

REPLAT OF LOTS 11 & 12, BLOCK 20 OF PONDERAY

SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT NORTHWEST SOLUTIONS INVESTMENT GROUP, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "REPLAT OF LOTS 11 & 12, BLOCK 20 OF PONDERAY," LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 11 AND 12 OF BLOCK 20 OF "PONDERAY," ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1 OF PLATS PAGE 54, RECORDS OF BONNER COUNTY, IDAHO, EXCEPTING THEREFROM THE WEST 8 FEET THEREOF.

A 7.00 FEET WIDE EASEMENT ALONG THE NORTH LINE OF LOT 12A AS SHOWN HEREON IS HEREBY GRANTED TO THE KOOTENAI-PONDERAY SEWER DISTRICT.

BRENNY ROSS, MEMBER,
NORTHWEST SOLUTIONS INVESTMENT GROUP, LLC,
AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____,
BEFORE ME PERSONALLY APPEARED BRENNY ROSS, KNOWN OR IDENTIFIED
TO ME TO BE A MEMBER OF THE NORTHWEST SOLUTIONS INVESTMENT
GROUP, LLC, AN IDAHO LIMITED LIABILITY COMPANY WHOSE NAME IS
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY
AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY
EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE
WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

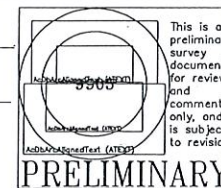
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I 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 HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL
LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN
COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL
ORDINANCES.

DATED THIS _____ DAY OF _____, 20____

MARK W. DUFFNER, PLS 9905



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF
"REPLAT OF LOTS 11 & 12, BLOCK 20 OF PONDERAY" 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

CITY ENGINEER CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CITY OF PONDERAY ENGINEER

CITY PLANNING CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CITY OF PONDERAY PLANNING DIRECTOR

KOOTENAI-PONDERAY SEWER DISTRICT

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

KOOTENAI-PONDERAY SEWER DISTRICT

PANHANDLE HEALTH DISTRICT 1

PICK ONE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF SANDPOINT AND THE OLPE 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.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW AND APPROVAL FOR THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. WATER AND SEWER LINE 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.

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____
APPROVED THIS _____ DAY OF _____, 20____

BONNER COUNTY TREASURER

APPROVAL OF THE CITY OF PONDERAY

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE PONDERAY CITY COUNCIL ON _____ DAY OF _____, 20____
THE STREETS, ALLEYS, EASEMENTS, PARK LAND, AND RIGHTS OF WAY OFFERED FOR DEDICATION TO THE PUBLIC, AS SHOWN HEREON, ARE HEREBY ACCEPTED AND CONFIRMED BY THE CITY COUNCIL. A STORMWATER MANAGEMENT PLAN HAS BEEN DEVELOPED FOR THIS PLAT AND IS ON FILE WITH THE CITY OF PONDERAY.

MAYOR OF PONDERAY

CITY OF PONDERAY CLERK

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____ AT _____ M.,
AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT No. _____ FEE: _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

S.11, T.57N., R.2W., B.M.	SHEET TITLE: REPLAT OF LOTS 11 & 12, BLOCK 20 OF PONDERAY	DATE: 11-26-19 SCALE: NONE DRAWN: LEM
		CHECKED: MWD/MET PROJ. NO.: 13064-19-001 CAP FILE: S-PLAT-00000-PONRY
James A. Sewell and Associates, LLC 1319 NORTH DIVISION AVENUE SANDPOINT, IDAHO 83864, (208) 263-4160		SHT 1 OF 2

RECEIVED

DEC 11 2019

PLANNING OFFICE
CITY OF PONDERAY

REPLAT OF LOTS 11 & 12, BLOCK 20 OF PONDERAY

SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY RECORDED UNDER INSTRUMENT 466346, RECORDS OF BONNER COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT SURVEY IS TO ADJUST, AS SHOWN, THE PREVIOUSLY PLATTED LOT LINES OF LOTS 11 & 12, BLOCK 20 OF "PONDERAY" (BOOK 1 OF PLATS, PAGE 54).

THE MONUMENTED LINES DEPICTED HEREON ARE BASED ON THE FOUND AND HELD MONUMENTS DESCRIBED AS SHOWN. UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. CORNER MONUMENTS WERE PLACED AS SHOWN AND DESCRIBED.

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES (PER RECORDS OF BONNER COUNTY, IDAHO UNLESS OTHERWISE NOTED)

1. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 466346.
2. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 815691.
3. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 787347.
4. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 732712.
5. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 716717.
6. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 625451.
7. RECORD OF SURVEY RECORDED UNDER INSTRUMENT 393312.
8. THE PLAT OF "PONDERAY," RECORDED IN BOOK 1 OF PLATS, PAGE 54.

NOTES

1. WATER IS PROVIDED BY THE CITY OF SANDPOINT.
2. SEWAGE DISPOSAL IS PROVIDED BY THE KOOTENAI-PONDERAY SEWER DISTRICT.
3. A 7.00 FEET WIDE SEWER EASEMENT ALONG THE NORTH LINE OF LOT 12A AS SHOWN HEREON IS HEREBY GRANTED TO THE KOOTENAI-PONDERAY SEWER DISTRICT.
4. LOTS 11A AND 12A AS SHOWN HEREON ARE AFFECTED BY ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF PONDERAY (BOOK 1 OF PLATS, PAGE 14, OFFICIAL RECORDS OF BONNER COUNTY, IDAHO).
5. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
6. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
7. PROJECT IS LOCATED WITHIN NORTH SIDE FIRE DISTRICT.
8. ZONING DISTRICT IS RESIDENTIAL.
9. CONTOURS ARE TAKEN FROM THE USGS MAP (NVGD 29).
10. NO WATER COURSES ARE PRESENT (USGS MAP).
11. NO WETLANDS ARE PRESENT (USFWS NW MAP).
12. NO FLOOD HAZARD AREAS ARE PRESENT (FIRM, PANEL 16017C0716E, ZONE X).

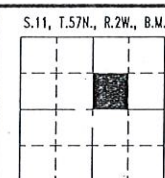
LEGEND

- SET 5/8" x 30" REBAR WITH PLASTIC CAP, PLS 9905
- FOUND 5/8" REBAR, UNLESS OTHERWISE NOTED
- △ FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107



0 30 60 120
SCALE IN FEET

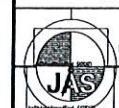
RECORDER'S
CERTIFICATE



S.11, T.57N., R.2W., B.M.

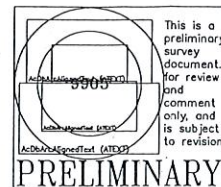
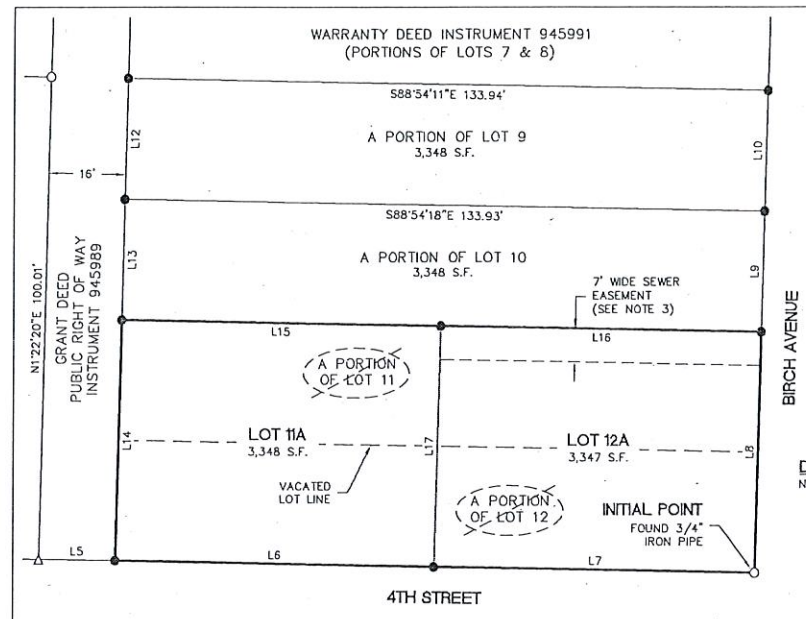
SHEET TITLE:

REPLAT OF LOTS 11 & 12,
BLOCK 20 OF PONDERAY



James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864, (208) 263-4160

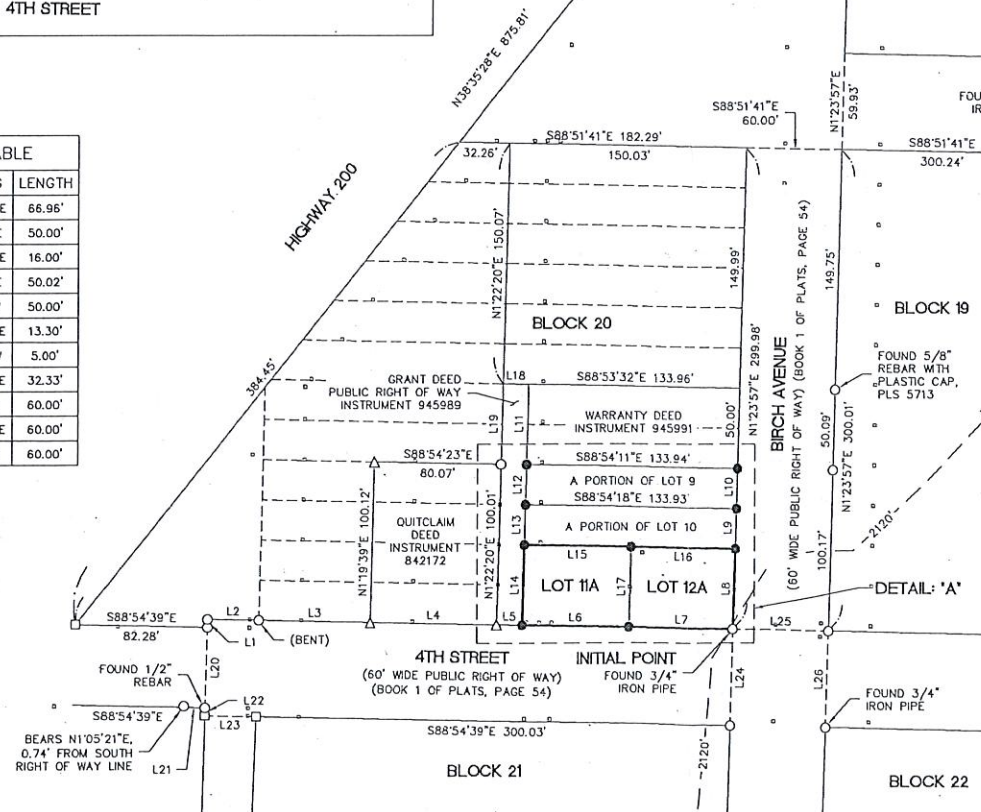
DATE: 11-26-19
SCALE: 1"=60'
DRAWN: LEM
CHECKED: MWD/MET
PROJ. NO.: 15064-19-001
CADD FILE: S-PUE-0000-PNRY
SHT. 2 OF 2



DETAIL: 'A'
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N1°13'16"E	4.91'
L2	S88°54'39"E	32.47'
L3	S88°54'39"E	70.08'
L4	S88°54'39"E	79.99'
L5	S88°54'39"E	16.00'
L6	S88°54'39"E	66.95'
L7	S88°54'39"E	66.95'
L8	N1°23'57"E	50.00'
L9	N1°23'57"E	25.00'
L10	N1°23'57"E	25.00'
L11	N1°22'20"E	50.02'
L12	N1°22'20"E	25.00'
L13	N1°22'20"E	25.00'
L14	N1°22'20"E	50.00'
L15	S88°54'25"E	66.96'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S88°54'25"E	66.96'
L17	N1°23'08"E	50.00'
L18	S88°53'32"E	16.00'
L19	N1°22'20"E	50.02'
L20	S1°13'11"W	50.00'
L21	S88°54'39"E	13.30'
L22	S1°12'59"W	5.00'
L23	S88°45'35"E	32.33'
L24	N1°17'13"E	60.00'
L25	S88°50'07"E	60.00'
L26	N1°17'14"E	60.00'



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