

SAWBUCK ESTATES SECOND ADDITION
LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 NORTH,
RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT MCGEE I, 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 "SAWBUCK ESTATES SECOND ADDITION," LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 54 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

THE SOUTH 25 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 54 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

JACOB D. WEIMER, VICE PRESIDENT
MCGEE I, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF: _____

COUNTY OF: _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JACOB D. WEIMER, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF THE MCGEE I, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

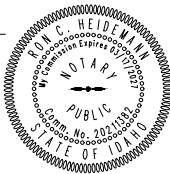
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

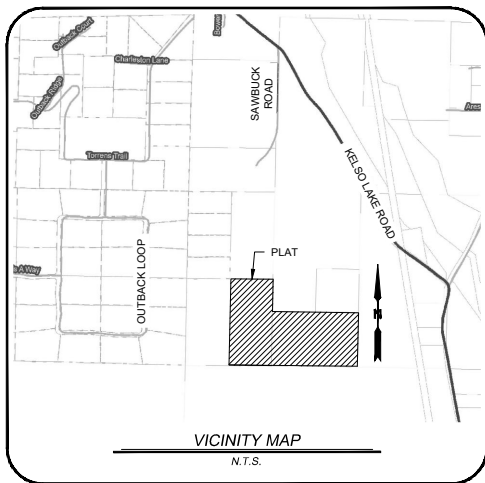
I, RON C. HEIDEMANN, No. 17407, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



RON C. HEIDEMANN, PLS 17407

DATE

5-5-24



NOTES

- NORTH IDAHO TITLE INSURANCE, INC., ORDER NUMBERS N-66028 AND N-66029, DATED APRIL 15, 2024 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
- A RIGHT-OF-WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., WITH NO DEFINED WIDTH OR LOCATION, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 573847, RECORDS OF BONNER COUNTY, IDAHO).
- CC&R'S AFFECT THE SUBJECT PROPERTY (INSTRUMENT No. 978580, RECORDS OF BONNER COUNTY, IDAHO).
- A RIGHT-OF-WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., WITH NO DEFINED WIDTH OR LOCATION, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 987677, RECORDS OF BONNER COUNTY, IDAHO).
- WATER IS TO BE PROVIDED BY INDIVIDUAL WELLS.
- SEWAGE DISPOSAL IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- PROPOSED USE IS RESIDENTIAL.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN SPIRIT LAKE FIRE DISTRICT.
- ZONING DISTRICT IS RURAL 5.
- CONTOURS ARE TAKEN FROM THE USGS MAP (NAVD 88).
- NO WATER COURSES ARE PRESENT (USGS MAP).
- NO WETLANDS ARE PRESENT (USFWS NWI MAP).
- NO FLOOD HAZARD AREAS ARE PRESENT (FIRM, PANEL 16017C1125E, ZONE X).

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SAWBUCK ESTATES SECOND ADDITION" 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

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, AT _____, M.,
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ OF PLATS, PAGE _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

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.

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 _____, 2024.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

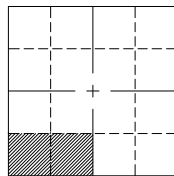
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

S.10, T.54N., R.4W., 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:
5-5-2024	CMA	RCH	222006	222006-SAWBUCK 2ND ADD-PLAT	1 / 2

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
5-5-2024	CMA	RCH	222006	222006-SAWBUCK 2ND ADD-PLAT	2 / 2