



VICINITY MAP
SCALE: NONE

NORTH QUARTER CORNER OF
SECTION 21, TOWNSHIP 56 NORTH,
RANGE 1 WEST, BOISE MERIDIAN,
U.S. SURVEY. FOUND BRASS CAP
MONUMENT MARKED "BLM 1961" 12
INCHES ABOVE GROUND

N89°40'44"W (BASIS OF BEARINGS) 2666.92'

122.35'

NORTHEAST CORNER OF SECTION 21,
TOWNSHIP 56 NORTH, RANGE 1
WEST, BOISE MERIDIAN, U.S. SURVEY.
FOUND BRASS CAP MONUMENT ON
PIPE MARKED "BLM 1961" 17
INCHES ABOVE GROUND

Garfield Bay Road
PUBLIC RIGHT-OF-WAY

Garfield Bay Road
PUBLIC RIGHT-OF-WAY

West Garfield Road
PUBLIC RIGHT-OF-WAY

Honeycutt Road
PUBLIC RIGHT-OF-WAY

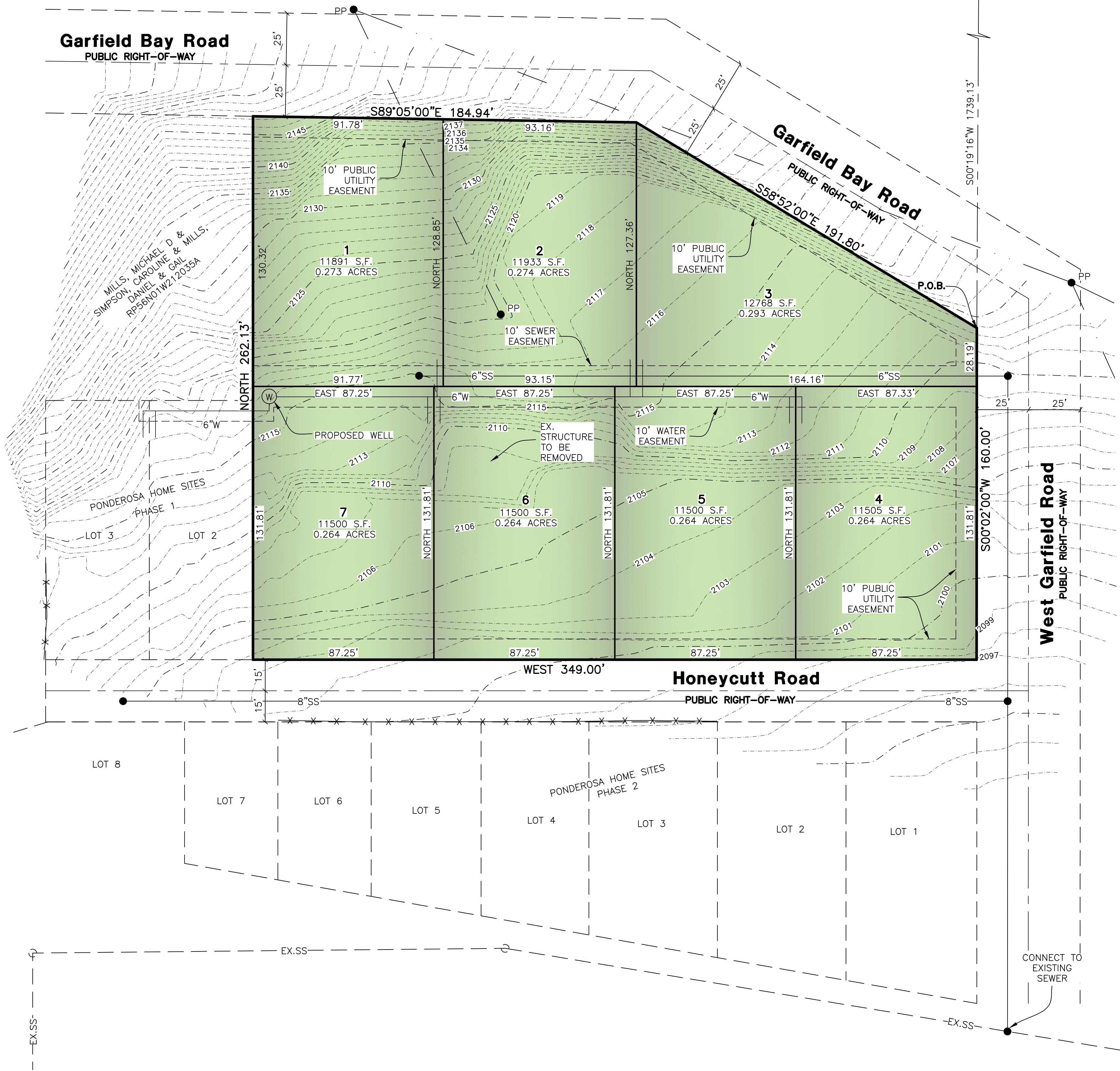
NOTES

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. PROJECT IS IN ZONE D PER FEMA FLOOD MAP PANEL #16017C0975E EFF. 11/18/2009.
3. PROJECT HAS NO WETLANDS.
4. PROPOSED WELL WILL PROVIDE WATER TO THE LOTS.

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = PROPOSED CULINARY WATER LINE
- = PROPOSED SANITARY SEWER LINE
- = EXISTING SANITARY SEWER LINE
- = EXISTING POWER LINE
- = EXISTING POWER POLE
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER MANHOLE

Scale: 1" = 30'



SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, PROFESSIONAL LAND SURVEYOR NO. 11106 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION FOR MPCP FAMILY, LC.

SIGNED THIS _____ DAY OF _____, 20____

ROBERT D. KUNZ, L.S.
IDAHO L.S. NO. 11106



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN FOUND MONUMENTS AT THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, U.S. SURVEY. SHOWN HEREON AS:
N89°40'44"W

BOUNDARY DESCRIPTION

PART OF GOVERNMENT LOT 1, ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WEST GARFIELD ROAD, SAID POINT BEING N89°40'44"W 122.35 FEET AND S00°19'16"W 1739.13 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 21; THENCE S00°02'00"W ALONG SAID WESTERLY LINE, 160.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF HONEYCUTT ROAD; THENCE WEST ALONG SAID NORTHERLY LINE, 349.00 FEET; THENCE NORTH 262.13 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF GARFIELD BAY ROAD; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) S89°05'00"E 184.94 FEET; (2) S58°52'00"E 191.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST GARFIELD ROAD AND TO THE POINT OF BEGINNING.

CONTAINING 82,599 SQUARE FEET OR 1.896 ACRES MORE OR LESS.

Garfield Bay Subdivision

A Portion of Ponderosa Home Sites, Lots 1, 2 & 3, Block 1,

Also being part of the Northwest Quarter of Section 21, Township 56 North, Range 1 West, Boise Meridian, U.S. Survey

Bonner County, Idaho



REVISIONS	DESCRIPTION
DATE	

Garfield Bay Subdivision

PART OF THE NE 1/4 OF SECTION 28, T.4N., R. 1W., S.1B & M., U.S. SURVEY
BONNER COUNTY, IDAHO

Preliminary Plat

Project Info.

Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 11/29/21
Name: GARFIELD BAY SUBD
Number: 7680-02

Sheet	1
1	Sheets