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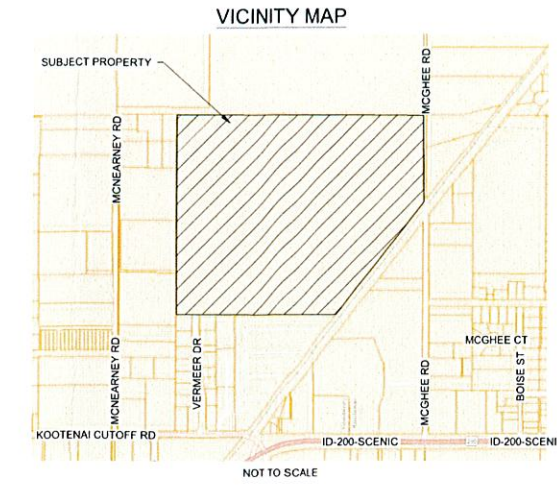
PRELIMINARY PLAT OF MCGHEE SUBDIVISION

BEING A PORTION OF THE SW 1/4 OF SECTION 2, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.
CITY OF PONDERAY, BONNER COUNTY, IDAHO
JULY 2022

RECEIVED

JUL 14 2022

PLANNING OFFICE
CITY OF PONDERAY



LEGEND	
	SECTION CORNER
	NORTH/SOUTH QUARTER CORNER
	EAST/WEST QUARTER CORNER
	CLOSING CORNER
	CENTER QUARTER CORNER
	SURVEY CONTROL POINT
	FOUND 5/8 INCH DIAMETER REBAR
	FOUND 1/2 INCH DIAMETER REBAR
	RIGHT-OF-WAY ANGLE POINT
	BLOCK NUMBER
	POWER TRANSFORMER
	POWER POLE
	GUY WIRE
	FIRE HYDRANT
	WATER VALVE
	WATER MANHOLE
	STORM DRAIN CATCH BASIN
	TELEPHONE JUNCTION BOX
	SANITARY SEWER MANHOLE
	GAS LINE MARKER
	FIBER OPTIC LINE MARKER
	ELECTRIC PVC STUB OUT
	ROAD SIGN, SEE NOTE FOR MARKINGS
	CONIFEROUS TREE, SEE NOTE FOR SPECIES AND SIZE
	DECIDUOUS TREE, SEE NOTE FOR SPECIES AND SIZE
	SEW SANITARY SEWER LINE
	G UNDERGROUND GAS LINE
	OHP OVERHEAD POWER LINE
	4 FOOT TALL BARBED WIRE FENCE, UNLESS OTHERWISE NOTED
	CULVERT, SEE NOTE FOR SIZE AND INVERT ELEVATION
	SECTION LINE
	QUARTER SECTION LINE

SURVEYOR'S EXISTING EASEMENT NOTES

- WARRANTY DEED INSTRUMENT NUMBER 63320 FILED IN 44 OF DEEDS, AT PAGE 499 RESERVES EASEMENTS OR RIGHTS OF WAY AS THEY EXISTED AT THE TIME OF THE EXECUTION ON THE 6TH OF JULY, 1915 WITHIN THE SE 1/4 OF SECTION 2. THERE ARE NO SPECIFIC EASEMENT OR RIGHT OF WAYS STATED AND THEY ARE NOT PLOTTABLE.
- RIGHT OF WAY EASEMENT INSTRUMENT NUMBER 78979 FILED IN BOOK 28 AT PAGE 210 NOTES AN EASEMENT FOR TWO TELEPHONE POLE ANCHORS AND GUY WIRES WITHIN THE SE 1/4 OF SECTION 2. THE SPECIFIC LOCATION IS NOT NOTED. THIS IS NOT PLOTTABLE.
- RIGHT OF WAY EASEMENT INSTRUMENT NUMBER 326391 GRANTS A 10 FOOT WIDE UNDERGROUND POWER DISTRIBUTION LINE EASEMENT TOGETHER WITH APPURTENANCES AND INGRESS/EGRESS FOR MAINTENANCE TO PACIFIC POWER & LIGHT COMPANY ON OCTOBER 22, 1986. THE LOCATION IS WITHIN THE SE1/4 OF THE SE1/4 OF SECTION 2 BUT EXACT LOCATION IS NOT PLOTTABLE.
- RIGHT OF WAY EASEMENT INSTRUMENT NUMBER 363006 FILED ON JUNE 23, 1989 GRANTS A 10 FOOT WIDE EASEMENT TO NORTHERN LIGHTS, INC ACROSS A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 2. THE EXACT LOCATION IS NOT SPECIFIED AND IS NOT PLOTTABLE.
- WARRANTY DEED INSTRUMENT NUMBER 433788 RECORDED OCTOBER 15, 1993 RESERVES AN EASEMENT HOWEVER NONE OF THEM ARE SUBJECT TO THIS SUBDIVISION. THEY ARE IN THE SW1/4 OF THE NORTHEAST 1/4 OF SECTION 2.
- RIGHT OF WAY EASEMENT INSTRUMENT NUMBER 479814 FILED ON JANUARY 31, 1996 GRANTS AN EASEMENT TO NORTHERN LIGHTS, INC. THIS EASEMENT FALLS NORTH OF THIS SUBDIVISION.

VERTICAL DATUM

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND GEOID 12A DERIVED USING A STATIC GPS OBSERVATION PROCESSED THROUGH THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS) WEBSITE.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH:2010) IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (ISPCSW) DERIVED USING A STATIC GPS MEASUREMENT PROCESSED THROUGH THE ONLINE POSITIONING USER SYSTEM (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS) AND REAL TIME KINEMATIC (RTK) GPS MEASUREMENTS. ALL BEARINGS SHOWN ARE GRID USING A CONVERGENCE ANGLE OF (-)0°35'08" CALCULATED AT GRID COORDINATES N: 2425562.219 E: 2433932.724. ALL DISTANCES SHOWN ARE GROUND. A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001247155 (CALCULATED AT THE ABOVE GRID COORDINATES AND AT AN ELEVATION OF 2139.98) WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES AND APPLIED AT THE 0,0 ORIGIN. THE FOLLOWING NGS NETWORK STATIONS WERE USED IN PROCESSING THE GPS MEASUREMENTS:

PID	DESIGNATION	LATITUDE	LONGITUDE
DQ9092	WASK SPOKANE WAS CORS ARP	N47°39'56.584"	W117°25'14.016"
DG7408	P020 DRYLND RSH_WA2004 CORS ARP	N47°00'07.933"	W118°33'56.712"
DK4088	BREW BREWSTER VLBA CORS ARP	N48°07'53.468"	W119°40'57.421"

SURVEYOR'S NOTES

- THE UNDERGROUND GAS LINES SHOWN WERE NOT PAINTED ON THE GROUND, AND WERE INSTEAD DERIVED FROM A COMBINATION OF GASLINE MARKER POSTS MEASURED ON THE GROUND AND AS-BUILT MAPS PROVIDED BY THE LOCAL AVISTA LOCATORS.
- THE 811 UTILITY LOCATE SERVICE WAS UTILIZED. OFTEN TIMES FOR A NON-DIG DESIGN UTILITY LOCATE, UTILITY LOCATORS WILL NOT RESPOND. IT IS POSSIBLE THERE ARE UNDERGROUND UTILITIES IN THIS AREA THAT WERE NOT LOCATED AND ARE NOT SHOWN ON THIS MAP.

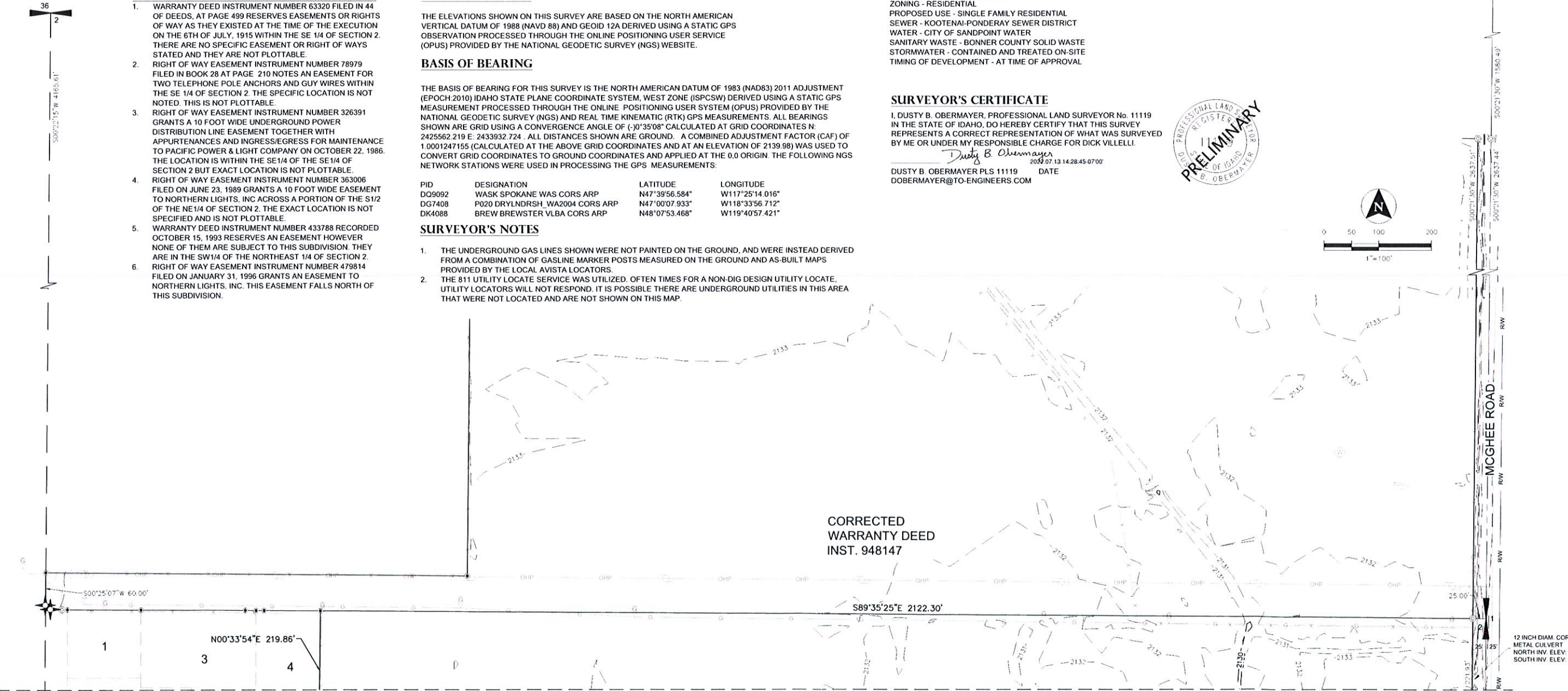
SITE INFORMATION:

ZONING - RESIDENTIAL
PROPOSED USE - SINGLE FAMILY RESIDENTIAL
SEWER - KOOTENAI-PONDERAY SEWER DISTRICT
WATER - CITY OF SANDPOINT WATER
SANITARY WASTE - BONNER COUNTY SOLID WASTE
STORMWATER - CONTAINED AND TREATED ON-SITE
TIMING OF DEVELOPMENT - AT TIME OF APPROVAL

SURVEYOR'S CERTIFICATE

I, DUSTY B. OBERMAYER, PROFESSIONAL LAND SURVEYOR No. 11119 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY REPRESENTS A CORRECT REPRESENTATION OF WHAT WAS SURVEYED BY ME OR UNDER MY RESPONSIBLE CHARGE FOR DICK VILLELLI.

Dusty B. Obermayer
2022.07.13 14:28:45 0700
DUSTY B. OBERMAYER PLS 11119 DATE
DOBERMAYER@T-O-ENGINEERS.COM



MATCHLINE: SEE SHEET 2

NO.	REVISIONS	DATE	E-FILE NAME					
			DESIGNED	DRAWN	CHECKED	APPROVED	DRG	

T-O ENGINEERS
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PRELIMINARY PLAT OF:
MCGHEE SUBDIVISION
SW 1/4 S.2, T.57N., R.2W., B.M.

J:\2023\30 ACAD\DWG\SURVEY\2 BOUNDARY\200535_V_PRELIM\PLA.DWG 7/13/2022

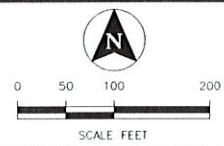
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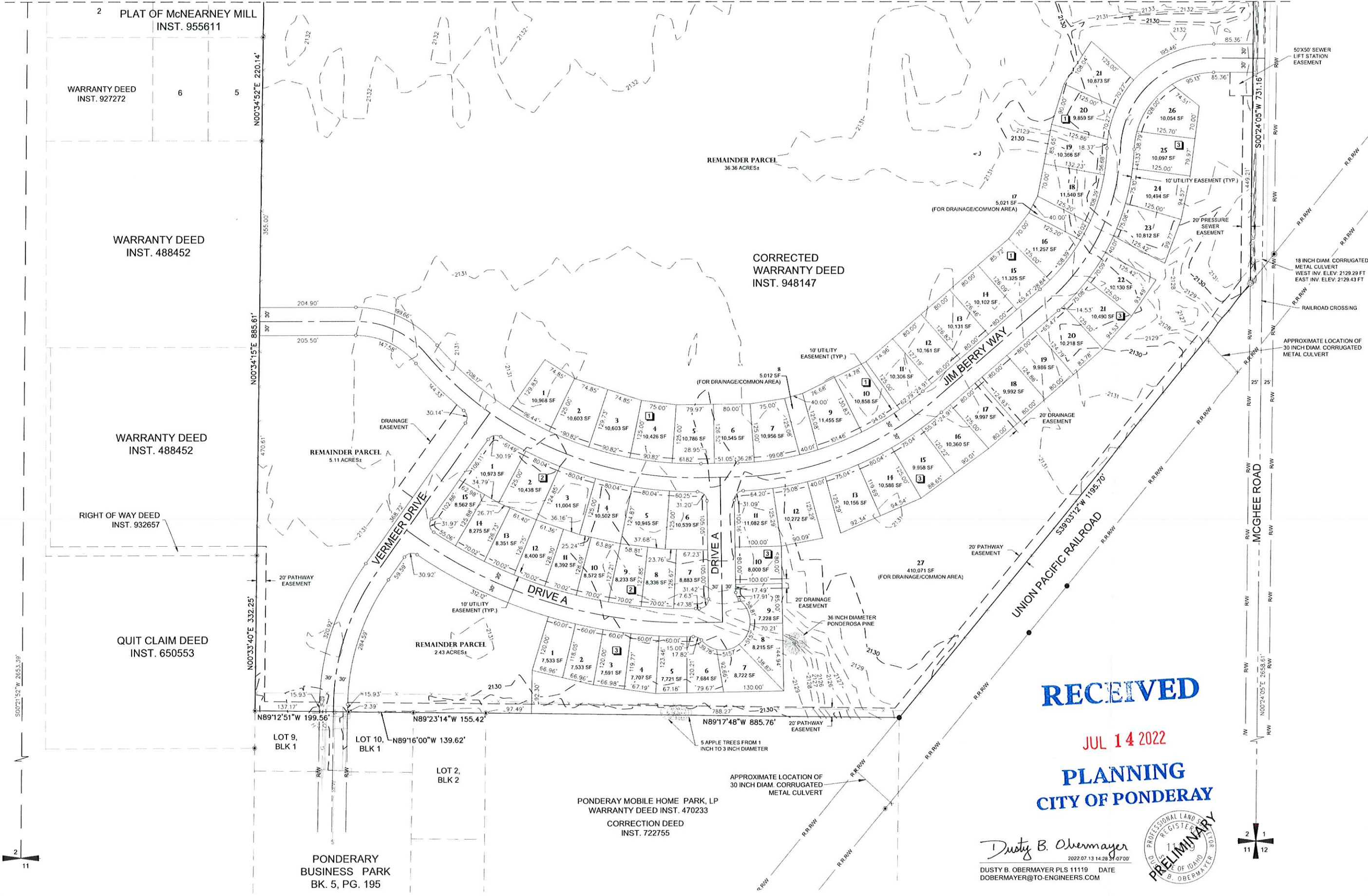
CITY OF PONDERAY, BONNER COUNTY, IDAHO

JULY, 2022

MATCHLINE: SEE SHEET 1



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REVISIONS	
NO.	DATE

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**PLANNING
 CITY OF PONDERAY**

Dusty B. Obermayer
 2022.07.13 14:28:37-0700
 DUSTY B. OBERMAYER PLS 11119 DATE
 DOBERMAYER@TO-ENGINEERS.COM

