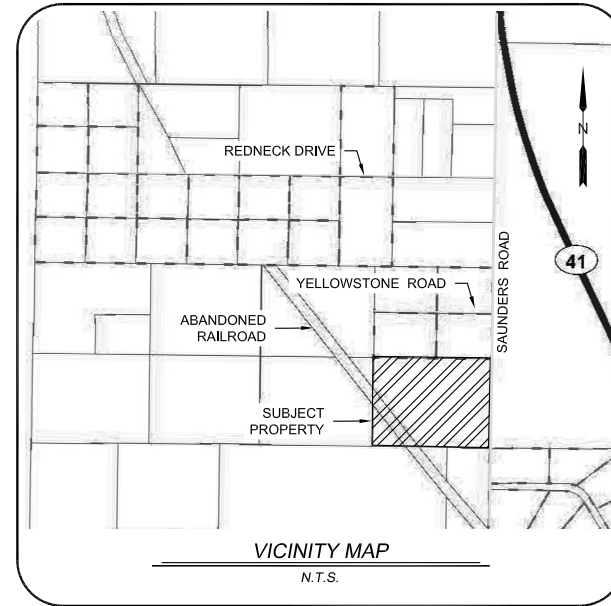


# ROCKSTARR ACRES FIRST ADDITION

LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 54 NORTH, RANGE 6 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT ROCKSTARR, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "ROCKSTARR ACRES 1ST ADDITION", LOCATED IN A PORTION OF SECTION 1, TOWNSHIP 54 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 870 FEET OF THE EAST 1150.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 54 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO,

AND TOGETHER WITH

ALL THAT PORTION OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S 100 FOOT WIDE RIGHT-OF-WAY IN THE NORTH 1760 FEET AND IN THE SOUTH 1760 FEET OF SECTION 1, TOWNSHIP 54 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

EXCEPT THE COUNTY ROAD

COMPRISING 22.5' ACRES, MORE OR LESS.

WATER IS TO BE PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

A 30' WIDE INGRESS, EGRESS, AND UTILITIES EASEMENT AS SHOWN HEREON (SHEET 2) IS HEREBY DEDICATED TO THE LOT OWNERS.

CHRISTAIN STARR, ROCKSTARR LLC. \_\_\_\_\_ DATE \_\_\_\_\_

## NOTARY PUBLIC CERTIFICATE

ACKNOWLEDGEMENT

STATE OF IDAHO } s.s.  
COUNTY OF BONNER }

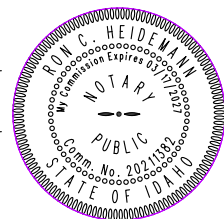
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_ BY

CHRISTIAN STARR

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PIONEER ESTATES NORTH" 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 \_\_\_\_\_

## PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER 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.

## SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



\_\_\_\_\_ RON C. HEIDEMANN, PLS 17407 \_\_\_\_\_ DATE \_\_\_\_\_

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ M.,  
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

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

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

\_\_\_\_\_ BONNER COUNTY RECORDER



## 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 \_\_\_\_\_, 2021.

\_\_\_\_\_ BONNER COUNTY TREASURER

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

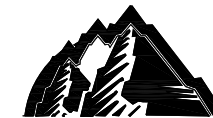
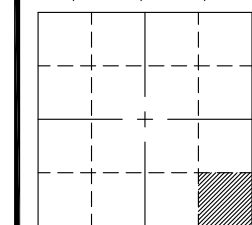
\_\_\_\_\_ BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_ CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

S.1, T.54N., R.6W., B.M.



560 W. CANFIELD AVE., STE. 200  
COEUR D'ALENE, IDAHO 83815  
(208) 714 - 4544

**SAWTOOTH**  
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
10-18-21	LSW	RCH	221020	221020-ROBERTS LANE PLAT	1 / 2

# ROCKSTARR ACRES FIRST ADDITION

LOCATED WITHIN THE SOUTHEAST 1/4 OF SECTION 1,  
TOWNSHIP 54 NORTH, RANGE 6 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

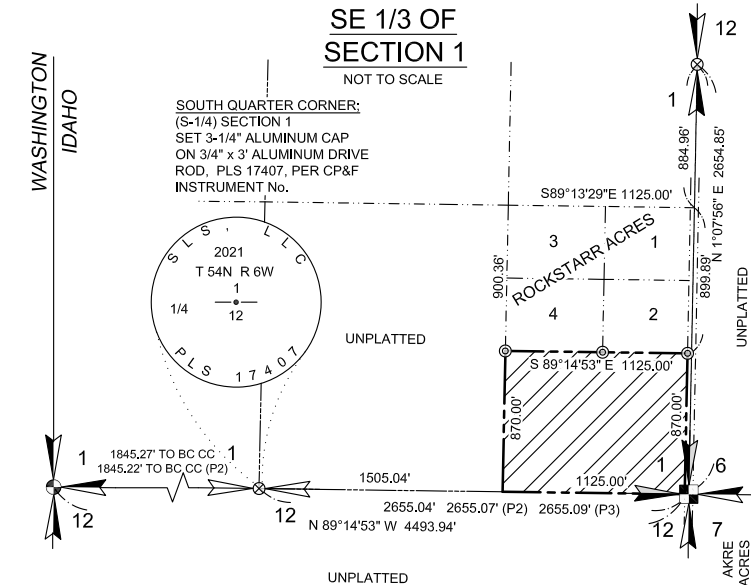
RECORDER'S  
CERTIFICATE

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH: 2010), IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (ISPCSW) USING REAL TIME KINEMATIC (RTK) GPS MEASUREMENTS AS MEASURED ALONG THE EAST SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 1 TO THE EAST QUARTER CORNER (E-1/4) OF SECTION 1, SAID LINE BEARS: NORTH 01° 07' 56" EAST.

A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00006169 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATED AND APPLIED AT THE ORIGIN POINT OF (N=2330287.569 E=2312361.129)

## SE 1/3 OF SECTION 1



## REFERENCES

(PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)

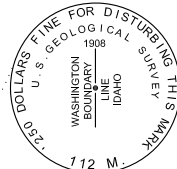
- (P1) THE PLAT OF AIDEN ACRES, RECORDED IN BOOK 9, PAGE 69, BY DAVID P. EVANS, PLS 5087, DATED FEBRUARY 20, 2008.
- (P2) THE PLAT OF WHITE HORSE SUBDIVISION, RECORDED IN BOOK 10, PAGE 1, BY RANDY RAY HOSINGTON, PLS 6019, DATED DECEMBER 2, 2009.
- (P3) THE PLAT OF ROCKSTARR ACRES, RECORDED IN BOOK 14, PAGE 92, BY BRAD ALLEN DIESEN, PLS 15516, DATED FEBRUARY 25, 2020.
- (R1) RECORD OF SURVEY BY JAMES A. SEWELL, PLS 775, FILED AS INSTRUMENT No. 306818, DATED AUGUST 9, 1985.

## LEGEND

- ⊙ SET A 1-1/4" ORANGE PLASTIC CAP (OPC) ON A 5/8" x 24" REBAR, "SLS PLS 17407"
- ⊗ QUARTER CORNER AS DESCRIBED
- ⊠ SECTION CORNER AS DESCRIBED
- ⊕ FOUND A 3" BRASS CAP ON A 2 1/2" OUTSIDE DIAMETER IRON PIPE, US LAND OFFICE
- ⊙ FOUND A 1-1/4" YELLOW PLASTIC CAP ON A 5/8" REBAR, PLS 15516
- FOUND A MILE POST AS DESCRIBED

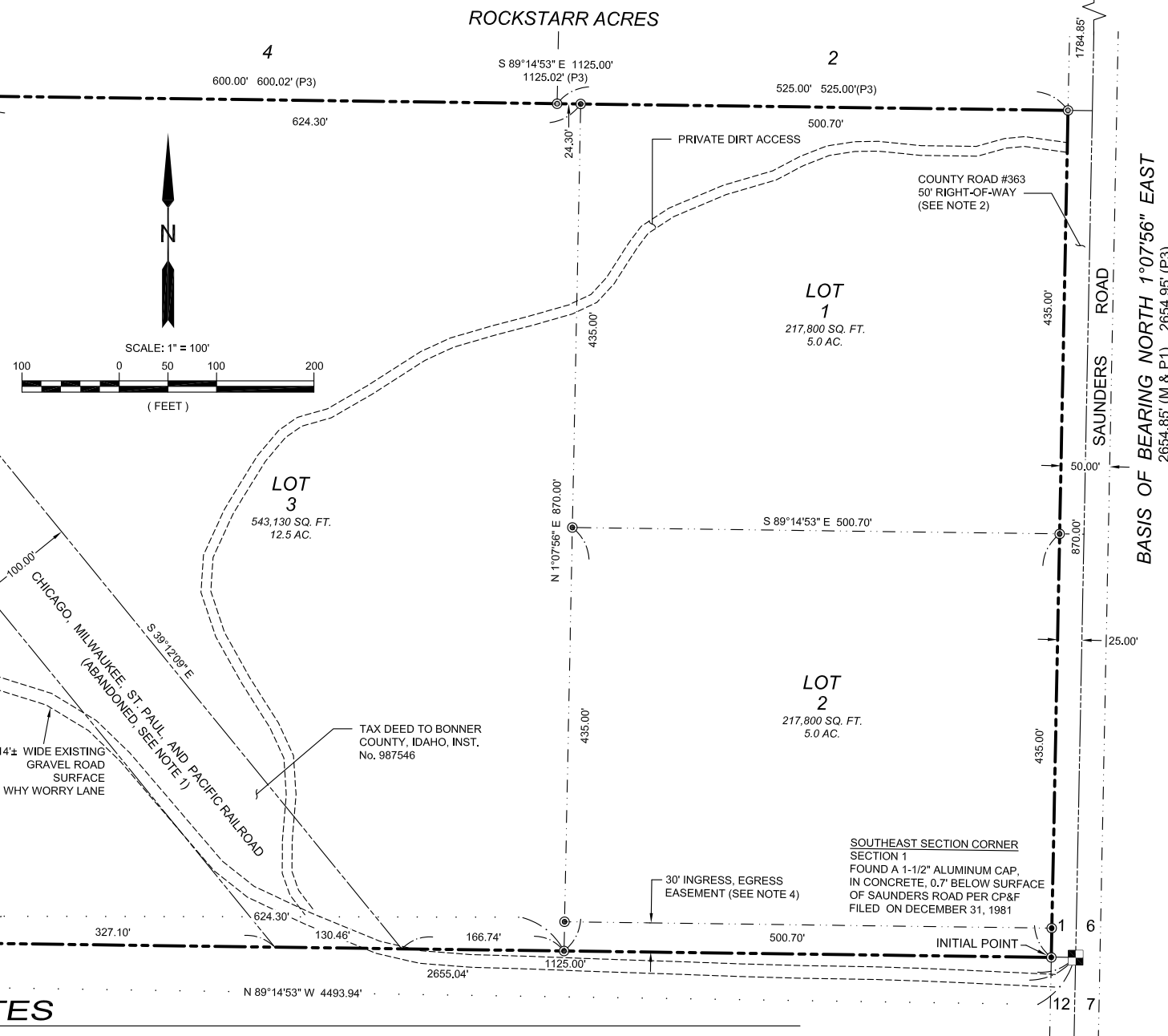
### DETAIL

NOT TO SCALE



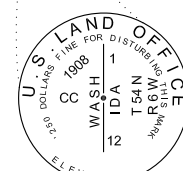
FOUND 3-1/2" BRASS CAP ON A 3" IRON PIPE PER CP&F INSTRUMENT No. 532660

EAST QUARTER CORNER: (E-1/4) SECTION 1 5/8" REBAR, NO CAP, 1.0' BELOW SURFACE OF SAUNDERS ROAD, PER CP&F INSTRUMENT No. 570197



## NOTES

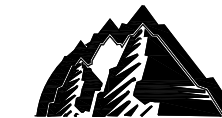
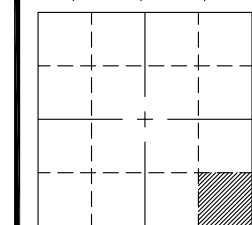
1. PIONEER TITLE, FILE NUMBER: 759265 DATED FEBRUARY 12, 2021 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
2. TAX DEED TO BONNER COUNTY, IDAHO, INSTRUMENT No. 600015, DATED APRIL 22, 2002.
3. NO RIGHT-OF-WAY DEEDS FOR THE EXISTING ROAD, "SAUNDERS ROAD" WERE FOUND. THE ROAD WAS AS-BUILT WITH 50' RIGHT-OF-WAY PER IDAHO CODE 40-202 & 40-2312. ROAD WAS CREATED BY BONNER COUNTY ON 11/17/1916 AS ROAD #363. SEE RECORDS AT BONNER COUNTY ASSESSORS OFFICE.
4. A 30' WIDE INGRESS, EGRESS, AND UTILITIES EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOT OWNERS.
5. THE LOTS AS SHOWN HEREON ARE AFFECTED BY A WASHINGTON WATER POWER COMPANY UTILITY EASEMENT (INSTRUMENT 17752, BONNER COUNTY RECORDS).
6. THE LOTS AS SHOWN HEREON ARE AFFECTED BY A WATER RIGHT DEED No. 96-07943 (INSTRUMENT 828682, BONNER COUNTY RECORDS).



CLOSING CORNER SECTION 1 & 12 A 3" BRASS CAP ON A 2 1/2" OUTSIDE DIAMETER IRON PIPE, MARKED US LAND OFFICE, 1.8' ABOVE GROUND, PER CP&F INSTRUMENT No. 570794



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