

ANDERSON PLAT
 FOR TAB ANDERSON AND DANA ANDERSON
 A DIVISION OF CRAIG'S FOREST TRACTS LOT 16
 GOV'T LOTS 3&4, SECTION 2, TOWNSHIP 57 NORTH, RANGE 2 WEST,
 BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, IDAHO

BOOK: _____ PAGE: _____

INST# _____

BASIS OF BEARING:

BASIS OF BEARING ~ NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEOID 12 AS MEASURED BETWEEN THE NORTH CLOSING CORNER (NW) COMMON TO SECTIONS 2 & 3 MONUMENTED WITH A 2 1/2" ALUMINUM CAP PER CP&F ON FILE RECORDED, MARCH 3, 1994 TO THE CLOSING CORNER (N 1/4), MONUMENTED WITH A 2" ALUMINUM CAP PER CP&F ON FILE RECORDED, MARCH 29, 1994 OF SECTION 2, SAID LINE BEARS: S89°09'07"E.

ALL DISTANCES ARE GROUND USING A CAF OF 1.0001230098

SURVEY NARRATIVE:

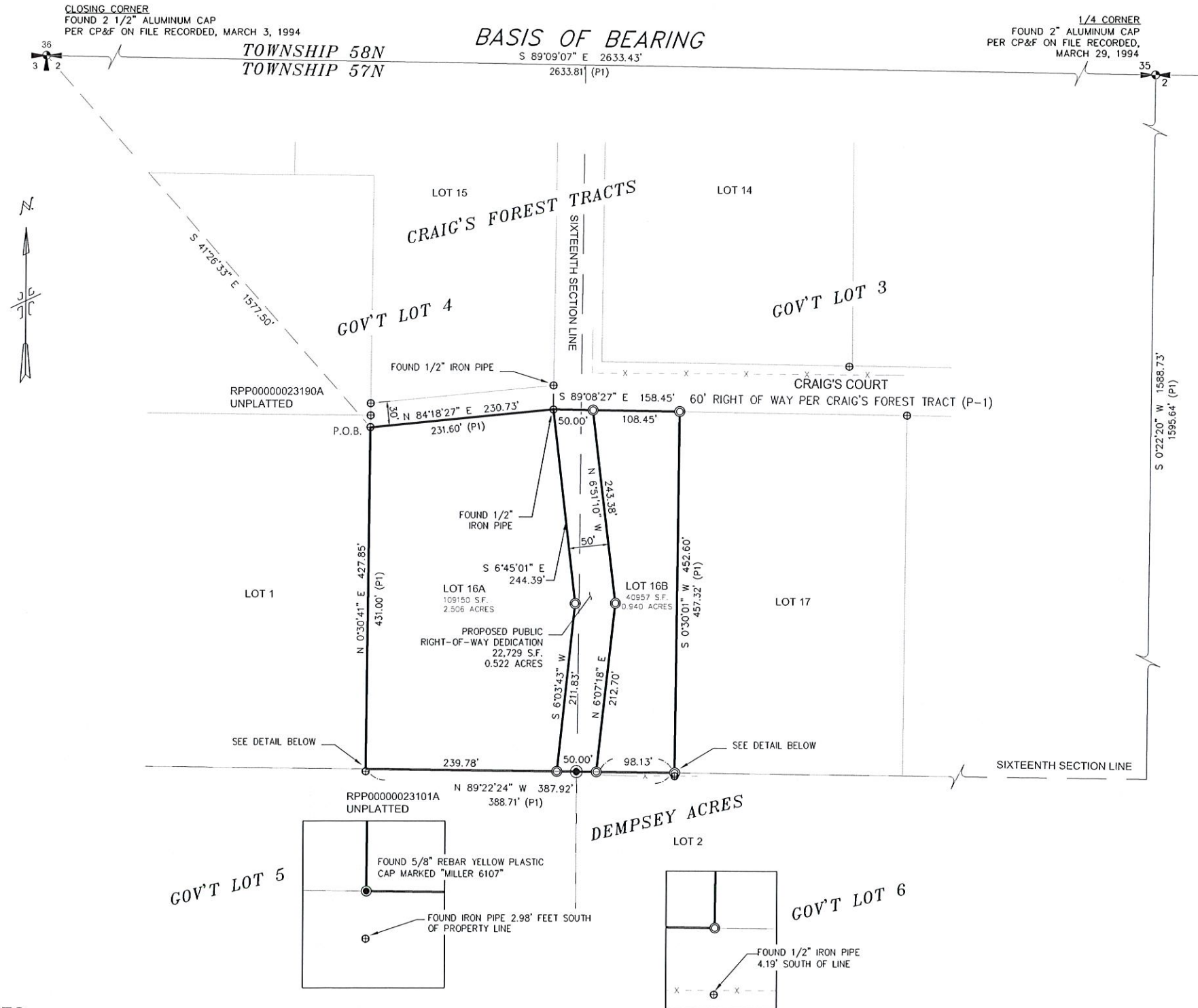
THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 16 OF CRAIG'S FOREST TRACTS AS RECORDED AT BOOK 3 OF PLATS, PAGE 29, ON DECEMBER 2, 1968, INTO 2 LOTS WITH A DEDICATION OF RIGHT OF WAY TO THE PUBLIC. DURING THIS COURSE OF THE SURVEY, IT WAS FOUND THAT THE QUARTER SECTION LINE WHICH ESTABLISHED THE EASTERN BOUNDARY OF CRAIG'S FOREST TRACTS REPORTS A DISTANCE THAT IS INCONSISTENT WITH THE EVIDENCE FOUND ON THE GROUND. THE DISTANCE REPORTED IN SAID CRAIG'S FOREST IS 1595.64'. THIS LINE WAS MEASURED IN THE FIELD AS 1588.73'. THE FIELD MEASUREMENT WAS CONSISTENT WITH DEMPSEY ACRES (R2), AND RECORD OF SURVEY RECORDED AT INSTRUMENT NUMBER 673164 (R5).

REFERENCES:

- (P1) CRAIG'S FOREST TRACTS, SURVEYED BY DONALD LARGENT PLS 1342, DATED OCT 18, 1968, RECORDED AT BOOK 3 OF PLATS, PAGE 29.
- (P2) DEMPSEY ACRES SUBDIVISION, SURVEYED BY LANCE G. MILLER PLS 6107, DATED APRIL 4, 2007, RECORDED AT BOOK 8 OF PLATS, PAGE 163.
- (R1) RECORD OF SURVEY, SURVEYED BY DAVID P. EVANS PLS 5087, DATED FEB 8, 1999, RECORDED AT INSTRUMENT No. 539509, BONNER COUNTY RECORDS.
- (R2) RECORD OF SURVEY, SURVEYED BY LANCE G. MILLER PLS 6107, DATED NOV 21, 2006, RECORDED AT INSTRUMENT No. 717526, BONNER COUNTY RECORDS.
- (R3) RECORD OF SURVEY, SURVEYED BY LANCE G. MILLER PLS 6107, DATED NOV 21, 2006, RECORDED AT INSTRUMENT No. 717527, BONNER COUNTY RECORDS.
- (R4) RECORD OF SURVEY, SURVEYED BY TYSON GLAHE, PLS 14879, DATED JUNE 2, 2015, RECORDED AT INSTRUMENT No. 874277, BONNER COUNTY RECORDS.
- (R5) RECORD OF SURVEY, SURVEYED BY LAWRENCE GLAHE, PLS 5713, DATED MARCH 29, 2005, RECORDED AT INSTRUMENT No. 673164, BONNER COUNTY RECORDS.

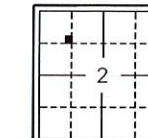
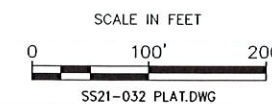
LEGEND:

- (R) RECORD INFORMATION, SEE REFERENCES
- (C) COMPUTED DISTANCES DERIVED FROM (R)
- QUARTER CORNER, AS DESCRIBED.
- CLOSING CORNER, AS DESCRIBED.
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED AS DESCRIBED
- CALCULATED POINT (NOTHING FOUND OR SET)
- SET 5/8" X 24" REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED HMH-ENG PLS 19496.
- FOUND 1" IRON PIPE, UNLESS OTHERWISE NOTED
- FOUND ALUMINUM CAP, AS DESCRIBED
- P.O.B. POINT OF BEGINNING
- SUBDIVISION BOUNDARY
- SECTION LINE
- - - EASEMENT/ RIGHT-OF-WAY LINE
- - - X - - - FENCE



NOTES:

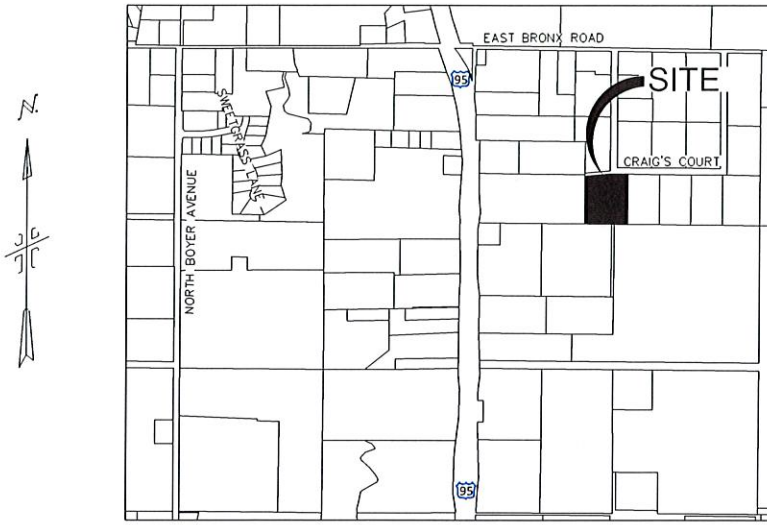
1. ANY USE OF SAID PROPERTY REQUIRING SEWAGE DISPOSAL REQUIRES THE ISSUANCE OF A PERMIT UNDER THE APPROPRIATE REGULATIONS AND LAWS OF THE PUBLIC HEALTH DISTRICT AND THE STAT OF IDAHO. PER INSTRUMENT No. 185168.



HMH 3882 North Schreiber Way Suite 104
 engineering Coeur d'Alene, ID 83815
 (208) 635-5825



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 FOR TAB ANDERSON AND DANA ANDERSON
 A DIVISION OF CRAIG'S FOREST TRACTS LOT 16
 GOV'T LOTS 3&4, SECTION 2, TOWNSHIP 57 NORTH, RANGE 2 WEST,
 BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, IDAHO



VICINITY MAP
N.T.S

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAB ANDERSON AND DANA ANDERSON ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO 3 LOTS THE SAME TO BE KNOWN AS THE REPLAT OF LOT 16 CRAIG'S FOREST TRACTS, LOCATED IN A PORTION GOV'T LOTS 3&4, OF SECTION 2, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, IDAHO, AS DESCRIBED IN CRAIG'S FOREST TRACTS PLAT RECORDED AT INSTRUMENT NUMBER 119488, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CLOSING CORNER OF SECTION 2, MONUMENTED WITH A 2 1/2" ALUMINUM CAP PER CP&F RECORDED IN MARCH 3 1994 FROM WHICH THE NORTH QUARTER OF SECTION 2 BEARS S89°09'07"E, MONUMENTED WITH A 2" ALUMINUM CAP PER CP&F RECORDED IN MARCH 29 1994 A DISTANCE OF 2633.43 FEET; THENCE S41°26'33"E A DISTANCE OF 1577.50 FEET TO A 1" IRON PIPE FOUND ON THE NORTHWEST CORNER OF SAID LOT 16, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE N84°18'27"E, A DISTANCE OF 230.73 FEET;
 THENCE S89°08'27"E, A DISTANCE OF 158.45 FEET;
 THENCE S0°30'01"W, A DISTANCE OF 452.60 FEET;
 THENCE N89°22'24"W, A DISTANCE OF 387.92 FEET
 THENCE N0°30'41"E, A DISTANCE OF 427.85 FEET TO SAID **TRUE POINT OF BEGINNING**

SAID PROPERTY CONTAINING 3.968 ACRES (172846 SQUARE FEET), MORE OR LESS.

BE IT FURTHER KNOWN THAT:

EACH LOT WILL HAVE INDIVIDUAL CONNECTIONS FOR WATER AND SEWER TO THE CITY OF PONDERAY, IDAHO MUNICIPAL SYSTEM.

SCOTT FITCHETT, OWNER _____ DATE _____

JESSEY CEREGHINO, OWNER _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO
 COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 2021, BEFORE ME PERSONALLY APPEARED TAB ANDERSON AND DANA ANDERSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE AT THE REQUEST OF TAB ANDERSON AND DANA ANDERSON. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HERON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE, HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____
 IN THE YEAR OF 2021.

VICKI J. KLEMM, PLS 19496



RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2021,
 AT _____ O'CLOCK _____ M. IN BOOK _____ OF PLATS AT PAGE _____
 AT THE REQUEST OF HMH ENGINEERING
 INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER _____

KOOTENAI-PONDERAY SEWER DISTRICT CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED
 DATED THIS _____ DAY OF _____
 IN THE YEAR OF 2021.

KOOTENAI-PONDERAY SEWER DISTRICT _____

APPROVAL OF THE CITY OF PONDERAY:

I STEVE GEIGER, MAYOR OF THE CITY OF PONDERAY, BONNER COUNTY, IDAHO DO HEREBY CERTIFY THAT THIS PLAT OF "A REPLAT OF LOT 16 CRAIG'S FOREST TRACTS" HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL

DATED THIS _____ DAY OF _____
 IN THE YEAR OF 2021.

MAYOR OF PONDERAY _____

CITY OF PONDERAY CLERK _____

COUNTY COMMISSIONER'S CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____
 IN THE YEAR OF 2021.

CHAIRMAN OF THE BOARD OF COMMISSIONERS _____

CITY PLANNING CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND APPROVED

DATED THIS _____ DAY OF _____
 IN THE YEAR OF 2021.

CITY OF PONDERAY PLANNING DIRECTOR _____

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 2021 DATED

DATED THIS _____ DAY OF _____
 IN THE YEAR OF 2021.

BONNER COUNTY TREASURER _____

CITY ENGINEER CERTIFICATE:

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

DATED THIS _____ DAY OF _____
 IN THE YEAR OF 2021.

CITY OF PONDERAY ENGINEER _____

PANHANDLE HEALTH CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATED THIS _____ DAY OF _____
 IN THE YEAR OF 2021.

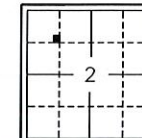
PANHANDLE DISTRICT _____

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 16 CRAIG'S FOREST TRACTS" 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 _____
 IN THE YEAR OF 2021.

BONNER COUNTY SURVEYOR _____



HMH engineering
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