

BIRCH CREST ACRES

A REPLAT OF LOTS 7, 8, & 9, BLOCK 21 OF THE PLAT OF "PONDERAY"
SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

RECEIVED

MAR 24 2022

Revised

PLANNING OFFICE
CITY OF PONDERAY

BASIS OF BEARINGS

BASIS OF BEARINGS IS S0°42'53"W BETWEEN FOUND MONUMENTS AT THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF BLOCK 21, BASED ON GEODETIC NORTH PER GPS OBSERVATIONS.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT FOR THE PURPOSE OF REPLATTING LOTS 7 THROUGH 9 AS SHOWN. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO AND REFERENCES ARE LISTED HEREON.

SURVEYOR'S REFERENCES

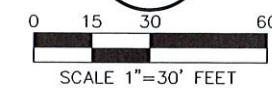
- R-1 PLAT OF "PONDERAY", BOOK 1, PAGE 54, 1904
- R-2 RECORD OF SURVEY, INSTRUMENT NO. 393312, 1991
- R-3 COTTONWOOD SUB., BOOK 5, PAGE 52, 1994
- R-4 RECORD OF SURVEY, INSTRUMENT NO. 464926, 1995
- R-5 RECORD OF SURVEY, INSTRUMENT NO. 466346, 1995
- R-6 RECORD OF SURVEY, INSTRUMENT NO. 732712, 2007
- 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

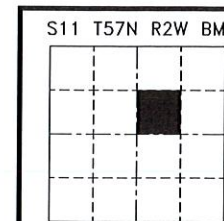
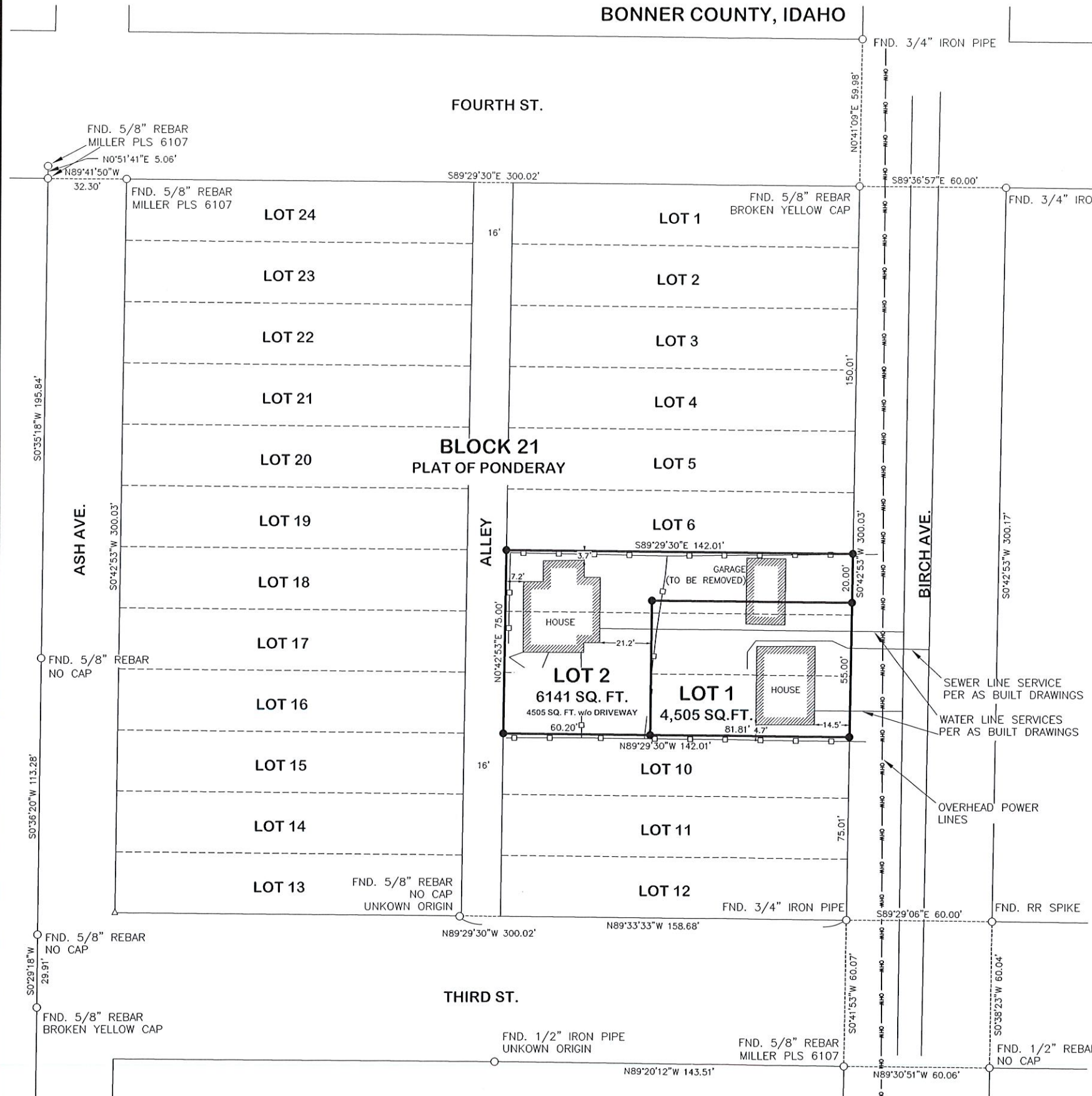
- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) WATER IS PROVIDED BY THE CITY OF SANDPOINT.
- 3) SEWAGE DISPOSAL IS PROVIDED BY THE KOOTENAI-PONDERAY SEWER DISTRICT.
- 4) PROPOSED US IS SINGLE FAMILY RESIDENTIAL.
- 5) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE 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)
- BOUNDARY LINES
- - - EASEMENT LINES
- EXISTING FENCE LINES



RECORDER'S
CERTIFICATE



SHEET TITLE: BIRCH CREST ACRES		DATE: 3/21/22
James A. Sewell and Associates, LLC		SCALE: 1" = 30'
1319 NORTH DIVISION AVENUE		DRAWN: REB
SANDPOINT, IDAHO 83864, (208) 263-4160		CHECKED: REB
PROJ. NO.: 10123-20-001		SHT. 2 OF 2
CAD FILE: S-REPLAT-JOHN		

RECEIVED

MAR 24 2022

PLANNING OFFICE
CITY OF PONDERAY

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT WESLEY E. JOHN AND LOIS E. JOHN ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS KNOWN AS "BIRCH CREST ACRES", LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7, 8 AND 9 IN BLOCK 21 OF PONDERAY ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 1 OF PLATS AT PAGE(S) 54, RECORDS OF BONNER COUNTY, IDAHO.

WESLEY E. JOHN

LOIS E. JOHN

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2022, BEFORE ME PERSONALLY APPEARED WESLEY E. JOHN AND LOIS E. JOHN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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.

PRELIMINARY
RUSSELL E. BADGLEY 12458 PLS 12458
PROFESSIONAL LAND SURVEYOR
REGISTERED
STATE OF IDAHO
RUSSELL E. BADGLEY

BIRCH CREST ACRES

A REPLAT OF LOTS 7, 8, & 9, BLOCK 21 OF THE PLAT OF "PONDERAY"
SECTION 11, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

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 "BIRCH CREST ACRES" 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

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.

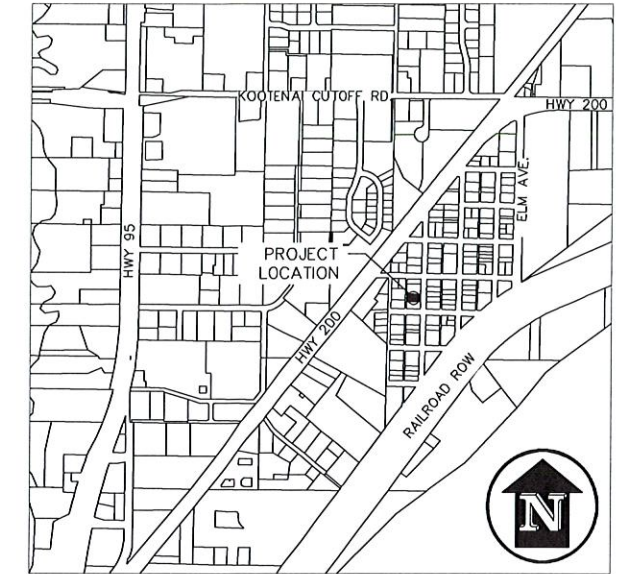
DATED THIS ____ DAY OF _____, 2022.

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



VICINITY MAP
NOT TO SCALE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "BIRCH CREST ACRES" 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

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

DATE: 3/21/22
SCALE: NONE
DRAWN: REB
CHECKED: REB
PROJ. NO.: 10123-20-001
CAD FILE: S-REPLAT-JOHN
SHT. 1 OF 2
S.11 T.57N. R.2W B.M.
SHEET TITLE: BIRCH CREST ACRES
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864, (208) 263-4160