

DEERFIELD

SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT DEERFIELD LLC, MANAGED BY RICHARD A. HOWARTH, IS THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO RESIDENTIAL LOTS. THE SAME TO BE KNOWN AS DEERFIELD, BEING SITUATE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO BEING ALL THAT CERTAIN PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED INSTRUMENT No. 976337, RECORDED 2/12/2021, BONNER COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16, SAID CENTER QUARTER BEARS:

- SOUTH 89°22'58" EAST, 2650.83 FEET DISTANCE FROM THE WEST QUARTER CORNER OF SAID SECTION 16, BEING A 2-1/2" ALUMINUM CAP MONUMENT PER CP&F RECORD INSTR. No. 940885, BONNER COUNTY RECORDS;
- NORTH 0°37'06" EAST, 2632.32 FEET DISTANCE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 16, BEING A 2" ALUMINUM CAP MARKED "LS 813" PER CP&F INSTR. No. _____, BONNER COUNTY RECORDS;
- SOUTH 0°37'06" EAST, 2629.86 FEET DISTANT FROM THE NORTH QUARTER CORNER OF SAID SECTION 16, BEING A 2" ALUMINUM CAP MARKED "PLS 7046" PER CP&F INSTR. No. 562182, BONNER COUNTY RECORDS;
- NORTH 89°22'58" WEST, 2644.52 FEET DISTANT FROM THE EAST QUARTER CORNER OF SAID SECTION 16, BEING A 3-1/4" ALUMINUM CAP PER CP&F INSTR. No. 865561, BONNER COUNTY RECORDS;
- NORTH 49°59'51" EAST, 22.71 FEET DISTANT FROM THE CENTER QUARTER OF SAID SECTION 16 PER WEST SANDPOINT SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 1 OF PLATS AT PAGE 152 UNDER INSTR. No. 32090 ON DECEMBER 4, 1910, BONNER COUNTY RECORDS

THENCE SOUTH 0°37'06" WEST, ON THE NORTH/SOUTH MID-SECTION LINE OF SAID SECTION 16, 40.44 FEET;
THENCE NORTH 89°04'33" WEST, 467.38 FEET TO A 1" IRON PIPE, BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00° 37' 06" WEST, 1274.72 FEET TO A 5/8" REBAR MARKED "INLOES PLS 20888" (HEREINAFTER DESCRIBED AS "A SET MONUMENT");
THENCE SOUTH 89° 03' 40" EAST, 467.70 FEET TO A SET MONUMENT ON THE NORTH/SOUTH MID-SECTION LINE PER THE PLAT OF WEST SANDPOINT SUBDIVISION (FROM WHICH THE CENTER QUARTER CORNER OF SECTION 16 PER WEST SANDPOINT SUBDIVISION BEARS NORTH 0°14'28" EAST, 1300.48 FEET DISTANT);
THENCE SOUTH 00° 14' 28" WEST, ON THE NORTH/SOUTH MID-SECTION LINE PER THE PLAT OF WEST SANDPOINT SUBDIVISION, 994.66 FEET TO THE NORTHEAST CORNER OF THE S1/2 SE1/4 SE1/4 SW1/4 OF SAID SECTION 16 TO A SET MONUMENT (FROM WHICH A 1" PIPE BEARS NORTH 89°22'58" WEST, 1.50 FEET DISTANT);
THENCE ON THE NORTH BOUNDARY OF THE S1/2 SE1/4 SE1/4 SW1/4 OF SAID SECTION 16, NORTH 89° 22' 58" WEST, 658.23 FEET TO THE NORTHWEST CORNER THEREOF, BEING A 1" IRON PIPE;
THENCE NORTH 00° 55' 15" EAST ON THE EAST BOUNDARY OF THE SW1/4 SE1/4 SW1/4 OF SAID SECTION 16, 333.39 FEET TO THE NORTHEAST CORNER THEREOF, BEING A 1/2" REBAR WITH NO CAP AND REPLACED WITH SET MONUMENT;
THENCE NORTH 89° 34' 33" WEST ON THE NORTH BOUNDARY OF THE SW1/4 SE1/4 SW1/4 OF SAID SECTION 16, 272.86 FEET, BEING A FOUND 5/8" REBAR WITH NO CAP;
THENCE NORTH 00° 20' 36" EAST, 1942.03 FEET TO A SET MONUMENT;
THENCE SOUTH 89° 04' 33" EAST, 464.41 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED CONTAINS 32.646 ACRES (±11,422,057 SQ.FT.) MORE OR LESS.

- BE IT FURTHER KNOWN THAT:
- THE OWNER HEREBY DEDICATES A STRIP OF VARYING WIDTH TO THE PUBLIC ALONG BALDY MOUNTAIN ROAD WHICH RESULTS IN THE SOUTHERLY RIGHT OF WAY WIDTH EQUALING 30.00 FEET FROM THE EXISTING CENTERLINE OF BALDY MOUNTAIN ROAD.
 - THE OWNER HEREBY DEDICATES THE ROADS SHOWN WITHIN THIS PLAT TO THE PUBLIC AND ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AS SPECIFIED IN THE CC&R's. SAID PRIVATELY MAINTAINED, PUBLIC ROADS DO NOT MEET THE STANDARDS FOR COUNTY MAINTENANCE AND WILL BE INELIGIBLE FOR FUTURE CONSIDERATION OF COUNTY MAINTENANCE.
 - AS SHOWN ON THIS PLAT, TRACT "A" WITHIN BLOCK 1 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF WATER STORAGE, AS DESCRIBED IN THE CC&R'S.
 - AS SHOWN ON THIS PLAT, TRACT "B" WITHIN BLOCK 2 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE / GREEN SPACE / RECREATION, AS DESCRIBED IN THE CC&R'S.
 - AS SHOWN ON THIS PLAT, THE OWNER HEREBY DEDICATES A FIRE TURNAROUND EASEMENT TO THE PUBLIC OVER A PORTION OF LOT 13, BLOCK 1 AND A PORTION OF LOT 11, BLOCK 2, AS SHOWN ON SHEET 3, DETAIL "D".
 - AS SHOWN ON THIS PLAT, THE STORM WATER TRACT WITHIN BLOCK 1 WILL BE RESERVED, OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORM WATER CONVEYANCE AND RETENTION, AS DESCRIBED IN THE CC&R'S.
 - ALL LOT LINES COMMON TO PUBLIC RIGHTS-OF-WAY HAVE A DEDICATED 10.00' PUBLIC UTILITY AND STORM WATER EASEMENT ADJACENT TO SAID RIGHTS-OF-WAY WITHIN SAID LOTS.
 - THE OWNERS HEREBY DEDICATES A 10.00' PUBLIC UTILITY AND STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 6 AND LOT 7, BLOCK 1, TO THE HOMEOWNERS ASSOCIATION, AS DESCRIBED IN THE CC&R'S.
 - AS SHOWN ON THIS PLAT, THE OWNER HEREBY DEDICATES TO THE HOMEOWNERS ASSOCIATION AN EASEMENT OVER AND ACROSS THE SOUTHWEST CORNER OF LOT 11, BLOCK 1, FOR ACCESS TO THE STORM WATER TRACT.
 - ACCESS TO LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 IS RESTRICTED TO DEERFIELD DRIVE ONLY. ACCESS TO BALDY MT. ROAD IS RESTRICTED.
 - PER BCRC 12-623.D (d) - A MANMADE OR NATURAL WATER SOURCE WITH A DRY HYDRANT CAPABLE OF DELIVERING ADEQUATE WATER SUPPLY AS PRESCRIBED BY IFC WILL BE INSTALLED WITHIN TRACT "A", BLOCK 1.
 - DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY SYRINGA HEIGHTS WATER DISTRICT.
 - DOMESTIC SEWER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL SEPTIC SYSTEMS.
 - DOMESTIC SOLID WASTE DISPOSAL IS THE RESPONSIBILITY OF THE LOT OWNERS.

DEERFIELD, LLC
MANAGER

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ }SS

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED _____, KNOW OR IDENTIFIED TO ME TO BE THE MANAGER OF DEERFIELD LLC, WHOSE NAME IS 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: _____

RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2025,
AT _____ O'CLOCK ____M. IN BOOK _____ OF PLATS AT PAGE _____
AT THE REQUEST OF HHM ENGINEERING
INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER

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 2025.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

PLANNING DIRECTOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL

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 _____, 2025.

BONNER COUNTY TREASURER

SYRINGA HEIGHTS WATER DISTRICT CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE SYRINGA HEIGHTS WATER DISTRICT, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2024.

CHAIRMAN

CITY OF SANDPOINT CERTIFICATE:

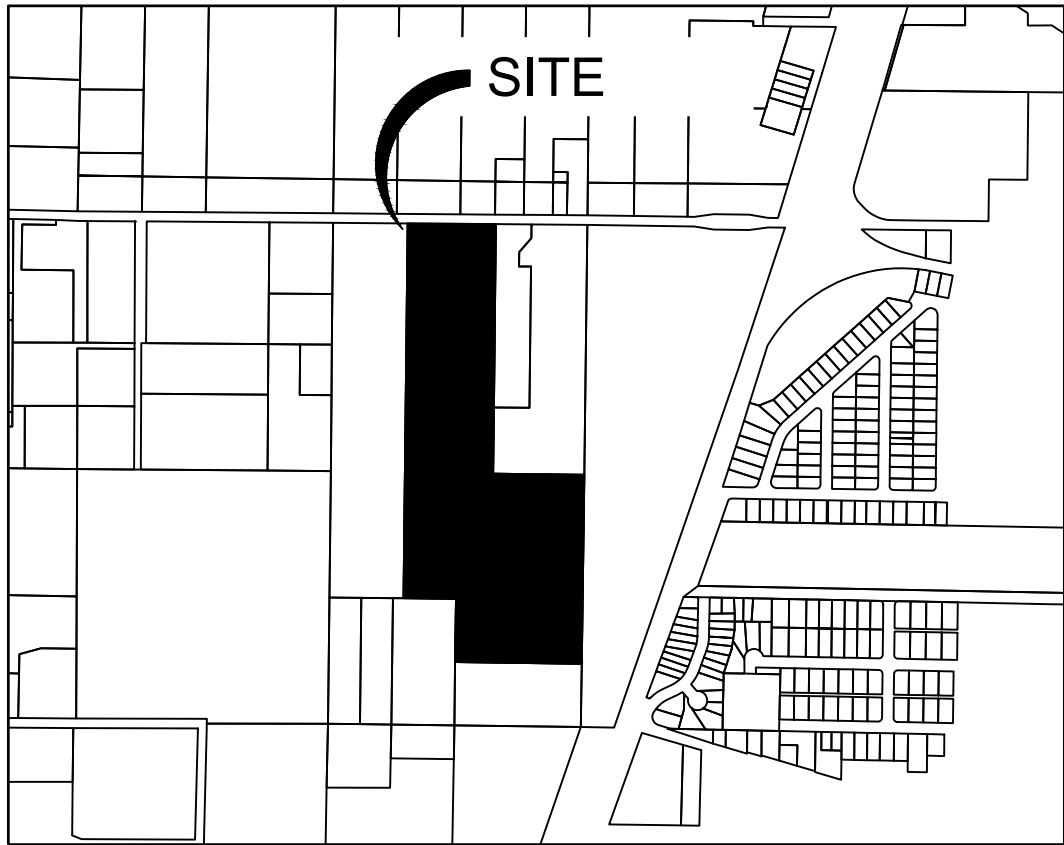
I HEREBY CERTIFY THAT THIS PLAT WAS REVIEWED FOR POTENTIAL IMPACT TO THE CITY ON THIS _____ DAY OF _____, IN THE YEAR OF 2025

CITY CLERK _____ DATE _____

MAYOR _____ DATE _____

PN: D24013

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Vicinity Map:

SCALE: 1" = 1,000'

PANHANDLE HEALTH DISTRICT CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

THIS PLAT APPROVED THIS _____ DAY OF _____, 2025

PANHANDLE HEALTH DISTRICT

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DEERFIELD" 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.

BONNER COUNTY SURVEYOR

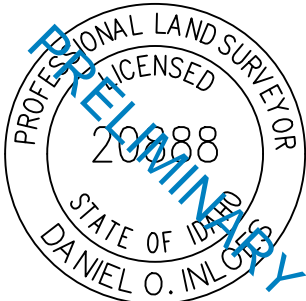
DATE:

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. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON AS SET MONUMENTS HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH.

DANIEL O. INLOES, PLS 20888:

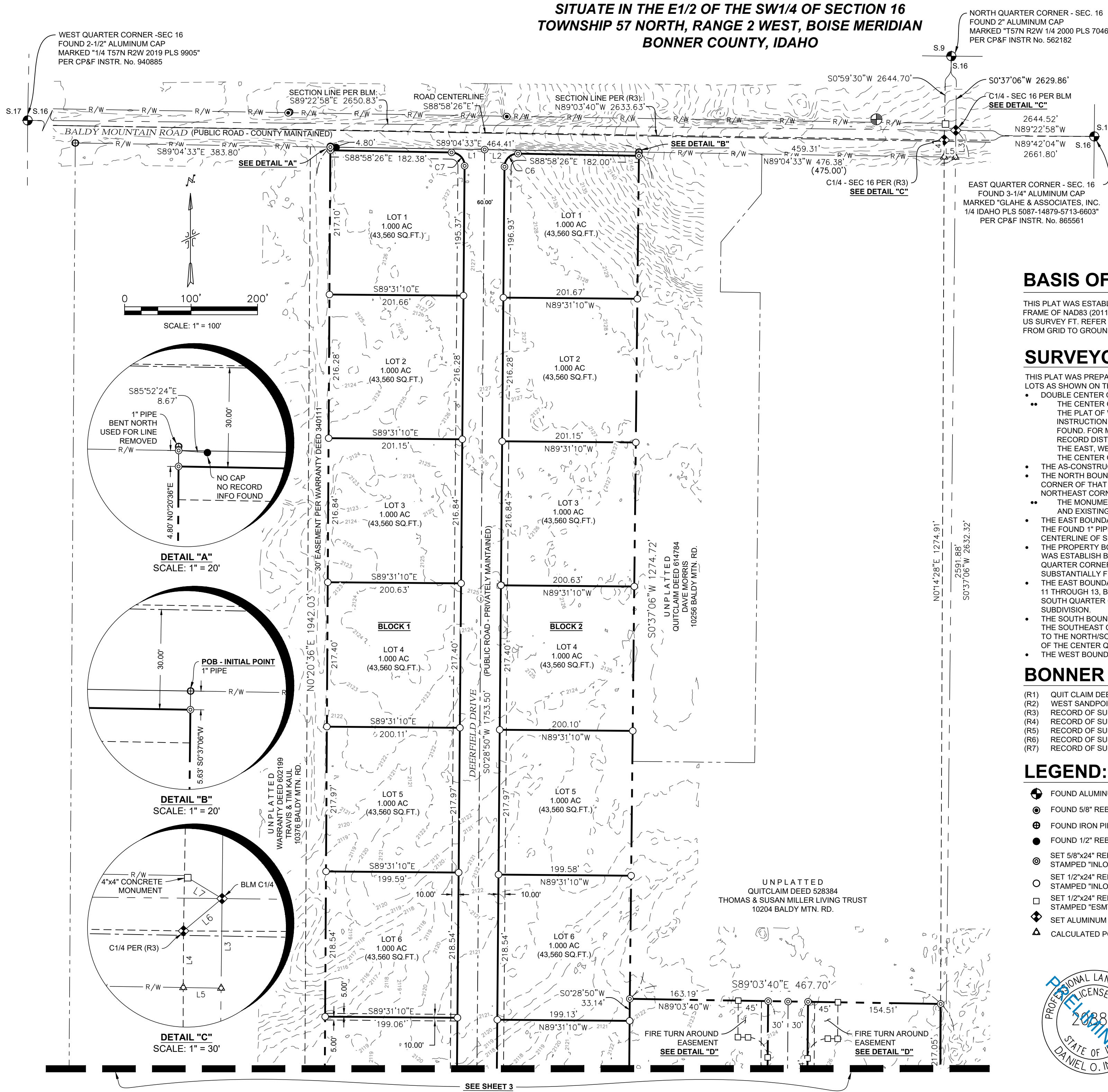
DATE:



476864 Highway 95, Suite 3
Ponderay, ID 83852
(208) 635-5825

DEERFIELD

SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO



NOTES:

- SEE SHEET 3 FOR LINE AND CURVE TABLE.
- THE LOTS WITHIN THIS PLAT MAY NOT BE FURTHER SUBDIVIDED WITHOUT WRITTEN APPROVAL OF THE BONNER COUNTY PLANNING DEPARTMENT & BONNER COUNTY COMMISSIONERS.
- THE NUMBER AND TYPE OF DWELLINGS PERMITTED WITHIN THIS PLAT SHALL BE IN ACCORDANCE WITH IDAHO STATE CODE AND BONNER COUNTY PLANNING CODE.
- STORM WATER TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- WATER STORAGE TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOT LINES COMMON TO PUBLIC RIGHTS-OF-WAY HAVE A 10.00' PUBLIC UTILITY AND STORM WATER EASEMENT ADJACENT TO SAID RIGHT-OF-WAY WITHIN SAID LOTS.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD, AND FLOOD ZONE "A" PER FIRM PANEL 16017C0715E WITH AN EFFECTIVE DATE OF 11/18/2008.
- ALL ROADS WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AS PRIVATELY MAINTAINED PUBLIC ROADS AND WILL BE CONSTRUCTED TO THE PRIVATELY MAINTAINED PUBLIC ROADS COUNTY STANDARDS. THEY HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR COUNTY MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS.
- PURSUANT TO IDAHO CODE 50-1304(2)(L), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, A GAS TRANSMISSION NORTHWEST LLC NATURAL GAS PIPELINE EXIST ROUGHLY 1000' WEST OF THE NORTHWEST CORNER OF THIS PLAT. THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS OUTLINES IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) RECORDED AS INSTRUMENT No.

BASIS OF BEARING:

THIS PLAT WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000) ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001188201.

SURVEYOR'S NARRATIVE:

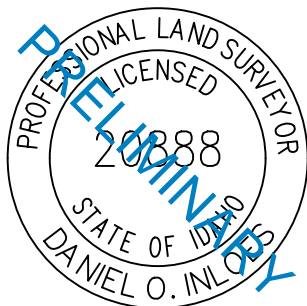
- THIS PLAT WAS PREPARED AT THE REQUEST OF DEERFIELD LLC TO ESTABLISH THE BOUNDARY DESCRIBED IN (R1) AND ESTABLISH LOTS AS SHOWN ON THIS PLAT.
- DOUBLE CENTER QUARTER
 - THE CENTER QUARTER CORNER OF SECTION 16 HAS BEEN ESTABLISHED IN TWO LOCATIONS. ONE LOCATION IS BASED ON THE PLAT OF WEST SANDPOINT SUBDIVISION (R2) AND ONE BASED ON BUREAU OF LAND MANAGEMENT MANUAL OF INSTRUCTION. AN EXTENSIVE ATTEMPT WAS MADE TO LOCATE THESE TWO MONUMENTS. NEITHER OF WHICH WERE FOUND. FOR MORE INFORMATION REGARDING WHICH SURVEYS AND PLATS USED EACH CENTER QUARTER, SEE (R3). RECORD DISTANCES PER (R2) WERE USED TO ESTABLISH THE CALCULATED POSITION OF THE CENTER QUARTER, PER (R3). THE EAST, WEST, NORTH AND SOUTH QUARTER CORNERS WERE LOCATED TO ESTABLISH THE CALCULATED POSITION OF THE CENTER QUARTER PER BLM MANUAL OF INSTRUCTION.
 - THE AS-CONSTRUCTED CENTERLINE OF BALDY MOUNTAIN ROAD WAS LOCATED TO ESTABLISH A 30.00' RIGHT OF WAY.
 - THE NORTH BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED FROM FOUND MONUMENTS AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN WARRANTY DEED 602199 AND THE FOUND 1" PIPE MONUMENTING THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
 - THE MONUMENT AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY SUBSTANTIALLY FITS LINES OF OCCUPATION AND EXISTING FENCE LINES.
 - THE EAST BOUNDARY OF THE SUBJECT PROPERTY ADJACENT TO LOTS 1 THROUGH 6, BLOCK 2 WAS ESTABLISH BY HOLDING THE FOUND 1" PIPE AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY HOLDING THE BEARING OF THE NORTH/SOUTH CENTERLINE OF SECTION 16, PER THE BLM SOLUTION.
 - THE PROPERTY BOUNDARY ADJACENT TO THE NORTH BOUNDARY OF LOT 11 AND TRACT "A", BLOCK 2 AND LOT 14, BLOCK 1, WAS ESTABLISH BY DETERMINING THE EAST/WEST CENTER OF SECTION 16 BASED ON WEST SANDPOINT PLAT AND THE WEST QUARTER CORNER AND OFFSETTING THAT ALIGNMENT A RECORD DISTANCE OF 1300.38 FEET TO THE SOUTH. THIS SUBSTANTIALLY FITS EXISTING FENCE LINES AND LINES OF OCCUPATION.
 - THE EAST BOUNDARY OF THE SUBJECT PARCEL ADJACENT TO THE EAST BOUNDARY OF THE STORM WATER TRACT AND LOTS 11 THROUGH 13, BLOCK 1, WAS ESTABLISHED BY HOLDING THE NORTH/SOUTH CENTERLINE OF SECTION 16 BASED ON THE SOUTH QUARTER CORNER AND THE CALCULATED POSITION OF THE CENTER QUARTER BASED ON WEST SANDPOINT SUBDIVISION.
 - THE SOUTH BOUNDARY OF THE SUBJECT PARCEL WAS ESTABLISHED BY HOLDING FOUND MONUMENTS. THE FOUND 1" PIPE AT THE SOUTHEAST CORNER OF THE SUBJECT PARCEL WAS USED FOR LINE ONLY. THE SOUTH BOUNDARY LINE WAS EXTENDED TO THE NORTH/SOUTH CENTERLINE OF SECTION 16, BASED ON THE SOUTH QUARTER CORNER AND THE CALCULATED POSITION OF THE CENTER QUARTER BASED ON WEST SANDPOINT SUBDIVISION.
 - THE WEST BOUNDARY OF THE SUBJECT PARCEL WAS ESTABLISHED BY HOLDING FOUND MONUMENTS.

BONNER COUNTY REFERENCES:

- (R1) QUIT CLAIM DEED INSTRUMENT No. 976337 RECORDED 2/12/ 2021
- (R2) WEST SANDPOINT SUBDIVISION, RECORDED DEC. 4, 1910 UNDER INSTRUMENT No. 32090 IN BOOK 1 OF PLATS AT PAGE 152.
- (R3) RECORD OF SURVEY INSTRUMENT No. 942527 RECORDED BY MARK DUFFNER, PLS 9905, 2019.
- (R4) RECORD OF SURVEY INSTRUMENT No. 563766 RECORDED BY GEORGE MARSHALL, PLS 7046, 2000.
- (R5) RECORD OF SURVEY INSTRUMENT No. 562958 RECORDED BY GEORGE MARSHALL, PLS 7046, 2020.
- (R6) RECORD OF SURVEY INSTRUMENT No. 365249 RECORDED BY DAVID EVANS, PLS 5087, 1989.
- (R7) RECORD OF SURVEY INSTRUMENT No. 347149 RECORDED BY ROBERT BRISTOL, PLS 882, 1988.

LEGEND:

FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED	---	SUBJECT PROPERTY BOUNDARY
FOUND 5/8" REBAR, "BRISTOL PLS 882" OR AS DESCRIBED	---	INTERIOR LOT/BLOCK LINES
FOUND IRON PIPE, AS DESCRIBED	---	ADJACENT PROPERTY BOUNDARY
FOUND 1/2" REBAR, AS DESCRIBED	---	SECTION LINE (BLM SOLUTION)
SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888"	---	SECTION LINE (R3) SOLUTION
SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888", OR AS DESCRIBED	---	EASEMENT LINE
SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ESMT PLS 20888", OR AS DESCRIBED	---	RIGHT OF WAY LINE
SET ALUMINUM CAP ON 5/8"x24" REBAR	---	ROAD CENTERLINE
CALCULATED POINT, NOTHING FOUND OR SET	---	EXISTING GROUND CONTOUR



PN:D24013

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DEERFIELD

SITUATE IN THE E1/2 OF THE SW1/4 OF SECTION 16
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO

LEGEND:

- FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED
- FOUND 5/8" REBAR, AS DESCRIBED
- FOUND IRON PIPE, AS DESCRIBED
- FOUND 1/2" REBAR, AS DESCRIBED
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888"
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888", OR AS DESCRIBED
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ESMT PLS 20888", OR AS DESCRIBED
- SET ALUMINUM CAP ON 5/8"x24" REBAR
- CALCULATED POINT, NOTHING FOUND OR SET
- SUBJECT PROPERTY BOUNDARY
- INTERIOR LOT/BLOCK LINES
- ADJACENT PROPERTY BOUNDARY
- SECTION LINE (BLM SOLUTION)
- SECTION LINE (R3) SOLUTION
- EASEMENT LINE
- R/W R/W RIGHT OF WAY LINE
- ROAD / CREEK CENTERLINE
- FEMA ZONE AE 100 YEAR BOUNDARY, PENDING FEMA REVIEW
- 40' SHORELINE VEGETATIVE BUFFER LINE
- EXISTING GROUND CONTOUR

Line Table		
Line #	Length	Direction
L1	232.20	S89°04'33"E
L2	232.21	S89°04'33"E
L3	40.44	S0°37'06"W
L4	25.56	N0°14'28"E
L5	17.07	S89°04'33"E
L6	22.71	S49°59'51"W
L7	18.12	N58°38'03"W
L8	45.00	S89°03'40"E
L9	55.00	S0°28'50"W

Line Table		
Line #	Length	Direction
L10	14.76	N89°03'40"W
L11	85.24	S0°28'50"W
L12	49.15	N89°31'10"W
L13	117.84	N1°56'12"W
L14	45.00	S89°03'40"E
L15	55.00	N0°28'50"E
L16	15.24	N89°03'40"W
L17	84.76	S0°28'50"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	57.68	50.00	66°05'55"	54.54	S56°28'13"E
C2	78.54	50.00	90°00'00"	70.71	N45°28'50"E
C3	23.07	20.00	66°05'56"	21.81	N56°28'12"W
C4	31.42	20.00	90°00'00"	28.28	S45°28'50"W
C5	125.66	80.00	90°00'00"	113.14	N45°28'50"E
C6	31.61	20.00	90°32'44"	28.42	N45°45'12"E
C7	31.23	20.00	89°27'16"	28.15	S44°14'48"E
C8	47.36	30.00	90°27'30"	42.60	S45°42'35"W
C9	14.57	20.00	41°44'10"	14.25	N68°39'01"W
C10	8.50	19.99	24°21'58"	8.44	N35°35'57"W
C11	46.88	30.00	89°32'30"	42.26	N44°17'25"W

