

IRONTOP RIDGE

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY BY PLS 939, INST. NO. 327964
2. RECORD OF SURVEY BY PLS 939, INST. NO. 345946
3. RECORD OF SURVEY BY PLS 5713, INST. NO. 658726

PURPOSE OF SURVEY/NARRATIVE

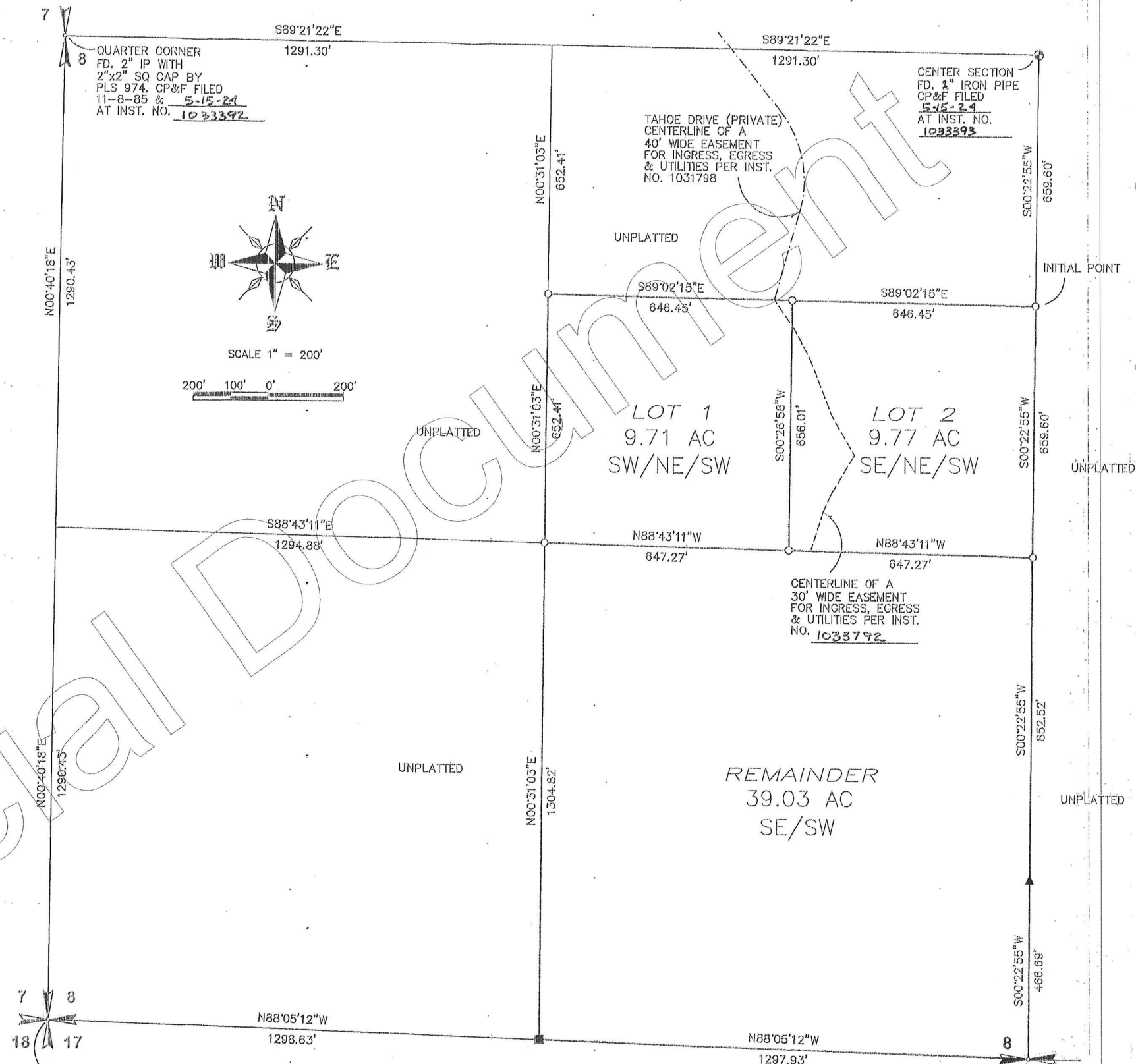
THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF 38.5 ACRES INTO 2 ALIQUOT LOTS AND AN ALIQUOT REMAINDER. TIES TO SECTION MONUMENTS WERE HELD FOR THE BOUNDARIES OF THIS SURVEY.

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 1" IRON PIPE WITH PLASTIC CAP, PLS 974 N81°40'04"E, 0.45' FROM CALCULATED ALIQUOT POSITION. ACCEPTED AS CORNER MONUMENT FOR THIS SURVEY
- ▲ FOUND 1" IRON PIPE



IRONTOP RIDGE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725DATE: 5-15-24
SCALE: 1"=200'
PROJ. NO.: 1510
SHT. 1 OF 2SECTION CORNER
FD. 2" IRON PIPE
CP&F FILED 11-8-85
& 5-15-24
AT INST. NO.
1033394Instrument # 1035134 B: 21 P: 96
Bonner County, Sandpoint, Idaho
07/01/2024 12:37:02 PM No. of Pages: 1
Recorded for: CLINE & ASSOCIATES
Michael W. Rosedale
Ex-Officio Recorder Deputy
Index to: PLATSBASIS OF BEARING
N88°05'12"W
2596.56'

UNPLATTED

QUARTER CORNER
FD. 3.25" ALUM.
CAP BY PLS 5713
CP&F FILED 6-18-97
& 5-15-24
AT INST. NO.
1033395

IRONTOP RIDGE

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JONATHAN L. MOWERY AND CHELSEA F. MOWERY, HUSBAND AND WIFE ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "IRONTOP RIDGE" LOCATED IN A PORTION OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

Jonathan L. Mowery
JONATHAN L. MOWERY

Chelsea F. Mowery
CHELSEA F. MOWERY

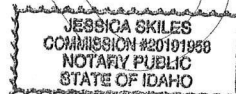
ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Bonner

ON THIS 16 DAY OF May, 2024, BEFORE ME PERSONALLY APPEARED JONATHAN L. MOWERY AND CHELSEA F. MOWERY KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING AT: Sandpoint
MY COMMISSION EXPIRES: 8-27-25

Jessica Skiles
NOTARY PUBLIC



NOTES

SUBJECT TO THE FOLLOWING:

1. TERMS AND CONDITIONS CONTAINED IN A QUITCLAIM DEED RECORDED MARCH 14, 1989 AT INST. NO. 120793
2. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED MARCH 5, 1987 AT INST. NO. 332051
3. AN EASEMENT GRANTED TO GTE NORTHWEST INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 19, 1993 AT INST. NO. 424835
4. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED FEBRUARY 4, 2002 AT INST. NO. 595782
5. AN EASEMENT GRANTED TO JONATHAN L. MOWERY AND CHELSEA F. MOWERY FOR INGRESS, EGRESS AND UTILITIES RECORDED MARCH 29, 2024 AT INST. NO. 1031787

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 15th DAY OF May, 2024.

Dan I. Provolt
DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "IRONTOP RIDGE" 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.

DATED THIS 6th DAY OF JUNE, 2024

[Signature]
BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

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 2023.

APPROVED THIS 21st DAY OF May, 2024

Cecilia Koster
BONNER COUNTY TREASURER

Clayton Koster
BY: *Clayton Koster* Chief Deputy
BY: *Jeffrey W. Pizzolatto* Sen. Dep. Treas.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 25th DAY OF June, 2024.

John Schull
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 25th DAY OF June, 2024

Late Post
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

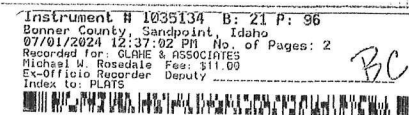
FILED THIS 15th DAY OF July, 2024 AT 12:37 P.M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT NO. 1035134 FEE: 11.00

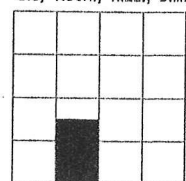
BOOK 21 PAGE 96

M. Rosedale
COUNTY RECORDER

Bridgette Centarbi
BY DEPUTY



S.8, T.56N., R.2E., B.M.



IRONTOP RIDGE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 5-15-24
SCALE: NONE
DRAWN: JP

PROJ. NO.: 1510
CAD FILE: MLO-MOWERY

SHT 2 OF 2