELEPHONE SERVICE (WIRED) PROVIDED BY FRONTIER COMMUNICATIONS
- ALL EASEMENTS OF RECORD KNOWN AT THE TIME OF THIS PRELIMINARY PLAT CREATION ARE SHOWN. ADDITIONAL RESEARCH IS REQUIRED AND MAY UNCOVER ADDITIONAL EASEMENTS UNKNOWN AT THIS TIME. THIS PRELIMINARY PLAT DOES NOT MEET THE STANDARDS FOR A COMPLETE AND THOROUGH SURVEY.
- THE INTENDED USE OF THE PROPERTIES DEVELOPED WITH THIS SUBDIVISION ARE INDUSTRIAL IN NATURE AND INCLUDE BUT MAY NOT BE LIMITED TO:
  - GOLF COURSES
  - ATHLETIC FACILITIES
  - MANUFACTURING
  - PROCESSING
  - FABRICATION
  - PRODUCT ASSEMBLY
- THE LOTS DEPICTED ARE INTENDED FOR SALE FOLLOWING THE RECORDING OF THIS PLAT.
- DEVELOPMENT OF FACILITIES ON THE LOTS SHOWN IS EXPECTED WITHIN 12 MONTHS FROM THE RECORDING OF THIS PLAT.
- THE PROPOSED PRIVATE ACCESS ROAD EASEMENT IS DEPICTED ON THIS PLAN. SEE SITE DEVELOPMENT PLANS FOR MORE INFORMATION AND CONSTRUCTION DETAILS.

**SURVEYORS SUMMARY NOTE:**

THERE HAVE BEEN TWO MONUMENTS BEING USED FOR THE C1/4 OF SECTION 2, T57N, R2W.

RESEARCH AND FOUND MONUMENTATION DETERMINED THAT A 1/2 IRON PIPE WAS USED TO SET PROPERTY CORNERS TO THE EASTERLY RIGHT-OF-WAY(GREEN) OF MCNEARNEY RD. AND A FOUND 2" ALUMINUM CAP HAS BEEN USED TO PROPERTY CORNERS ALONG THE WESTERLY RIGHT-OF-WAY(YELLOW) OF MCNEARNEY ROAD.

TO DETERMINE THE TRUE POSITION OF THE NORTH-SOUTH CENTER OF SECTION LINE WOULD REQUIRE EXTENSIVE ADDITIONAL RESEARCH.

**LEGEND**

- ADJACENT PROPERTY LINE \_\_\_\_\_
- PROJECT PROPERTY LINE \_\_\_\_\_
- PROPOSED EASEMENT \_\_\_\_\_
- R.O.W. CENTERLINE \_\_\_\_\_
- PROPOSED RIGHT-OF-WAY \_\_\_\_\_ R/W \_\_\_\_\_ R/W \_\_\_\_\_ R/W \_\_\_\_\_
- SECTIONAL CORNER, AS NOTED.
- FOUND 2" ALUMINUM CAP, PE 1947
- FOUND 5/8" REBAR AND CAP, PLS 8792
- CALCULATED POINT, NOTHING SET



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PROJECT NO: 1810  
DRAWN BY: GLAHE  
CHECKED BY: DWL  
SCALE: 1"=40' (11"x17" ONLY)  
SHEET: 2 OF 2