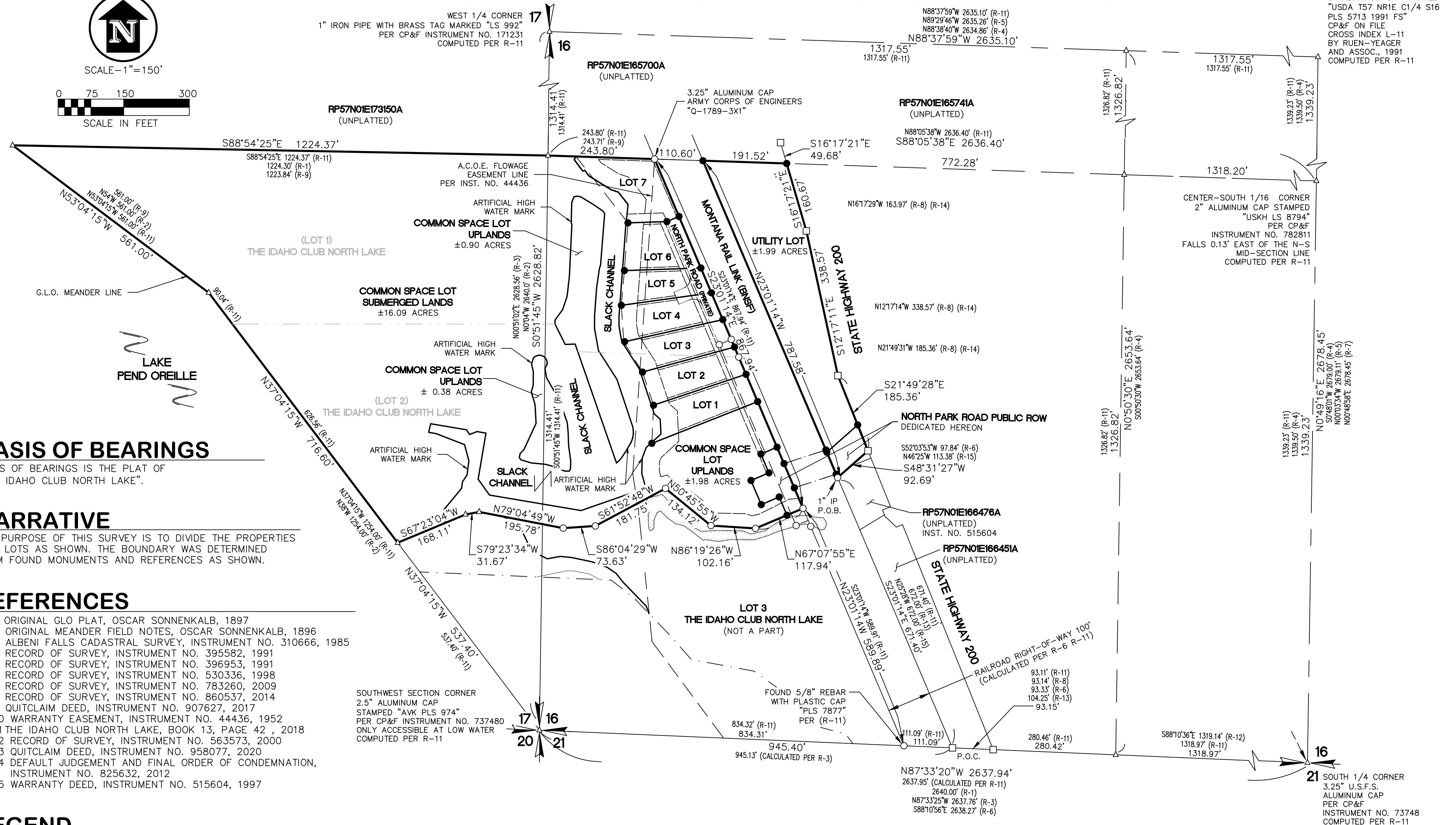


IN SECTIONS 16 AND 17, TOWNSHIP 57 NORTH, RANGE 1 EAST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARINGS IS THE PLAT OF
"THE IDAHO CLUB NORTH LAKE".

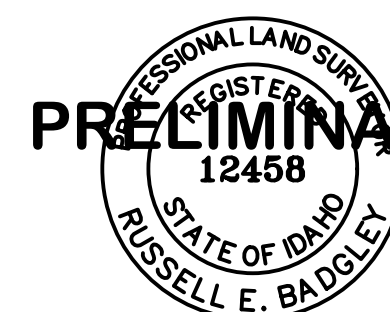
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PROPERTIES
INTO LOTS AS SHOWN. THE BOUNDARY WAS DETERMINED
FROM FOUND MONUMENTS AND REFERENCES AS SHOWN.

R-1 ORIGINAL GLO PLAT, OSCAR SONNENKALB, 1897
R-2 ORIGINAL MEANDER FIELD NOTES, OSCAR SONNENKALB, 1896
R-3 ALBENI FALLS CADASTRAL SURVEY, INSTRUMENT NO. 310666, 1985
R-4 RECORD OF SURVEY, INSTRUMENT NO. 395582, 1991
R-5 RECORD OF SURVEY, INSTRUMENT NO. 396953, 1991
R-6 RECORD OF SURVEY, INSTRUMENT NO. 530336, 1998
R-7 RECORD OF SURVEY, INSTRUMENT NO. 783260, 2009
R-8 RECORD OF SURVEY, INSTRUMENT NO. 860537, 2014
R-9 QUITCLAIM DEED, INSTRUMENT NO. 907627, 2017
R-10 WARRANTY EASEMENT, INSTRUMENT NO. 44436, 1952
R-11 THE IDAHO CLUB NORTH LAKE, BOOK 13, PAGE 42 , 2018
R-12 RECORD OF SURVEY, INSTRUMENT NO. 563573, 2000
R-13 QUITCLAIM DEED, INSTRUMENT NO. 958077, 2020
R-14 DEFAULT JUDGEMENT AND FINAL ORDER OF CONDEMNATION,
INSTRUMENT NO. 825632, 2012
R-15 WARRANTY DEED, INSTRUMENT NO. 515604, 1997

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED "REB 12458"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "WELCH COMER PLS 13444", UNLESS OTHERWISE NOTED
- FOUND 3-1/4" ALLOY CAP, IDAHO TRANSPORTATION DEPARTMENT RIGHT-OF-WAY MONUMENT
- △ CALCULATION POINT (NOTHING FOUND OR SET)

RECORDED'S
CERTIFICATE

PRELIMINARY



S17 T57N R1E BMS16 T57N R1E B

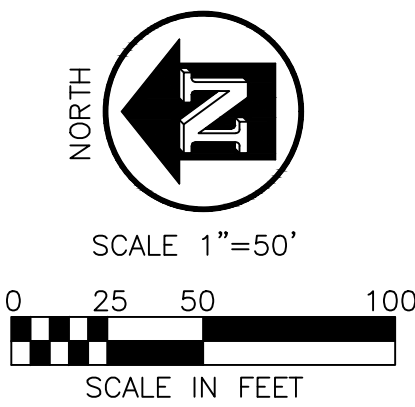
SHEET TITLE: **REPLAT OF LOTS 1 & 2 OF
THE IDAHO CLUB NORTH LAKE
AND UNPLATTED PARCEL**

 **James A. Sewell and Associates, LLC**
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID. 83864. (208) 263-4160

DATE:	5-16-24
SCALE:	1"=150'
DRAWN:	REB
CHECKED:	SC
PROJ. NO.:	2043-20-001
CAD FILE NO.	-NLAKE-PREPLAT-2024
SHT	2 OF 4

REPLAT OF LOTS 1 & 2 OF THE IDAHO CLUB NORTH LAKE AND UNPLATTED PARCEL

IN SECTIONS 16 AND 17, TOWNSHIP 57 NORTH, RANGE 1 EAST, B.M., BONNER COUNTY, IDAHO



RECORDER'S
CERTIFICATE

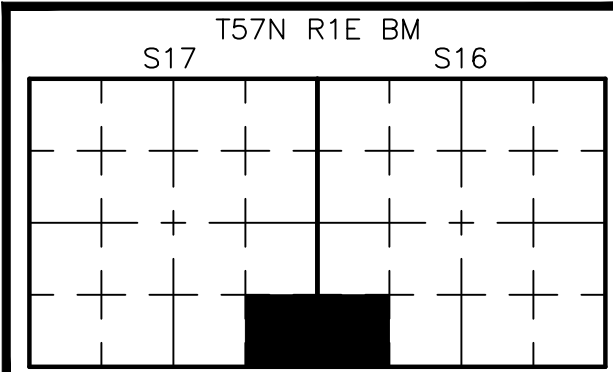


LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S23°01'14"E	45.22
L2	N66°58'46"E	44.55
L3	S23°01'14"E	60.00
L4	S66°58'46"W	44.55
L5	S23°01'14"E	46.72
L6	N66°58'46"E	40.00
L7	S66°58'46"W	30.00
L8	S66°58'46"W	25.39
L9	N23°01'14"W	30.00
L10	S66°58'46"W	25.39
L11	N66°58'46"E	30.00

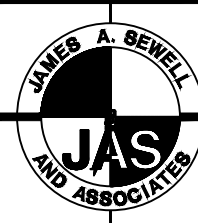
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	36.13	23.00	90°00'01"	N21°58'46"E 32.53
C2	36.13	23.00	90°00'01"	N68°01'14"W 32.53

LEGEND

- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED "REB 12458"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "WELCH COMER PLS 13444", UNLESS OTHERWISE NOTED
- FOUND 3-1/4" ALLOY CAP, IDAHO TRANSPORTATION DEPARTMENT RIGHT-OF-WAY MONUMENT
- △ CALCULATION POINT (NOTHING FOUND OR SET)



SHEET TITLE: **REPLAT OF LOTS 1 & 2 OF THE IDAHO CLUB NORTH LAKE AND UNPLATTED PARCEL**



James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 5-16-24
SCALE: 1"=50'
DRAWN: REB
CHECKED: SC
PROJ. NO.: 22043-20-001
CAD FILE NO.: S-NAME-REPLAT-2024
SHT. 3 OF 4

PLANNED UNIT DEVELOPMENT
PROPERTY LINE

ORDINARY HIGH WATER MARK (OHWM)
2062.5 NGVD '29
TOTAL LENGTH OF SHORELINE 4,370 LF

EXISTING DOCKS

A

2056

2066

2068
2070

WETLAND BOUNDARY AS DELINEATED
BY TOM DUEBENDORFER 06/20/2022

EXISTING SIDE-TIE DOCKS

EXISTING BOAT RAMP

PLANNED UNIT
DEVELOPMENT
PROPERTY LINE

LOT 2
LOT 3

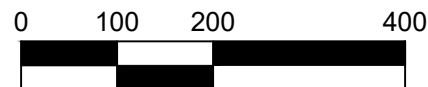
EXISTING CULVERTS

TRESTLE CREEK
MAIN CHANNEL

APPROX. USACE FLOWAGE
EASEMENT BOUNDARY

EXISTING NORTH BRANCH OF
TRESTLE CREEK

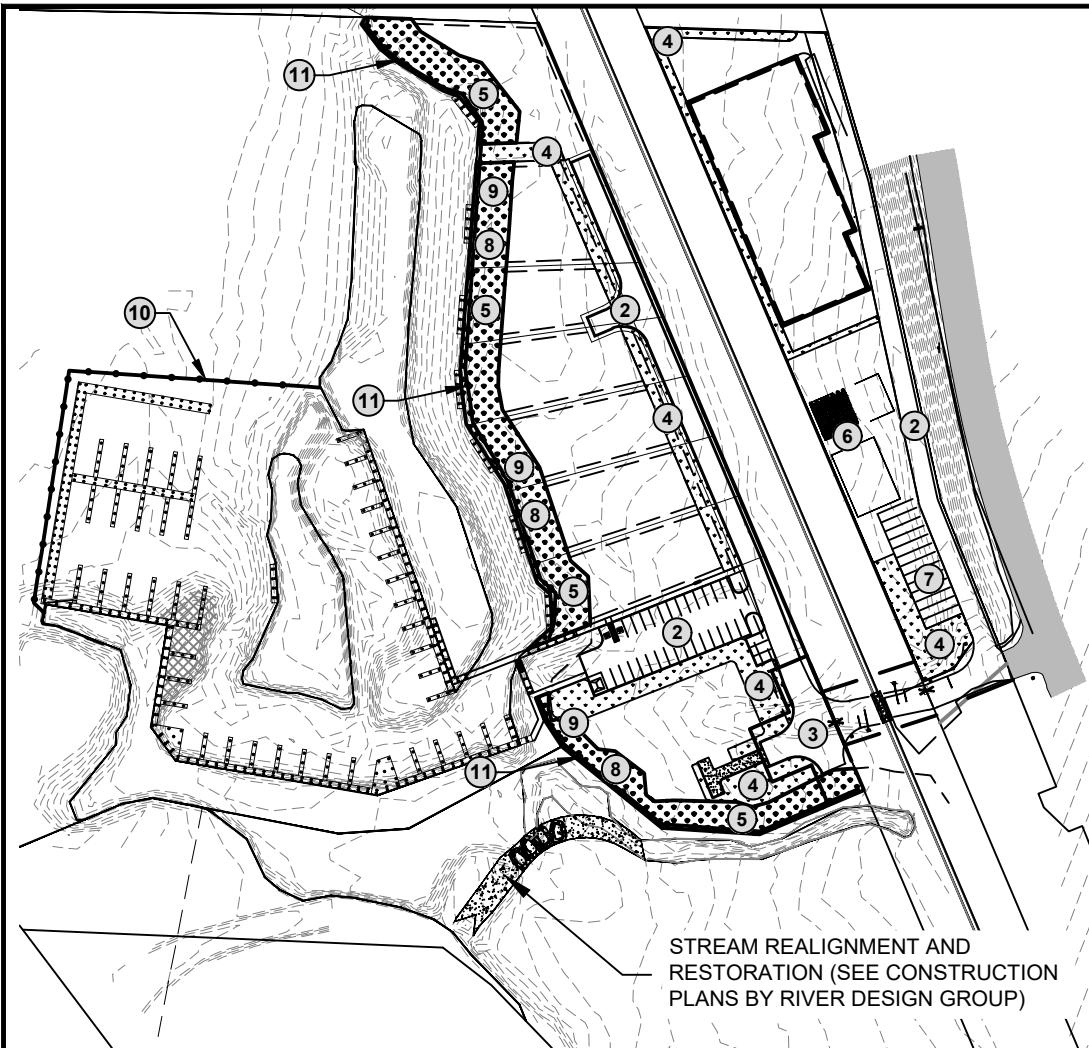
NOTES:
THE ARTIFICIAL HIGH WATER MARK (ELEV 2062.5
NGVD 29) HAS BEEN NOTED ON THESE DRAWINGS
AS THE ORDINARY HIGH WATER MARK, AS
REQUESTED BY THE ACOE. THE ORDINARY HIGH
WATER MARK REFERENCED HEREIN DOES NOT
REPRESENT THE LAST NATURAL ORDINARY HIGH
WATER MARK (APPROX ELEV 2048) WHICH
IDENTIFIES FEE TITLE.



SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

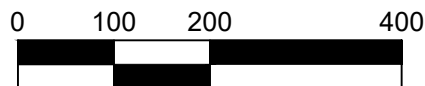
NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH
WATER MARK DEPICTED IN THIS DRAWING IS PER 2017 TOPOGRAPHIC
SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS

APPLICANT: VALIANT IDAHO II, LLC	
LOCATION: BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.	
WATERBODY: LAKE PEND OREILLE	
DA NUMBER:	
SHEET TITLE: EXISTING SITE CONDITIONS	DATE: 05/21/2024
PROJECT: IDAHO CLUB NORTH LAKE P.U.D.	SCALE: AS SHOWN
	DRAWN: NCF
	CHECKED: BSB
	PROJ. NO.: 22043-20-001
	CAD FILE: E-VALIANT
 James A. Sewell and Associates, LLC 1319 N. DIVISION SANDPOINT, IDAHO 83864, (208) 263-4160	
SHT. 2 OF 15	



PRELIMINARY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PHASE 2

THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES - NOT FOR CONSTRUCTION



SCALE IN FEET
CONTOUR INTERVAL IS 1'
DATUM: NGVD '29

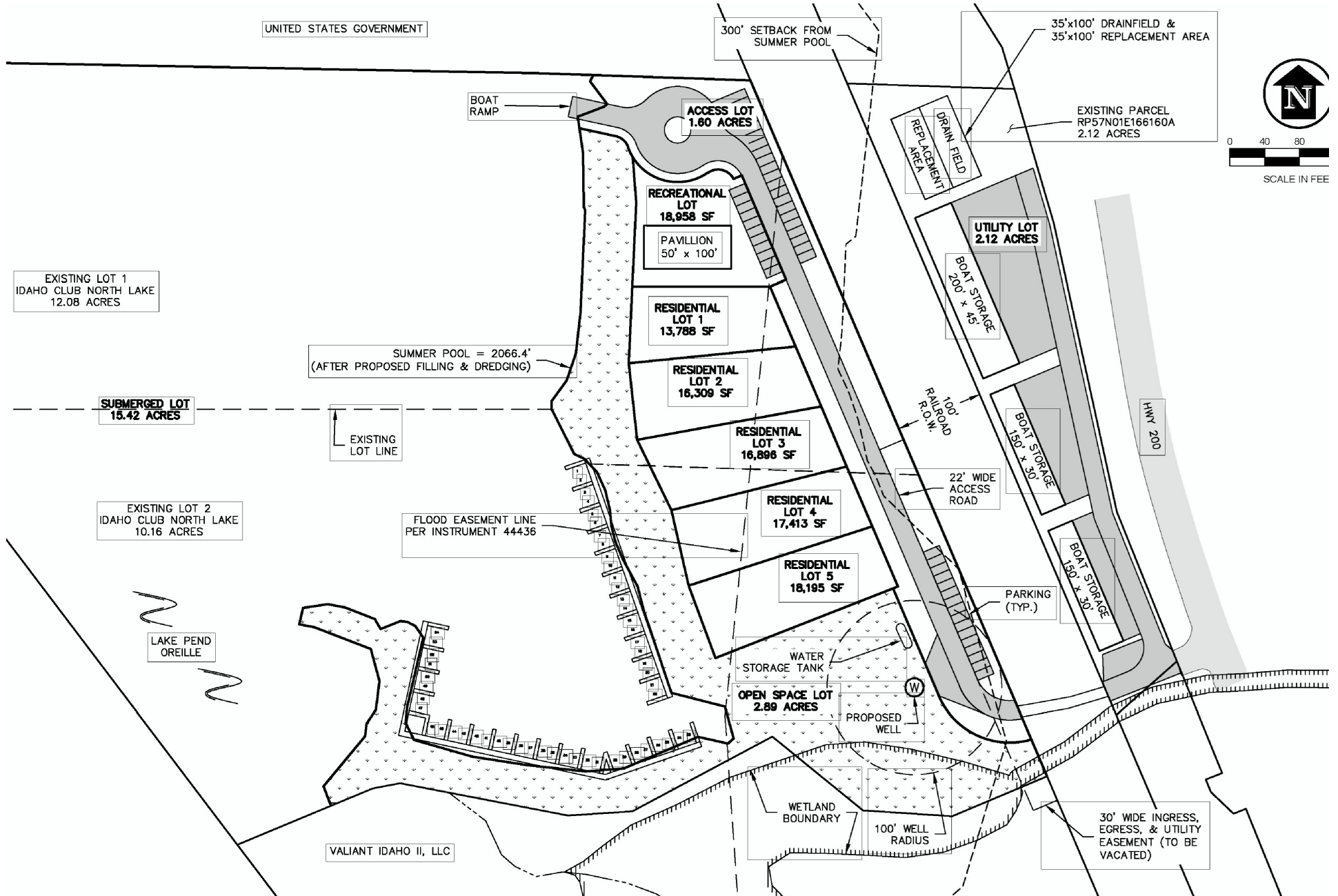
NOTE: SOME ELEVATIONS, CONTOUR LINES, AND ORIGINAL HIGH WATER MARK DEPICTED ON THIS DRAWING ARE PER 2017 TOPOGRAPHIC SURVEY PREPARED BY WELCH-COMER ENGINEERS AND SURVEYORS.

KEY NOTES

- ① BMP 43: DUST CONTROL SHALL BE IMPLEMENTED DURING DRY TIMES WHEN SOIL IS ANTICIPATED TO BECOME AIR BORN.
- ② IMPERVIOUS SURFACE, SEE BMP 71.
- ③ CONCRETE WASHOUT AREA. SEE BMP 49: CONCRETE WASTE MANAGEMENT
- ④ CONSTRUCT TREATMENT SWALE PER BMP 9
- ⑤ 40-FT WIDE VEGETATED BUFFER (PLANTINGS PER COUNTY CODE)
- ⑥ SANITARY AND SEPTIC WASTE PER BMP 50.
- ⑦ VEHICLE EQUIPMENT REFUELING, CLEANING, MAINTENANCE AND REPAIR PER BMP 83 AND BMP 84.
- ⑧ ALL AREAS WITHIN 100' OF OPEN WATER THAT ARE DISTURBED SHALL BE SEEDED AND COVERED WITH EITHER CLEAN, WEED FREE ANCHORED STRAW, EROSION BLANKET, OR HYDRO-SEEDING MULCH WITH BONDED FIBER MIX WITHIN 24 HOURS OF REACHING FINISH GRADE PER BMP 32 AND 52.
- ⑨ ALL AREAS WITHIN 100' OF OPEN WATER, BUT NOT AT FINAL GRADE, WILL BE PROTECTED AT THE END OF EACH DAY WITH A TEMPORARY MULCH COVER SIMILAR TO NOTE 14 ABOVE, IF THEY ARE TO BE LEFT UNWORKED FOR MORE THAN 24 HOURS PER BMP 52.
- ⑩ FLOATING TURBIDITY CURTAIN TO BE INSTALLED AND ADJUSTED AS NEEDED DURING BARGE PILE DRIVING AND DOCK WORK PER BMP 71.
- ⑪ INSTALL WIRE REINFORCED SILT FENCE (AKA SEDIMENT FENCING) AT THE BEGINNING OF PROJECT, AND MAINTAIN DURING ENTIRE PROJECT. SILT FENCE TO BE INSTALLED AT 3' AND 10' INTERVALS WATER-WARD FROM THE FURTHEST EXTENT OF EXCAVATION AND ALONG THE TOP OF EMBANKMENTS NOT BEING EXCAVATED. DO NOT INSTALL SILT FENCE AS A BARRIER FOR CHANNELIZED FLOW LEAVING THE SITE. REMOVE ALL SILT FENCE AFTER FINAL STABILIZATION. SEE BMP 65: SILT FENCE.

APPLICANT: VALIANT IDAHO II, LLC	
LOCATION: BONNER COUNTY, IDAHO SECTION 16 & 17, T 57 N, R 1 E, B.M.	
WATERBODY: LAKE PEND OREILLE	
DA NUMBER:	
SHEET TITLE: PRELIMINARY SWPPP PHASE 2	DATE: 06/26/2024
PROJECT: IDAHO CLUB NORTH LAKE P.U.D.	SCALE: AS SHOWN
 James A. Sewell and Associates, LLC 1319 N. DIVISION SANDPOINT, IDAHO 83864, (208) 263-4160	DRAWN: NCF/J.P.J.
	CHECKED: BSB
	PROJ. NO.: 22043-20-001
	CAD FILE: E-VALIANT
SHT 16 OF 16	

CUP6Site Plan



By Milton Ollerton at 3:03 pm, Mar 18, 2022

IDAHO CLUB NORTH LAKE PUD, S16/17-T57N-R1E, BOISE MERIDIAN, BONNER COUNTY, IDAHO



3/17/2022

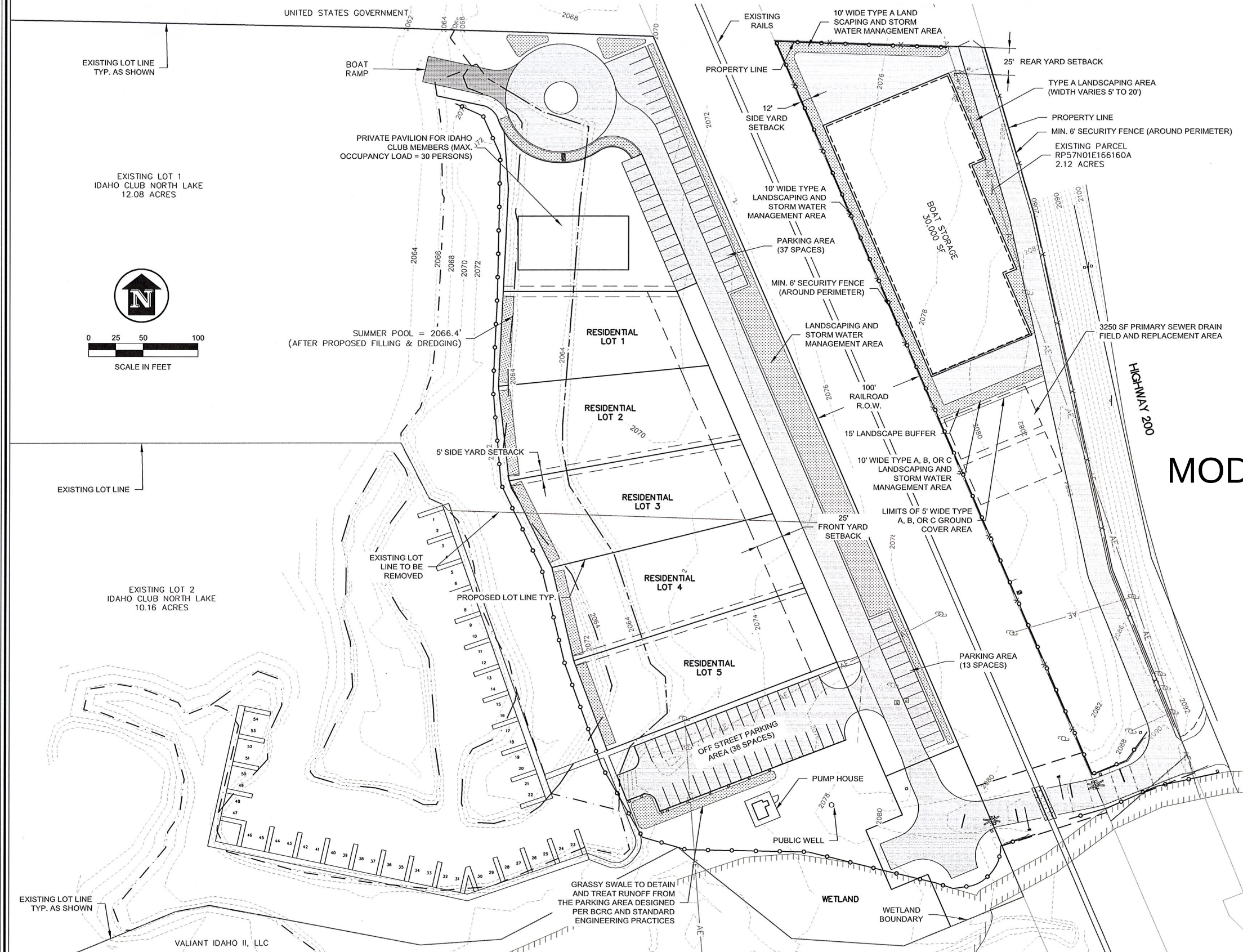
DRN/CHK	REVISION	DATE:	No.
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19 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864
(208) 263-4160



DATE:	03/17/2022
SCALE:	AS SHOWN
SIGNED:	BSB
AWN:	BSB
CHECKED:	BSB
PROJECT NO.:	22043-20-001
D FILE: ALNLAKE-PUD SITE PLAN.dwg	
SHEET <u>1</u> OF <u>1</u>	

SHEET 1 OF 1



NOTES:

1. SIGNS SHALL BE LIMITED TO NO MORE THAN 32 SF ATTACHED FLAT ON A BUILDING OR FREE STANDING.
2. LIGHTING SHALL BE SHIELDED AND DOWNWARD DIRECTED SO AS TO CONFINE LIGHTING PREMISES AND PRODUCE NO GLARE ON ADJACENT PROPERTIES OR RIGHTS OF WAY.

MOD1-22 Site Plan

REVISED

3:04 pm, Mar 18, 2022

THE IDAHO CLUB NORTH LAKE
LOCATED IN GOVERNMENT LOT 5, SECTION 17, AND IN THE SW 1/4 OF
THE SW 1/4 OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

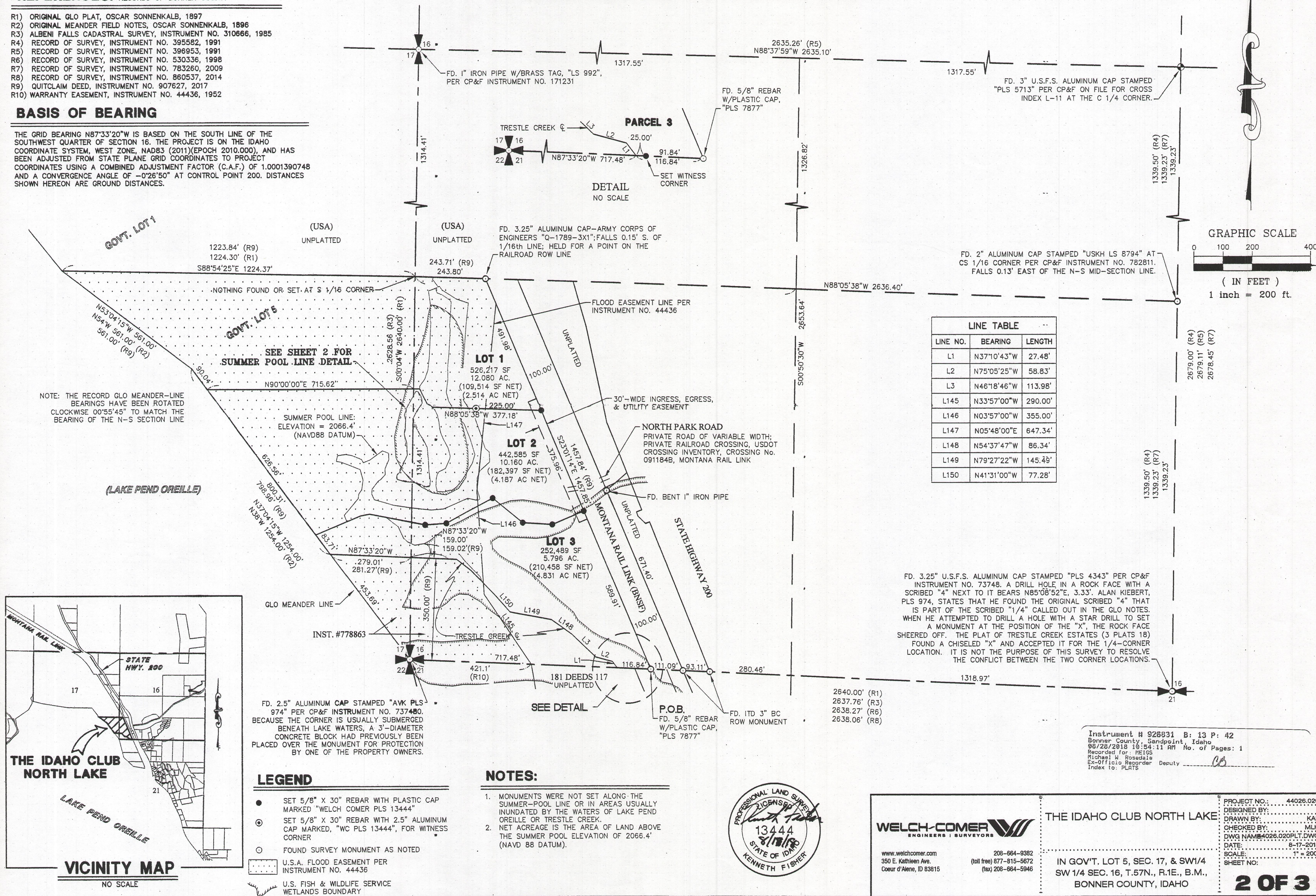
INSTRUMENT No

REFERENCES: RECORDS OF BONNER COUNTY

- R1) ORIGINAL GLO PLAT, OSCAR SONNENKALB, 1897
R2) ORIGINAL MEANDER FIELD NOTES, OSCAR SONNENKALB, 1896
R3) ALBENI FALLS CADASTRAL SURVEY, INSTRUMENT NO. 310666, 1985
R4) RECORD OF SURVEY, INSTRUMENT NO. 395582, 1991
R5) RECORD OF SURVEY, INSTRUMENT NO. 396953, 1991
R6) RECORD OF SURVEY, INSTRUMENT NO. 530336, 1998
R7) RECORD OF SURVEY, INSTRUMENT NO. 783260, 2009
R8) RECORD OF SURVEY, INSTRUMENT NO. 860537, 2014
R9) QUITCLAIM DEED, INSTRUMENT NO. 907627, 2017
R10) WARRANTY EASEMENT. INSTRUMENT NO. 44436, 1952

BASIS OF BEARING

THE GRID BEARING N87°33'20"W IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16. THE PROJECT IS ON THE IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.000), AND HAS BEEN ADJUSTED FROM STATE PLANE GRID COORDINATES TO PROJECT COORDINATES USING A COMBINED ADJUSTMENT FACTOR (C.A.F.) OF 1.0001390748 AND A CONVERGENCE ANGLE OF -0°26'50" AT CONTROL POINT 26. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



Instrument # 926831 B: 13 P: 42
Bonner County, Sandpoint, Idaho
08/28/2018 10:54:11 AM No. of Pages: 1
Recorded for: MEIGS
Michael W. Rosedale
Ex-Officio Recorder Deputy *CB*
Index to: PLATS

PROJECT NO.: 44026.020
DESIGNED BY:
DRAWN BY: KAR
CHECKED BY: MLH
DWG NAME: 44026.020PLT.DWG
DATE: 8-17-2018
SCALE: 1" = 200'
SHEET NO:

2 OF 3

INSTRUMENT No.

C

LINE TABLE		
LINE NO.	BEARING	LENGTH
L130	N21°06'13"W	42.08'
L131	N30°53'49"E	61.48'
L132	N22°01'54"W	57.98'
L133	N30°25'11"W	52.75'
L134	N04°12'42"W	131.49'
L135	N71°29'09"E	14.51'
L136	S71°09'33"E	50.90'
L137	S79°38'23"E	52.02'
L138	S08°24'13"E	14.09'
L139	S27°44'42"W	78.45'
L140	S08°32'34"E	73.35'
L141	S05°48'07"W	46.11'
L142	S04°31'37"W	42.88'
L143	S29°35'54"W	66.33'
L144	N81°53'44"W	7.10'
L145	N33°57'00"W	290.00'
L146	N03°57'00"W	355.00'
L147	N05°48'00"E	647.34'
L149	N79°27'22"W	145.49'
L150	N41°31'00"W	77.28'
L151	S52°16'49"E	63.61'



(IN FEET)
1 inch = 100 ft.

NORTH PARK ROAD
PRIVATE ROAD OF VARIABLE
WIDTH; PRIVATE RAILROAD
CROSSING, USDOT CROSSING
INVENTORY, CROSSING No.
091184B, MONTANA RAIL LINK

**50'-WIDE INGRESS, EGRESS, &
UTILITY EASEMENT**

FD. BENT 1" IRON PIPE

ET 15.00' WITNESS CORNER
TO THE EASEMENT CORNER
IN THE RAILROAD R/W

100.00'

PROJECT NO.: 44026.020
DESIGNED BY:
DRAWN BY: KAF
CHECKED BY: MLH
DWG NAME: 44026.020PLT.DWG
DATE: 8-17-2018
SCALE: 1" = 100'
SHEET NO:

3 OF 3