

# REPLAT OF KRIVOR'S ACRES SUBDIVISION

## SECTION 9, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF KRIVOR'S ACRES 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 MET.

DATED THIS 16<sup>th</sup> DAY OF DECEMBER, 2024.

[Signature]  
BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 30<sup>th</sup> DAY OF December, 2024.

[Signature]  
BONNER COUNTY PLANNING DIRECTOR

### 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 COMMISSIONERS CERTIFICATE

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

DATED THIS 31 DAY OF December, 2024.

[Signature]  
CHAIR, BOARD OF COUNTY COMMISSIONERS

### 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 11<sup>th</sup> DAY OF December, 2024.  
10<sup>th</sup> [Signature]

[Signature]  
BONNER COUNTY TREASURER  
By [Signature] Deputy Treas. WP

### RECORDER'S CERTIFICATE

FILED THIS 10<sup>th</sup> DAY OF January, 2025, AT 9:53 A.M. IN BOOK 22 AT PAGE 79 AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO. 1042480

[Signature]  
BONNER COUNTY RECORDER

Instrument # 1042480 B: 22 P: 79 CONFORMED COPY  
Bonner County, Sandpoint, Idaho  
01/10/2025 09:53:52 AM No. of Pages: 2  
Recorded for: GLAHE & ASSOCIATES  
Michael W. Rosedale Fee: \$11.00  
Ex-Officio Recorder Deputy [Signature]  
Index to: PLATS

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT BRYAN ALLEN CARVER WRIGHT, AN UNMARRIED MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "REPLAT OF KRIVOR'S ACRES SUBDIVISION", LOCATED IN SECTION 9, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOTS 1, 2, 3, AND 4 OF THE PLAT OF "KRIVOR'S ACRES SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 16 OF PLATS AT PAGE 42, RECORDS OF BONNER COUNTY, IDAHO.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE 50' FOOT PRIVATE ROADWAY EASEMENT, AS SHOWN ON THE PLAT OF "KRIVOR'S ACRES SUBDIVISION" AND MENTIONED IN DEED INST. #1001498, IS HEREBY VACATED. A NEW EASEMENT FOR INGRESS, EGRESS & UTILITIES, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE USE AND BENEFIT OF ALL OF THE LOT OWNERS.

THE SEWER LINE AND DRAIN FIELD EASEMENT ACROSS LOT 3 IS HEREBY DEDICATED FOR THE BENEFIT OF LOT 2

[Signature]  
BRYAN ALLEN CARVER WRIGHT

### OWNERS' ACKNOWLEDGMENT

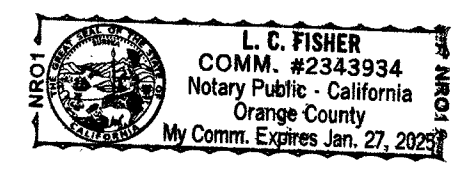
STATE OF California  
COUNTY OF Orange

ON THIS 5<sup>th</sup> DAY OF December, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED BRYAN ALLEN CARVER WRIGHT, AN UNMARRIED MAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF California  
RESIDING AT: 303 Broadway St Ste 104, Laguna Beach, CA 92651  
MY COMMISSION EXPIRES: 01-27-2025

[Signature]  
NOTARY PUBLIC



### SUBJECT TO THE FOLLOWING

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL PUBLIC ROADS ESTABLISHED OR EXISTING ON SAID PREMISES(AT THE TIME THE DOCUMENT WAS RECORDED), AS DISCLOSED IN DEED FROM HUMBIRD LUMBER COMPANY, A CORPORATION, RECORDED JULY 14, 1917, AS INST. #39395
2. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE USA IN A DOCUMENT RECORDED FEBRUARY 13, 1951, AS BOOK 13 OF JUDGMENTS, PAGE 155.
3. AN EASEMENT FOR PACIFIC GAS TRANSMISSION COMPANY, INST. #79345, SUPPLEMENTAL AGREEMENT INST. #79355, AMENDED RIGHT-OF-WAY AGREEMENT INST. #111505.
4. A RIGHT-OF-WAY AGREEMENT FOR GAS PIPELINE ELECTROLYSIS CONTROL DEVICE, INST. #415616, AND NOTICE OF LOCATION INST. #447524.

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REPLAT KRIVOR'S ACRES SUBDIVISION TO BE 3 LOTS AND CHANGE THE ROADWAY EASEMENT.

### 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 9, TOWNSHIP 57 NORTH, RANGE 2 WEST, 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 PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 15<sup>th</sup> DAY OF November, 2024.

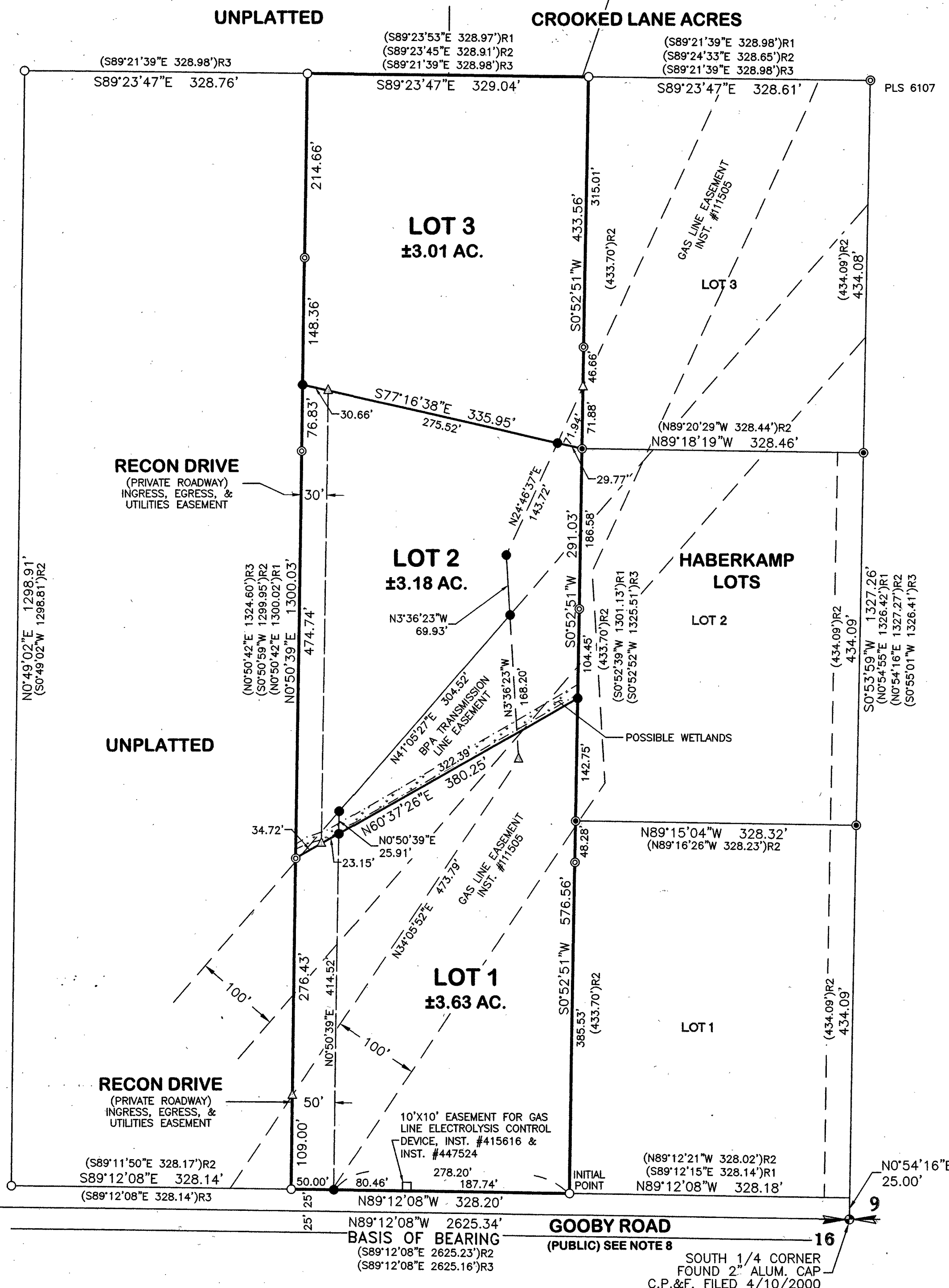
[Signature]  
RUSSELL E. BADGLEY  
PLS 12458

	SECTION 9, TWP 57N, Rng 2W, B.M.		SHEET TITLE: <b>REPLAT OF KRIVOR'S ACRES SUBDIVISION</b>		DATE: <u>11-14-24</u>
					SCALE: <u>NONE</u>
					DRAWN: <u>REB</u>
					CHECKED: <u>SC</u>
				PROJ. NO.: <u>23288-24-001</u>	
				CAD FILE NO.: <u>S-KRIVOR'S-REPLAT</u>	
				SHT <u>1</u> OF <u>2</u>	

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

# REPLAT OF KRIVOR'S ACRES SUBDIVISION

## SECTION 9, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

BETWEEN THE SOUTHWEST CORNER AND SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, PER THE PLAT OF "HABERKAMP LOTS".

### REFERENCES

1. PLAT OF "KRIVOR'S ACRES SUBDIVISION", BK. 16, PG. 42
2. PLAT OF "HABERKAMP LOTS", BK. 15, PG. 98
3. RECORD OF SURVEY INST. #9429433

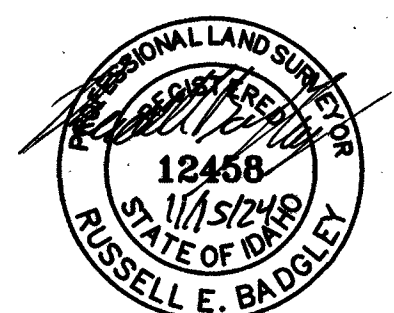
### NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) CURRENT LAND USE IS SUBURBAN GROWTH AREA (2.5-5AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL OR SPRING.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT
- 6) WETLANDS ARE POSSIBLY PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER, ALONG THE THE FIELD DITCH. WETLANDS WERE NOT OFFICIALLY DELINEATED.
- 7) NO FLOOD ZONE HAZARDS ARE PRESENT. FLOOD ZONE X PER FIRM PANEL 16017C0715E.
- 8) RIGHT-OF-WAY OF GOOBY ROAD IS PUBLIC, AND COUNTY MAINTAINED PER VIEWERS REPORT DATED JUNE 18, 1907.
- 9) RECON DRIVE IS A PRIVATELY OWNED AND MAINTAINED ROADWAY.
- 10) THE INGRESS, EGRESS, AND UTILITIES EASEMENT IS FOR THE BENEFIT OF ALL LOTS AND IS TO BE MAINTAINED BY THE OWNERS OF ALL LOTS.
- 11) THE SEWER LINE AND DRAIN FIELD EASEMENT ACROSS LOT 3 IS FOR THE BENEFIT OF LOT 2.

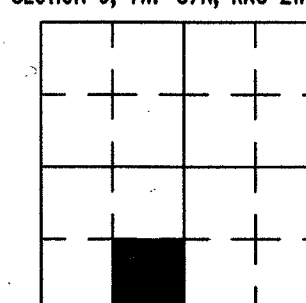
### LEGEND

- ..... SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 8798
- ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 14879
- ⊙ ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 3628 UNLESS OTHERWISE NOTED
- Δ ..... COMPUTED POINT
- ( ) ..... RECORD DIMENSION PER REFERENCE SHOWN

Instrument # 1042480 B: 22 P: 79  
Bonner County, Sandpoint, Idaho  
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SECTION 9, TWP 57N, RNG 2W, B.M.



SHEET TITLE: **REPLAT OF KRIVOR'S ACRES SUBDIVISION**

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

DATE: 11-14-24  
SCALE: 1"=100'  
DRAWN: REB  
CHECKED: SC  
PROJ. NO.: 23288-24-001  
CAD FILE NO.: S-KRIVOR'S-REPLAT  
SHT. 2 OF 2

SECTION CORNER  
FOUND 2" ALUM. CAP, ILLEGIBLE  
C.P.&F. FILED 4/10/2000

**GOOBY ROAD**  
(PUBLIC) SEE NOTE 8

SOUTH 1/4 CORNER  
FOUND 2" ALUM. CAP  
C.P.&F. FILED 4/10/2000