PROVIDENCE SUBDIVISION

SITUATE IN THE NE1/4 OF THE SE1/4 & THE S1/2 OF THE NE1/4 OF SECTION 1 TOWNSHIP 57 NORTH. RANGE 2 WEST. BOISE MERIDIAN **BONNER COUNTY, IDAHO**

SITE BONNER COUNTY

Vicinity Map: SCALE: 1" = 1,000'

PANHANDLE 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	, 2024	
PANHANDLE HEALTH			
SANITARY RESTRICTION SATIS	FIED AND LIFTED THIS	DAY OF	, 2024

COUNTY SURVEYOR'S CERTIFICATE:

I HERERY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PROVIDENCE SUBDIVISION" I, HEREBY CERTIFY THAT I TAVE EXMINED THE REFER PLATOF PROVIDENCE SUBDIVISION 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

INNER 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 MONULABENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCH HAVE BEEN COMPLIED WITH.



OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT HG FAMILY, LLC, AND IDAHO LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 21% INTEREST, AND EQUITY TRUST COMPANY CUSTODIAN FBO LEONARD BAUM ROTH IRA, AS TO AN UNDIVIDED 79% INTEREST, ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE ENVIOLED BY THE SECRIBED THAT LOTS. THE SAME TO BE KNOWN AS PROVIDENCE SUBDIVISION, BEING SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST BOISE MERIDIAN BONNER COUNTY IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 1 (FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 1 BEARS SOUTH 00°24'21' WEST.

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION I (FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION I BEARS SOUTH 00"222" WEST, 2011 SI FEET 10" SAID SECTION SOUTH 00"221" WEST, A DISTANCE OF 150 A FEET 10" THE SOUTH 11" INTO THE CORNER COMMON TO SAID SECTION SOUTH 11" INTO THE CORNER COMMON TO SAID SECTION SOUTH SOUTHERS TO HEAD SECTION SOUTH SOUT

COUNTY RECORDS;
THENCE ON THE EAST AND BOUNDARY OF SAID 1ST ADDITION TO SEVEN SISTERS PHASES 2 & 3, NORTH 00" 08" 25" EAST, A DISTANCE OF 799,70 FEET;
THENCE NORTH 69" 42" 03" WEST, A DISTANCE OF 494.38 FEET TO A POINT COMMON WITH THE EAST BOUNDARY OF FORSYTHE'S ACKES, AS SAME IS SHOWN ON
THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 7 PAITS, AT FASE 698, RECORDED UNDER NISTRUMENT 06, 694828, BOUNDARY
OF COUNTY RECORDS; THENCE ON THE EAST BOUNDARY OF SAID FORSYTHE'S ACRES, NORTH 00° 23' 04" EAST, A DISTANCE OF 373.35 FEET; THENCE LEAVING SAID EAST BOUNDARY, SOUTH 83° 08' 45" EAST, A DISTANCE OF 877.45 FEET;

THE ABOVE DESCRIBED CONTAINS 39.755 ACRES (±1,731,722 SQ.FT.) MORE OR LESS.

ACKNOWI EDGEMENT STATE OF IDAHO

MY COMMISSION EXPIRES:

- A STRIP OF VARION WITHIN IS HERBY DEDICATED TO THE PUBLIC ALONG PROVIDENCE ROAD WHICH RESULTS IN THE WESTERLY RIGHT OF WAY WIDTH EQUALING 35 FROM THE EXISTING CENTERLINE OF PROVIDENCE ROAD.

 THE ROADS SHOWN WITHIN ITS IS PLAT ARE HERBEY DEDICATED TO THE PUBLIC AND ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS.
- ASSOCIATION AS SPECIFIED IN THE CC&R's AS SHOWN ON THIS PLAT, A 25.00' WIDE PUBLIC UTILITY EASEMENT AND FIRE ACCESS EASEMENT IN LOT 11, BLOCK 4 IS HEREBY DEDICATED TO THE
- PUBLIC.

 WITHIN BLOCK 1 TRACT "A WITHIN BLOCK 1, TRACT S' WITHIN BLOCK 3, AND TRACT "C' WITHIN BLOCK 2, B HEREBY RESERVED AND RETAINED BY THE HOMEOWHER ASSOCIATION FOR STORM WATER CONNETWACH AND RETERITOR AS DESCRIBED IN THE CASES.

 AS SHOWN ON THIS PLAT, TRACT "D' WITHIN BLOCK 3 IS HEREBY RESERVED FOR A GREEN BELT PATHWAY, TO BE MAINTAINED AND OWNED BY THE HOMEOWHERS ASSOCIATION, AS DESCRIBED IN THE CASES.

 ALL LOT LINES COMMON TO PUBLIC RIGHTS-OF-WAY HAVE A 10.07 UTILITY EASEMENT ADJACENT TO SAID RIGHT-OF-WAY WITHIN SAID LOTS EXCEPT ALONG SEVEN SISTERS DRIVE.

- A 10.00' STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 4 AND LOT 5. BLOCK 2. IS HEREBY RESERVED BY THE HOMEOWNERS
- A 5.00' STORM WATER EASEMENT ALONG THE WEST BOUNDARY OF LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK 2 IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. SEE NOTE 10 ON SHEET 2.
- A 10.00' STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 31 AND LOT 32, BLOCK 2 IS HEREBY RESERVED BY THE HOMEOWNERS
- ASSOCIATION SEE NOTE 11 ON SHEET 2
- ASSOCIATION, SEE NOTE 11 ON SHEET 1Z.

 A 10.00 STORM WATER EASBERN WITHIN BLOCK 8 IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. SEE NOTE 12 ON SHEET 2.

 DOMESTIC SWEET ROR THIS PLAT IS SUPPLIED BY CITY OF ASAIDPOINT.

 DOMESTIC SWEET ROR THIS PLAT IS SUPPLIED BY COTTON ASAIDPOINT.
- DOMESTIC SOLID WASTE DISPOSAL IS THE RESPONSIBILITY OF THE LOT OWNERS.

HG FAMILY, LLC	DATE
MANAGER/TRUSTEE	

FOLITY TRUST COMPANY CUSTODIAN FRO LEONARD RALIM POTH IRA DATE

NOTARY PUBLIC CERTIFICATE:

COUNTY OF)SS _}
ON THIS DAY OF	, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES A
SUBSCRIBED TO THE WITHI SET MY HAND AND SEAL TH	, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES AI N INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUM BE DATE LAST ABOVE WRITTEN.
NOTARY PUBLIC:	
MY COMMISSION EXPIRES:	
NOTARY PU	JBLIC CERTIFICATE:
ACKNOWLEDGEMENT	
STATE OF IDAHO	1
COUNTY OF)SS _}
ON THIS DAY OF	, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED , KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES A N INSTRUMENT. AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREU
	N INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUI IE DATE LAST ABOVE WRITTEN.
NOTARY PURLIC:	

RECORDER'S CERTIFICATE:

ILED THISDAY OF, 2024,
TO'CLOCKM. IN BOOKOF PLATS AT PAGE
IT THE REQUEST OF HMH ENGINEERING
NSTRUMENT NO FEE:
ONNER 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 2024.
CHAIRMAN OF THE BOARD OF COMMISSIONERS

PLANNING AND ZONING ADMINISTRATOR:

	TINO AI	ID ZOMINO ADMINIOTRATOR.	
THIS PLAT HAS APPROVED.	BEEN EXAMINED I	FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION COD	ES AND
DATED THIS _	DAY OF	, IN THE YEAR OF 2024.	

BONNER COUNTY PLANNING DIRECTOR, ET AL

BONNER COUNTY TREASURER

COUNTY TREASURER'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAIR UP TO AND INCLUDING THE YEAR
DATED THIS_DAY OF, 2024.

CITY OF SANDPOINT CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO. DATED THIS DAY OF, IN THE YEAR OF 2024.			
DATED THIS DAY OF, IN THE YEAR OF 2024.	THIS PLAT HAS	BEEN APPROVED A	ND ACCEPTED BY THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO.
	DATED THIS	DAY OF	, IN THE YEAR OF 2024.

KOOTENAI-PONDERAY SEWER DISTRICT

CERTIFICATE:
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY KOOTENAI-PONDERAY SEWER DISTRICT, BONNER COUNTY, IDAHO.
DATED THIS DAY OF, IN THE YEAR OF 2024.
DISTRICT MANAGER

CITY OF KOOTENAI APPROVAL CERTIFICATE:

CITY CLERK DATE	I HEREBY CERTIFY ON THIS	THAT THIS PLAT WA DAY OF	AS REVIEWED FOR POTENTIAL IMPACT TO THE CITY 2024.
	CITY CLERK		DATE



476864 Highway 95, Suite 3 Ponderay, ID 83852



