

A SHORT PLAT OF CLAGSTONE 15 ESTATES

BOOK _____, PAGE _____
INSTRUMENT # _____

LOT 4 BLOCK 1, CLAGSTONE 35 ESTATES,
LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT ELA CONSTRUCTION, LLC. IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCK AS HEREIN PLATTED, TO BE KNOWN AS CLAGSTONE 15 ESTATES.

LOT 4, BLOCK 1, CLAGSTONE 35 ESTATES, AS RECORDED IN BOOK 20, AT PAGE 97,
INSTRUMENT #1024739, RECORDS OF BONNER COUNTY, IDAHO.

CONTAINING 660,428 SQUARE FEET, OR 15.161 ACRES

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

30' ACCESS & UTILITY EASEMENT, KNOWN AS HADLEY LANE, AS SHOWN ON THE FACE OF THIS PLAT, PER CLAGSTONE 35 ESTATES, BOOK 20, PAGE 97, INSTRUMENT #1024739, RECORDS OF BONNER COUNTY, IDAHO.

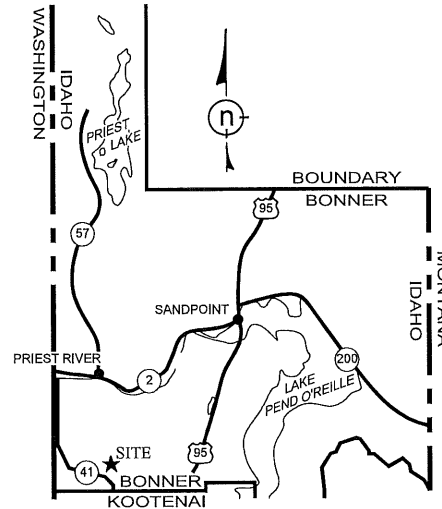
10' ACCESS EASEMENTS, ADJACENT TO CLAGSTONE ROAD AND BLANCHARD CUTOFF, PER CLAGSTONE 35 ESTATES, BOOK 20, PAGE 97, INSTRUMENT #1024739, RECORDS OF BONNER COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT:

WATER SERVICE FOR ALL LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.

SANITARY SEWER SERVICE FOR ALL LOTS WILL BE PROVIDED BY AN INDIVIDUAL SEPTIC SYSTEMS.

WARREN K. ELA, MEMBER
ELA CONSTRUCTION, LLC. DATE _____



VICINITY MAP
NTS

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE: _____

DATE: _____

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY
OF _____, 20__.

BONNER COUNTY PLANNING DIRECTOR

BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON
THIS _____ DAY OF _____, 20__.

CHAIRMAN

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF ELA CONSTRUCTION, LLC.

THIS _____ DAY OF _____, 20__, AT _____ M. AND DULY
RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BY DEPUTY: _____

BONNER COUNTY RECORDER: _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS
CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____, 20__.

BONNER COUNTY TREASURER

BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

DATED THIS _____ DAY OF _____, 20__.

BONNER COUNTY SURVEYOR



SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: DECEMBER, 2023
PROJECT NUMBER: 2023-329

SHEET 1 OF 2

