

A REPLAT OF LOT 22, 23, 24 BLOCK 22 OF PONDERAY

SW 1/4, OF THE NE 1/4 , SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, STATE OF IDAHO.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TWIN W PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, TO BE KNOWN AS "REPLAT OF LOTS 22, 23, 24 BLOCK 22 OF PONDERAY," LOCATED IN A PORTION OF THE SOUTHWEST 1/4, OF THE NORTHEAST 1/4, OF SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 22, 23, AND 24 IN BLOCK 22, OF PONDERAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 1 OF PLATS, PAGE 54, RECORDS OF BONNER COUNTY, IDAHO.

JOHN WILLIAMS, PRESIDENT DATE
TWIN W. PROPERTIES LLC, AN IDAHO LIMITED LIABILITY COMPANY

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS DAY
OF , IN THE YEAR OF 2021 BY

JOHN WILLIAMS, PRESIDENT TWIN W. PROPERTIES LLC.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

PANHANDLE HEALTH CERTIFICATE:

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 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 IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATED THIS THE DAY OF , 2021.

PANHANDLE HEALTH DISTRICT

APPROVAL OF THE CITY OF PONDERAY:

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE PONDERAY CITY COUNCIL ON DAY OF , 2021.

MAYOR OF PONDERAY DATE

CITY OF PONDERAY CLERK DATE

CITY PLANNING CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND APPROVED DATED THIS DAY
OF , 2021.

CITY OF PONDERAY PLANNING DIRECTOR DATE

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 20 DATED THIS DAY OF , 2021.

BONNER COUNTY TREASURER DATE

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOTS 22, 23, & 24 BLOCK 22 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.

BONNER COUNTY SURVEYOR DATE

RECORDER'S CERTIFICATE:

FILED THIS DAY OF , 2021,
AT M., AT THE REQUEST OF HMM ENGINEERING.

INSTRUMENT NO

FEE:

BONNER COUNTY RECORDER DATE

KOOTNAI-PONDERAY SEWER DISTRICT CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS
DAY OF , 2021

KOOTENAI-PONDERAY SEWER DISTRICT DATE

CITY ENGINEER CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS
DAY OF , 2021

CITY OF PONDERAY ENGINEER DATE

SURVEYOR'S CERTIFICATE:

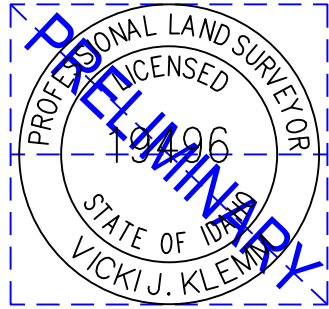
I, VICKI J. KLEMM HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, IDAHO. THAT DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND MONUMENTS 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.

VICKI J. KLEMM, PLS 19496 DATE

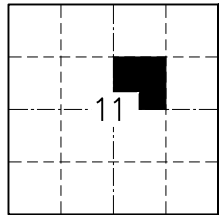


3882 N. Schreiber Way, Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

CITY OF PONDERAY, BONNER COUNTY, IDAHO
SW 1/4, OF NE 1/4, OF S11, T57N, R2W
REPLAT OF LOTS 22,23, AND 24 BLOCK 22



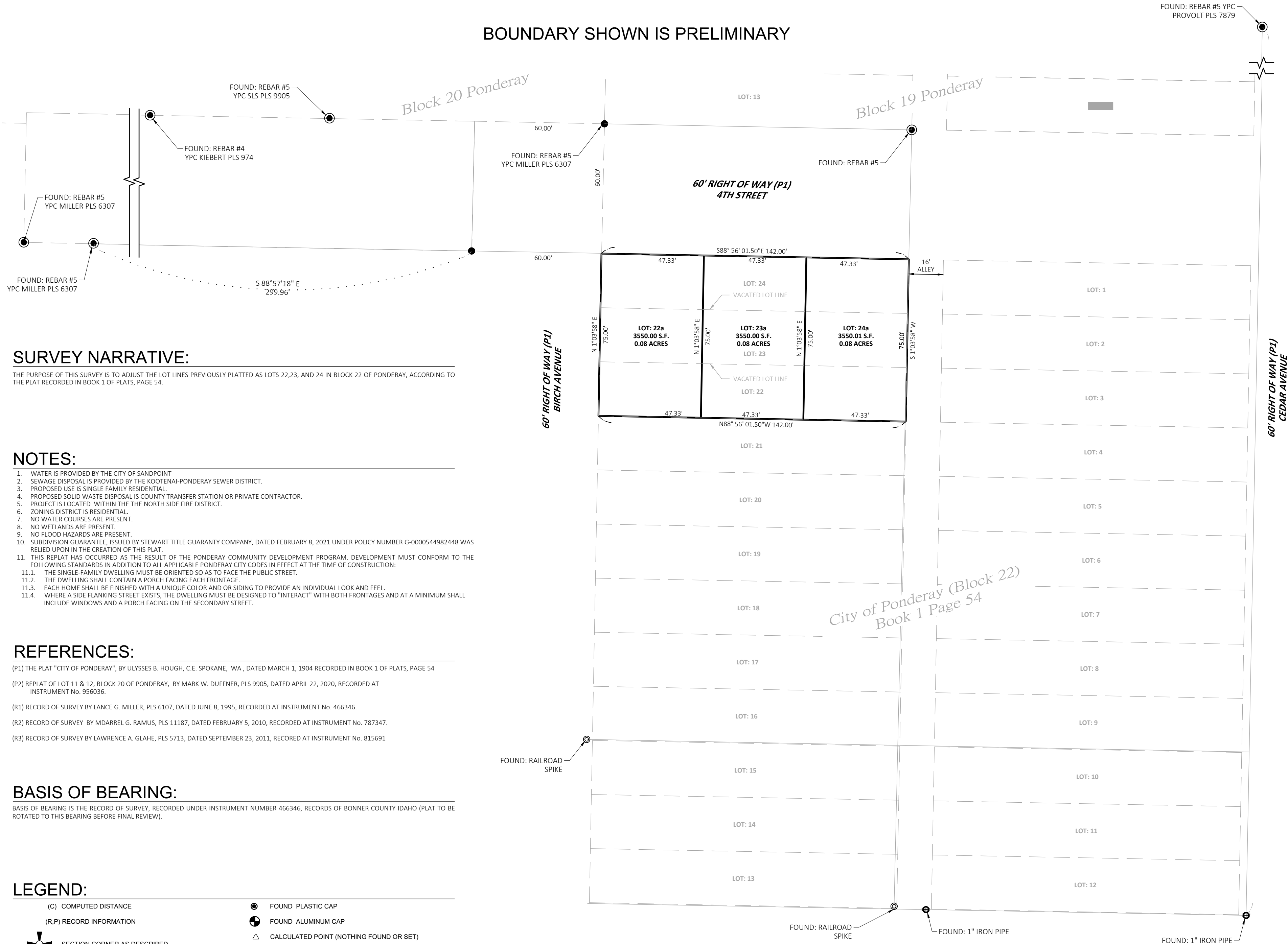
BOISE MERIDIAN
SANDPOINT, IDAHO
BONNER COUNTY



A REPLAT OF LOT 22, 23, 24 BLOCK 22 OF PONDERAY

SW 1/4, OF THE NE 1/4 , SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, STATE OF IDAHO.

BOUNDARY SHOWN IS PRELIMINARY



SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE LOT LINES PREVIOUSLY PLATTED AS LOTS 22,23, AND 24 IN BLOCK 22 OF PONDERAY, ACCORDING TO THE PLAT 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. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
4. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
5. PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT.
6. ZONING DISTRICT IS RESIDENTIAL.
7. NO WATER COURSES ARE PRESENT.
8. NO WETLANDS ARE PRESENT.
9. NO FLOOD HAZARDS ARE PRESENT.
10. SUBDIVISION GUARANTEE, ISSUED BY STEWART TITLE GUARANTY COMPANY, DATED FEBRUARY 8, 2021 UNDER POLICY NUMBER G-0000544982448 WAS RELIED UPON IN THE CREATION OF THIS PLAT.
11. THIS REPLAT HAS OCCURRED AS THE RESULT OF THE PONDERAY COMMUNITY DEVELOPMENT PROGRAM. DEVELOPMENT MUST CONFORM TO THE FOLLOWING STANDARDS IN ADDITION TO ALL APPLICABLE PONDERAY CITY CODES IN EFFECT AT THE TIME OF CONSTRUCTION:
 - 11.1. THE SINGLE-FAMILY DWELLING MUST BE ORIENTED SO AS TO FACE THE PUBLIC STREET.
 - 11.2. THE DWELLING SHALL CONTAIN A PORCH FACING EACH FRONTAGE.
 - 11.3. EACH HOME SHALL BE FINISHED WITH A UNIQUE COLOR AND OR SIDING TO PROVIDE AN INDIVIDUAL LOOK AND FEEL.
 - 11.4. WHERE A SIDE FLANKING STREET EXISTS, THE DWELLING MUST BE DESIGNED TO "INTERACT" WITH BOTH FRONTAGES AND AT A MINIMUM SHALL INCLUDE WINDOWS AND A PORCH FACING ON THE SECONDARY STREET.

REFERENCES:

- (P1) THE PLAT "CITY OF PONDERAY", BY ULYSSES B. HOUGH, C.E. SPOKANE, WA , DATED MARCH 1, 1904 RECORDED IN BOOK 1 OF PLATS, PAGE 54
- (P2) REPLAT OF LOT 11 & 12, BLOCK 20 OF PONDERAY, BY MARK W. DUFFNER, PLS 9905, DATED APRIL 22, 2020, RECORDED AT INSTRUMENT No. 956036.
- (R1) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, DATED JUNE 8, 1995, RECORDED AT INSTRUMENT No. 466346.
- (R2) RECORD OF SURVEY BY MDARREL G. RAMUS, PLS 11187, DATED FEBRUARY 5, 2010, RECORDED AT INSTRUMENT No. 787347.
- (R3) RECORD OF SURVEY BY LAWRENCE A. GLAHE, PLS 5713, DATED SEPTEMBER 23, 2011, RECORDED AT INSTRUMENT No. 815691

BASIS OF BEARING:

BASIS OF BEARING IS THE RECORD OF SURVEY, RECORDED UNDER INSTRUMENT NUMBER 466346, RECORDS OF BONNER COUNTY IDAHO (PLAT TO BE ROTATED TO THIS BEARING BEFORE FINAL REVIEW).

LEGEND:

- | | |
|-------------------------------------|---|
| (C) COMPUTED DISTANCE | ● FOUND PLASTIC CAP |
| (R,P) RECORD INFORMATION | ⊕ FOUND ALUMINUM CAP |
| ⊕ SECTION CORNER AS DESCRIBED | △ CALCULATED POINT (NOTHING FOUND OR SET) |
| ⊕ QUARTER CORNER (1/4) AS DESCRIBED | ● 5/8" X 30" REBAR WITH A 1-1/4" CAP |
| | ⊕ FOUND 1" IRON PIPE; NO CAP |
| | ⊕ FOUND RAILROAD SPIKE |

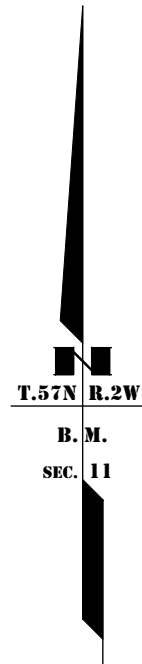
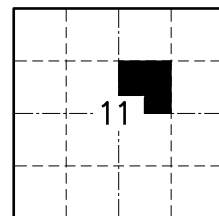
HMH
engineering

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SW 1/4, OF NE 1/4, OF S11, T57N, R2W
REPLAT OF LOTS 22,23, AND 24 BLOCK 22



BOISE MERIDIAN
PONDERAY, IDAHO
BONNER COUNTY



SHEET 2 OF 2

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SCALE IN FEET