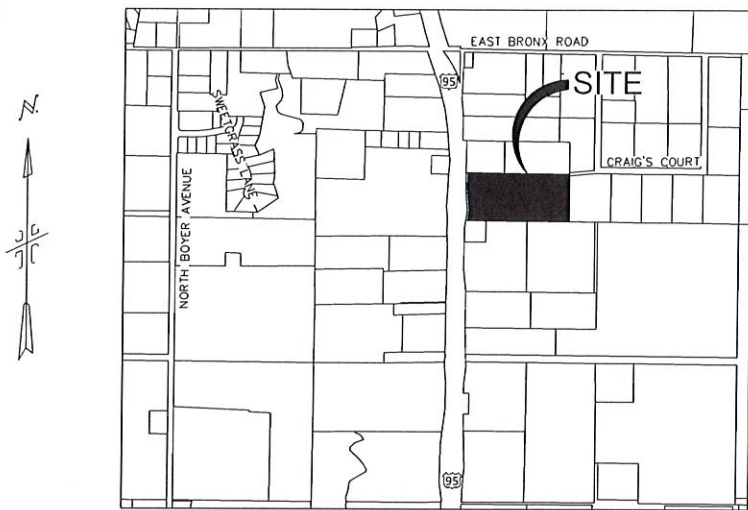


95 PINES

A REPLAT OF LOT 1 CRAIG'S FOREST TRACTS  
A PORTION OF GOV'T LOT 4, SECTION 2, TOWNSHIP 57 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, IDAHO

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

INST# \_\_\_\_\_



VICINITY MAP  
N.T.S.

**CITY ENGINEER CERTIFICATE:**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

PANHANDLE DISTRICT

**KOOTENAI-PONDERAY SEWER DISTRICT CERTIFICATE:**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

KOOTENAI-PONDERAY SEWER DISTRICT

**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 \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BONNER COUNTY TREASURER

**OWNER'S CERTIFICATE:**

THIS IS TO CERTIFY THAT HAMMACK CONSTRUCTION INC. IS THE OWNER 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 1 CRAIG'S FOREST TRACTS, LOCATED IN A PORTION GOV'T LOT 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 NORTH WEST CLOSING CORNER OF SECTION 2, MONUMENTED WITH A 2 1/2" ALUMINUM CAP PER CP&F ON FILE RECORDED IN 1994 (FROM WHICH THE NORTH QUARTER CORNER OF SECTION 2 BEARS S89°09'07"E, A DISTANCE OF 2633.43 FEET); THENCE S03°20'16"E A DISTANCE OF 1160.44 FEET TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "GLAHE 5713" FOUND ON THE NORTHWEST PROPERTY CORNER, SAID POINT BEING THE **POINT OF BEGINNING**

THENCE SOUTH 89°29'14" EAST, A DISTANCE OF 976.72 FEET, TO THE NORTHEAST CORNER OF LOT 1 OF SAID CRAIG'S FOREST TRACTS, MONUMENTED WITH A 1" IRON PIPE;

THENCE ALONG THE EAST LINE OF SAID LOT 1 SOUTH 00°30'41" WEST, A DISTANCE OF 442.90 FEET TO A POINT MONUMENTED WITH A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED MILLER 6107;

THENCE LEAVING THE EAST LINE OF SAID LOT 1, NORTH 89°22'23" WEST, A DISTANCE OF 967.74 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF US HIGHWAY 95, MONUMENTED WITH A 5/8" REBAR WITH A PURPLE PLASTIC CAP STAMPED HMH-ENG PLS 19496;

THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

NORTH 08°00'48"EAST, A DISTANCE OF 87.22 FEET, TO A 3" ALUMINUM HIGHWAY MONUMENT,

NORTH 05°13'14" WEST, A DISTANCE OF 200.98 FEET, TO A 3" ALUMINUM HIGHWAY MONUMENT

NORTH 00°23'59"EAST, A DISTANCE OF 154.54 FEET TO THE **POINT OF BEGINNING**

SAID PROPERTY CONTAINING 9.865 ACRES (429,731 SQUARE FEET), MORE OR LESS.

BE IT FURTHER KNOWN THAT:

DEDICATING THE INGRESS, EGRESS AND UTILITY EASEMENT, FOR THE USE OF THE LOTS 1A, 1B, AND 1C.

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

HAMMACK CONSTRUCTION INC.  
MIKE HAMMACK, OWNER

DATE

**NOTARY PUBLIC CERTIFICATE:**

ACKNOWLEDGEMENT

STATE OF IDAHO  
COUNTY OF KOOTENAI

MALINDA BECKER  
COMM. #20203294  
NOTARY PUBLIC  
STATE OF IDAHO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME PERSONALLY APPEARED MIKE HAMMACK, OWNER OF HAMMACK CONSTRUCTION INC, 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 HEREUNTO 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 HAMMACK CONSTRUCTION INC. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE, HAVE BEEN COMPLIED WITH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

VICKI J. KLEMM, PLS 19496

**RECORDER'S CERTIFICATE:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

**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 1 CRAIG'S FOREST TRACTS" HAS BEEN EXAMINED AND APPROVED BY THE CITY COUNCIL

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

**CITY PLANNING CERTIFICATE:**

THIS PLAT HAS BEEN EXAMINED AND APPROVED

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY OF PONDERAY PLANNING DIRECTOR

**COUNTY SURVEYOR'S CERTIFICATE:**

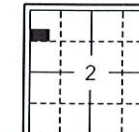
I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 1 CRAIG'S FOREST TRACTS" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BONNER COUNTY SURVEYOR



PN: S21126



**HMH**  
engineering

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

PAGE 1 OF 2

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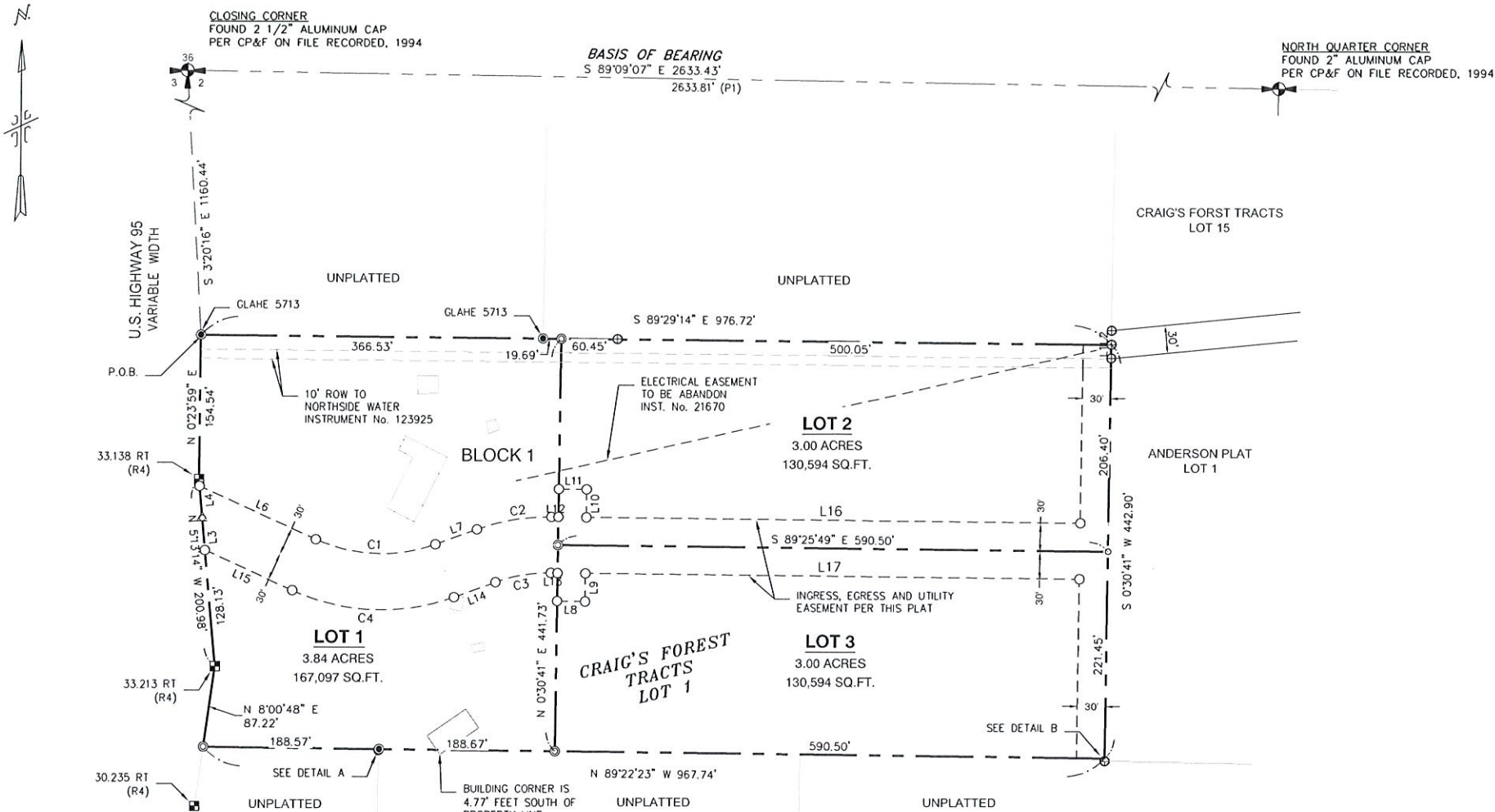
JUL 13 2023

PLANNING  
CITY OF PONDERAY



95 PINES  
A REPLAT OF LOT 1 CRAIG'S FOREST TRACTS  
A PORTION OF GOV'T LOT 4, SECTION 2, TOWNSHIP 57 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, CITY OF PONDERAY, BONNER COUNTY, IDAHO

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
INST# \_\_\_\_\_



**SURVEY NARRATIVE:**

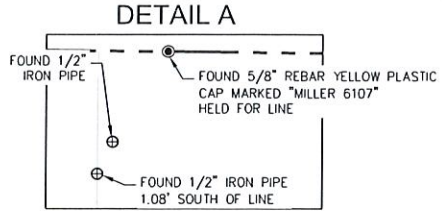
THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE LOT 1 OF CRAIG FOREST TRACTS, PER BOOK 3 OF PLATS AT PAGE 29 (INSTR. No. 119488), CREATING THREE (3) LOTS. DURING THE COURSE OF THIS SURVEY, MULTIPLE MONUMENT WERE FOUND AND HELD AS SHOWN. THE SOUTHERLY LINE OF THE PARCEL IS BOUND BY 2 SURVEYS IN DISAGREEMENT WITH EACH OTHER. THE FIRST SURVEY WAS CRAIG'S FOREST TRACTS (P1), THE OTHER, RECORD OF SURVEY INSTRUMENT No. 717527 (R3). DURING THE COURSE OF CREATING SAID RECORD OF SURVEY, PINS WERE SET SEVERAL FEET INTO THE CRAIG'S FOREST TRACT PLAT, IN AN EFFORT TO MAINTAIN HARMONY. THE OWNER OF THE LANDS SHOWN ON THIS REPLAT, HAS AGREED TO HOLD THE PINS OF SAID RECORD OF SURVEY (R3). HOLDING THIS LINE WILL DIRECTLY BENEFIT THE NEIGHBORING LANDS TO THE SOUTH OF THE SUBJECT PARCEL.

- NOTES:**
- SUBDIVISION GUARANTY ISSUED BY TITLE RESOURCES GUARANTY COMPANY ORDER No. 21405297, DATED 3-9-21, WAS REVISED ON 3-17-21.
  - THE PARCEL IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS, AND RESTRICTIONS CONTAINED IN THE FOLLOWING DOCUMENTS:
    - CRAIG'S FOREST TRACTS (P1), AS SHOWN
    - EASEMENT TO NORTHERN LIGHTS INSTRUMENT No. 121670, AS SHOWN
    - SEWAGE DISPOSAL PERMITS, INSTRUMENT No. 185463, ANY USE OF THIS PROPERTY REQUIRING SEWAGE DISPOSAL REQUIRES THE ISSUANCE OF A PERMIT UNDER THE APPROPRIATE REGULATIONS AND LAWS
    - UTILITY EASEMENT TO NORTHSIDE WATER USERS ASSOCIATION, INC., INSTRUMENT No. 123925, AS SHOWN

**BASIS OF BEARING:**

BASIS OF BEARING AND THE PROJECT COORDINATES WERE DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18) AND THE NORTH AMERICAN DATUM OF 1983 (2011) (EPOCH 2010) PROJECTED TO IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, AND MODIFIED THROUGH THE N.G.S. OPUS UTILITY AND TRIMBLE BUSINESS CENTER SOFTWARE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND.

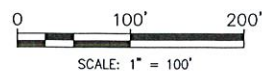
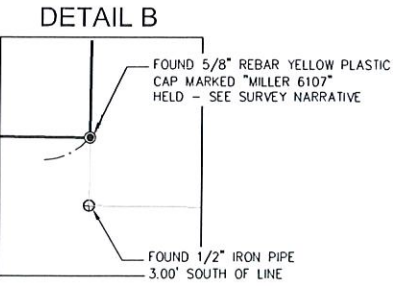
- LEGEND:**
- FOUND ALUMINUM CAP, AS DESCRIBED
  - FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED AS DESCRIBED
  - FOUND 1" IRON PIPE, UNLESS OTHERWISE NOTED
  - FOUND 3" ALUMINUM HIGHWAY RIGHT OF WAY MONUMENT
  - SET 5/8" X 24" REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED HMH-ENG PLS 19496.
  - SET 1/2" X 24" REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED HMH-ENG PLS 19496. CALCULATED POINT (NOTHING FOUND OR SET)
  - QUARTER CORNER, AS DESCRIBED.
  - CLOSING CORNER, AS DESCRIBED.
  - P.O.B. POINT OF BEGINNING
  - SUBDIVISION BOUNDARY
  - NEW LOT LINES
  - SECTION LINE
  - EASEMENT/ RIGHT-OF-WAY LINE
  - ROAD CENTERLINE



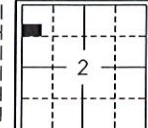
- REFERENCES:**
- (P1) CRAIG'S FOREST TRACTS, SURVEYED BY DONALD LARGENT PLS 1342, DATED OCT 18, 1968, RECORDED AT BOOK 3 OF PLATS, PAGE 29.
  - (P2) DEMPSEY ACRES SUBDIVISION, SURVEYED BY LANCE G. MILLER PLS 6107, DATED APRIL 4, 2007, RECORDED AT BOOK 8 OF PLATS, PAGE 163.
  - (P3) ANDERSON PLAT, SURVEYED BY VICKI J. KLEMM, PLS 19496, DATED SEPTEMBER 26, 2022, RECORDED AT BOOK 19 OF PLATS, PAGE 47.
  - (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 LAURENCE A. GLAHE, PLS 5713, DATED MARCH 25, 2005, RECORDED AT INSTRUMENT No. 673164, BONNER COUNTY RECORDS.

LINE TABLE		
Line #	Direction	Length
L1	N0°30'45"E	15.01'
L2	N0°01'04"W	15.11'
L3	N5°13'14"W	34.52'
L4	N5°13'14"W	34.52'
L6	S65°34'14"E	137.43'
L7	N70°13'25"E	47.27'
L8	S89°25'49"E	30.00'
L9	N0°30'41"E	30.00'
L10	N0°30'41"E	30.00'
L11	S89°25'49"E	30.00'
L12	S89°25'49"E	7.41'
L13	S89°25'49"E	7.44'
L14	N70°13'25"E	47.27'
L15	S65°34'14"E	103.28'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	131.16'	170.00'	44°12'21"	127.93'	S87°40'24"E
C2	81.67'	230.00'	20°20'46"	81.25'	S80°23'48"W
C3	60.37'	170.00'	20°20'46"	60.05'	S80°23'48"W
C4	177.45'	230.00'	44°12'21"	173.09'	S87°40'24"E



PN: S21126



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