

# REPLAT OF LOTS 6 & 7, BLOCK 17 OF PONDERAY

SECTION 11, TOWNSHIP 57 NORTH, RANGE 02 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CHRISTOPHER LOPEZ IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS KNOWN AS "REPLAT OF LOTS 6 & 7, BLOCK 17 OF PONDERAY", LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 17, OF PONDERAY, BK. 1, PG. 54; THENCE ALONG THE WEST LINE OF LOTS 7 AND 6 OF SAID BLOCK 17, N0°49'44"E 50.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6, S89°26'16"E 141.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE EAST LINE OF SAID LOTS 6 AND 7, S0°47'32"E 50.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7, N89°27'00"W 141.97 FEET TO THE POINT OF BEGINNING.

CHRISTOPHER LOPEZ

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME PERSONALLY APPEARED CHRISTOPHER LOPEZ, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

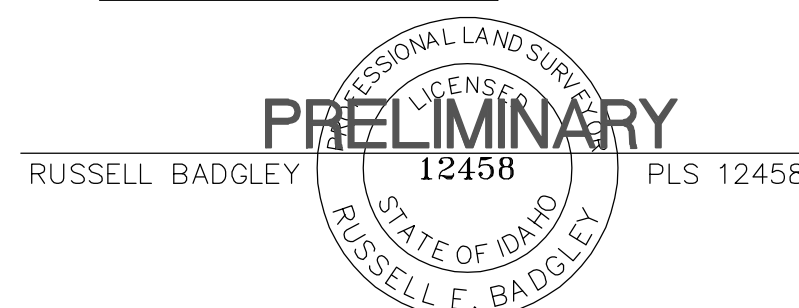
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

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 \_\_\_\_\_, 2022.



## 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 "REPLAT OF LOTS 6 & 7, BLOCK 17 OF PONDERAY" HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF PONDERAY MAYOR

CITY OF PONDERAY CLERK

## CITY PLANNING CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF PONDERAY PLANNING DIRECTOR

## CITY ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF PONDERAY ENGINEER

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOTS 6 & 7, BLOCK 17 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 \_\_\_\_\_, 2022.

BONNER COUNTY SURVEYOR

## PANHANDLE HEALTH DISTRICT 1

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 \_\_\_\_\_, 2022.

PANHANDLE HEALTH DISTRICT 1

## KOOTENAI-PONDERAY SEWER DISTRICT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KOOTENAI-PONDERAY SEWER DISTRICT

## 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 \_\_\_\_\_, 2022.

BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_, M., AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

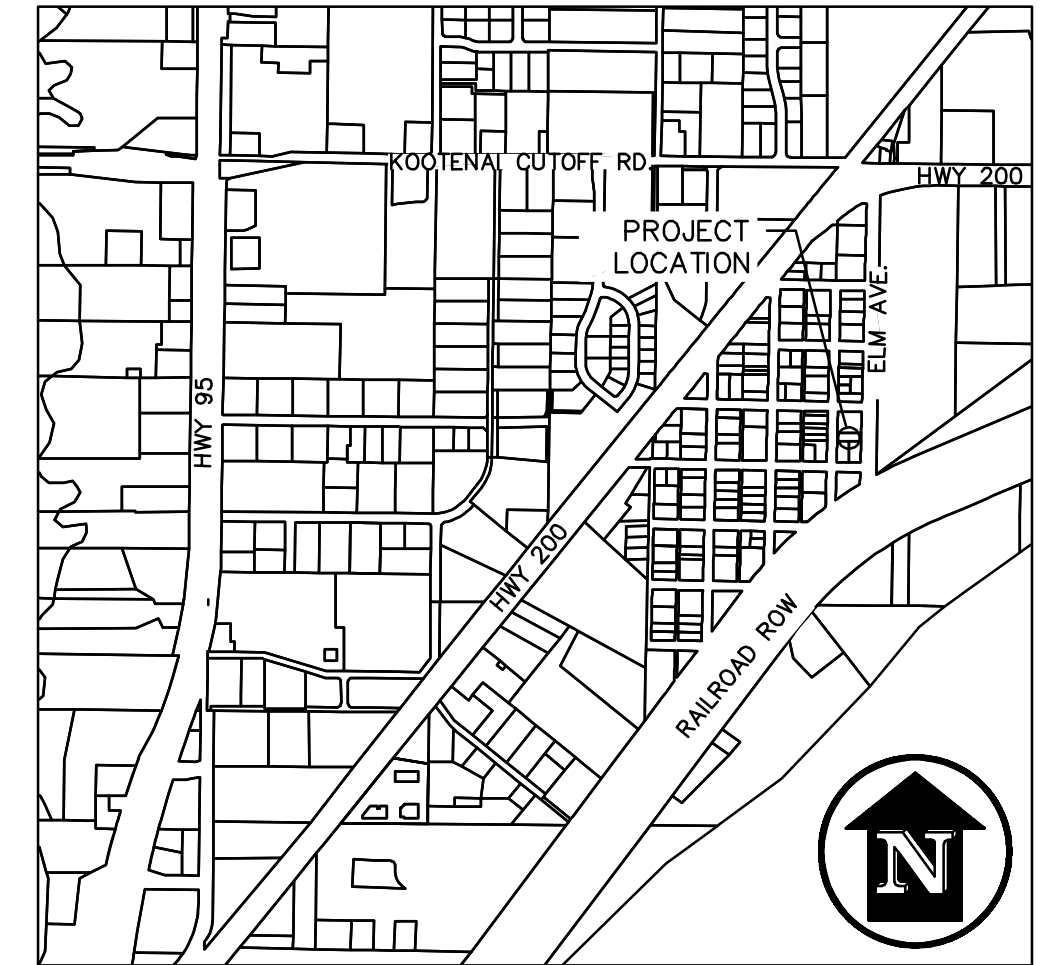
BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

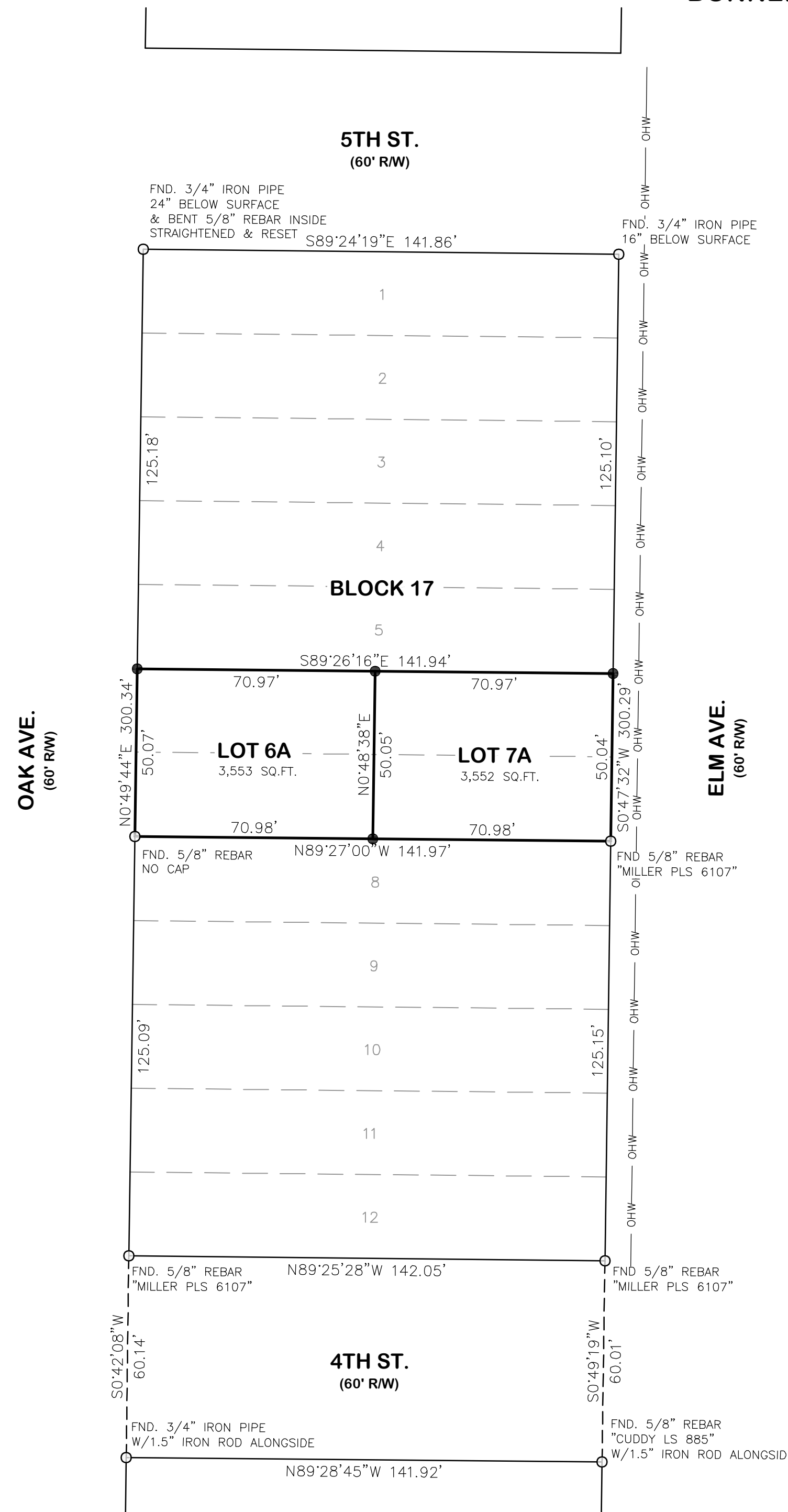
S.11 T.57N. R.2W B.M.	SHEET TITLE: <b>REPLAT OF LOTS 6 &amp; 7, BLK.17</b>	DATE: 01/06/2022
		SCALE: NONE
	<b>James A. Sewell and Associates, LLC</b> 1319 NORTH DIVISION AVENUE SANDPOINT, IDAHO 83864, (208) 263-4160	DRAWN: REB
		CHECKED: REB
		PROJ. NO.: 12258-21-001
		CAD FILE: S-REPLAT-LOPEZ
		SHT 1 OF 2

# REPLAT OF LOTS 6 & 7, BLOCK 17 OF PONDERAY

SECTION 11, TOWNSHIP 57 NORTH, RANGE 02 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO



VICINITY MAP  
NOT TO SCALE



## BASIS OF BEARINGS

BASIS OF BEARINGS IS N0°49'44"E BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF BLOCK 17, BASED ON TRUE NORTH PER GPS OBSERVATIONS

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF REPLATTING LOTS 6 AND 7, BLOCK 17, PLAT OF PONDERAY AS SHOWN. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO AND REFERENCES ARE LISTED HEREON. THE EXISTING LOTS WERE DEFINED BY FOUND MONUMENTS WITHIN BLOCK 17 AS SHOWN.

## SURVEYOR'S REFERENCES

- R-1 PLAT OF "PONDERAY", BOOK 1, PAGE 54, 1904
- R-2 RECORD OF SURVEY, INSTRUMENT NO. 393312, 1991
- R-3 COTTONWOOD SUB., BOOK 5, PAGE 52, 1994
- R-4 RECORD OF SURVEY, INSTRUMENT NO. 464926, 1995
- R-5 RECORD OF SURVEY, INSTRUMENT NO. 466346, 1995
- R-6 RECORD OF SURVEY, INSTRUMENT NO. 732712, 2007
- R-7 RECORD OF SURVEY, INSTRUMENT NO. 787347, 2010
- R-8 RECORD OF SURVEY, INSTRUMENT NO. 815691, 2011
- R-9 REPLAT OF PONDERAY BLK 24 LOTS 1-4, BOOK 11, PAGE 58, 2015
- R-10 REPLAT OF PONDERAY BLK 20 LOTS 11&12, BOOK 15, PAGE 11, 2020

## NOTES

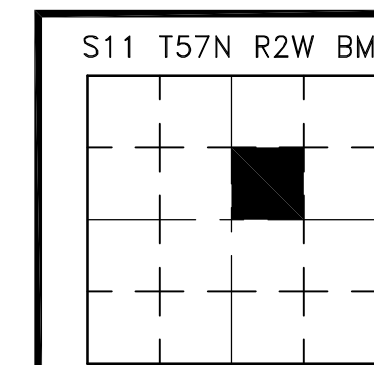
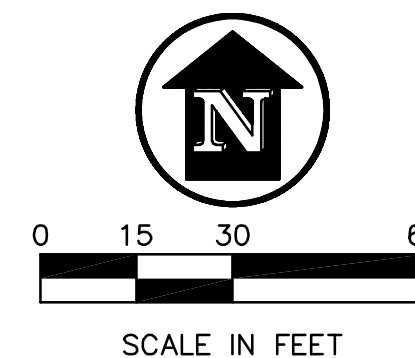
- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) WATER IS PROVIDED BY THE CITY OF SANDPOINT.
- 3) SEWAGE DISPOSAL IS PROVIDED BY THE KOOTENAI-PONDERAY SEWER DISTRICT.
- 4) PROPOSED US IS SINGLE FAMILY RESIDENTIAL.
- 5) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 6) PROJECT IS LOCATED WITHIN NORTH SIDE FIRE DISTRICT.
- 7) ZONING DISTRICT IS RESIDENTIAL.
- 8) NO WATER COURSES ARE PRESENT.
- 9) NO WETLANDS ARE PRESENT
- 10) NO FLOOD HAZARDS ARE PRESENT.

## LEGEND

- SET 5/8" x 30" REBAR WITH PLASTIC CAP MARKED "REB 12458"
- FOUND MONUMENT (AS NOTED)
- ▲ CALCULATION POINT (NOTHING FOUND OR SET)
- OHW — OVERHEAD POWER WIRES



RECORDER'S  
CERTIFICATE



SHEET TITLE: <b>REPLAT OF LOTS 6 &amp; 7, BLK.17</b>		DATE: 01/06/2022
<b>James A. Sewell and Associates, LLC</b> 1319 NORTH DIVISION AVENUE SANDPOINT, IDAHO 83864, (208) 263-4160		SCALE: 1" = 30'
DRAWN: REB CHECKED: REB		PROJ. NO.: 12258-21-001
CAD FILE: S-REPLAT-LOPEZ		SHT. 2 OF 2