

YOMAN BLUFFS P.U.D.

GVT. LOT 1, S.10, T.59N., R.4W., B.M., BONNER CO., ID

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "YOMAN BLUFFS P.U.D." 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 ____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2025.

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 ____ DAY OF _____, 2025.

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 ____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT _____ M. IN

BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT YOMANONE, 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 AS SHOWN HEREON AND TO BE KNOWN AS "YOMAN BLUFFS P.U.D.", BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 10, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE ALONG S1°23'54"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, 1328.84 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE N89°02'57"W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, 1361.13 FEET THE NORTH-WEST 1/16 CORNER OF SAID SECTION 10; THENCE N89°02'03"W ALONG SAID SOUTH LINE, 460.99 FEET TO THE EAST RIGHT-OF-WAY OF SHERWOOD BEACH ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE(3) COURSES:

N0°38'34"E, 26.67 FEET;
N32°31'28"E, 78.53 FEET;
N31°13'59"E, 41.96 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, S50°15'27"E, 63.30 FEET;

THENCE N44°01'13"E, 45.16 FEET;
THENCE N21°40'00"E, 14.38 FEET;
THENCE N4°48'30"E, 19.88 FEET;

THENCE N50°15'44"W, 40.25 FEET TO SAID RIGHT-OF-WAY;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING SEVENTEEN(17) COURSES:

1) N62°39'10"E, 197.03 FEET;
2) N64°28'52"E, 146.15 FEET;
3) N62°30'44"E, 41.29 FEET;
4) N53°49'04"E, 119.63 FEET;
5) N33°52'25"E, 93.13 FEET;
6) N29°06'50"E, 79.47 FEET;
7) N23°04'07"E, 86.42 FEET;
8) N21°06'15"E, 71.94 FEET;
9) N22°18'15"E, 73.87 FEET;
10) N26°28'47"E, 72.18 FEET;
11) N25°58'08"E, 79.70 FEET;
12) N25°05'37"E, 84.85 FEET;
13) N21°26'43"E, 81.59 FEET;
14) N23°38'38"E, 76.39 FEET;
15) N29°00'02"E, 66.60 FEET;
16) N36°41'32"E, 46.18 FEET;
17) N47°34'02"E, 104.76 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 1;

THENCE S89°12'03"E ALONG SAID NORTH LINE, 814.82 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY A COMMUNITY WATER SYSTEM.

THE EASEMENTS AS SHOWN HEREON ARE DEDICATED FOR THE PURPOSES STATED.

COREY YOST, MEMBER
YOMANONE, LLC

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED COREY YOST, MEMBER OF YOMANONE, LLC AN IDAHO LIMITED LIABILITY COMPANY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS 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 _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

- 1) INST. #330116 – RECORD OF SURVEY OF PROPERTY
- 2) INST. #370324 – RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS, INC.
- 3) INST. #612280 – RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS, INC., UNDERGROUND 120/240 VOLT SERVICE TO COOLIN SEWER LIFT STATION BUILDING.
- 4) INST. #614394 – SEWER EASEMENT & MAINTENANCE AGREEMENT FOR COOLIN SEWER DISTRICT.
- 5) INST. #615022 – INGRESS/EGRESS EASEMENT AGREEMENT FOR COOLIN SEWER DISTRICT.
- 6) INST. #987125 – RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS, INC., UNDERGROUND PRIMARY DISTRIBUTION.
- 7) INST. #991627 – RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS, INC., OVERHEAD PRIMARY DISTRIBUTION.

NOTES

- 1) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- 2) THE WHOLE PROJECT IS IN FLOOD ZONE "X" PER FIRM PANEL 16017C0430F.
- 3) RIGHT-OF-WAY OF SHERWOOD BEACH ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 4) YOMAN DRIVE AND BLUFFS DRIVE ARE PRIVATE AND PRIVATELY MAINTAINED.
- 5) TRACTS 1 & 2, AND LOTS 1-23 ARE SUBJECT TO AN INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF ALL OF THE TRACTS AND LOTS AS SHOWN.
- 6) LOTS 11-23 ARE SUBJECT TO A 10 FOOT WIDE UTILITIES EASEMENT ADJACENT TO THE INGRESS, EGRESS, & UTILITIES EASEMENT AS SHOWN.
- 7) ALL OF TRACTS 1 & 2, & 3 ARE SUBJECT TO A BLANKET UTILITIES EASEMENT'
- 8) TRACTS 1, 2, AND 3 ARE CONSIDERED COMMON AREA, TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 9) LOTS 7 & 8 ARE SUBJECT TO A 10 FOOT WID STORM DRAINAGE EASEMENT BEING 5 FEET ON EACH SIDE OF THEIR COMMON LOT LINE AS SHOWN.
- 10) ESTABLISHING AND MAINTAINING DEFENSIBLE SPACE. BASED ON THE MODERATE URBAN-WILDLAND INTERFACE AREA RATING ON THE SUBJECT PROPERTY, A FUEL MODIFICATION DISTANCE OF NOT LESS THAN 30 FEET WILL BE MAINTAINED. LOT OWNERS WILL BE RESPONSIBLE FOR MODIFYING OR REMOVING NON-FIRE RESISTIVE VEGETATION ON EACH LOT. TREES ARE ALLOWED WITHIN THE DEFENSIBLE SPACE, PROVIDED THE HORIZONTAL DISTANCE BETWEEN CROWNS OF ADJACENT TREES AND CROWNS OF TREES AND STRUCTURES, OVERHEAD ELECTRICAL FACILITIES OR UNMODIFIED FUEL IS NOT LESS THAN 10 FEET. DEAD WOOD AND LITTER SHALL BE REMOVED ANNUALLY FROM TREES. WHERE ORNAMENTAL VEGETATIVE FUELS OR CULTIVATED GROUND COVER, SUCH AS GREEN GRASS, IVY, SUCCULENTS OR SIMILAR PLANTS ARE USED AS GROUND COVER, THEY ARE ALLOWED TO BE WITHIN THE DESIGNATED DEFENSIBLE SPACE, PROVIDED THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE PLANT GROWTH TO ANY STRUCTURE (INTERNATIONAL URBAN-WILDLAND INTERFACE CODE, SECTION 603)

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP59N04W102400A AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON. THE EAST RIGHT-OF-WAY OF SHERWOOD BEACH ROAD WAS DETERMINED BY FOUND MONUMENTS AND THE PLATS SHOWING THE WEST RIGHT-OF-WAY AND OFFSETTING THAT RIGHT-OF-WAY 50 FEET. THE NORTH, EAST, AND SOUTH BOUNDARIES WERE DEFINED FROM EXISTING MONUMENTS AS SHOWN.

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 10, TOWNSHIP 59 NORTH, RANGE 4 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 ____ DAY OF _____, 2025.

RUSSELL E. BADGLEY

PLS 12458



SECTION 10, TWP 59N, RNG 4W., B.M.	SHEET TITLE: YOMAN BLUFFS PLANNED UNIT DEVELOPMENT	DATE: 9-18-25 SCALE: NONE DRAWN: REB CHECKED: JMB
		PROJ. NO.: 25037-24-001 CAD FILE NO.: S-YOMANONE-PUD SHT. 1 OF 2
James A. Sewell and Associates, LLC ENGINEERS – SURVEYORS – PLANNERS SANDPOINT, ID, 83864, (208)263-4160		

YOMAN BLUFFS P.U.D.

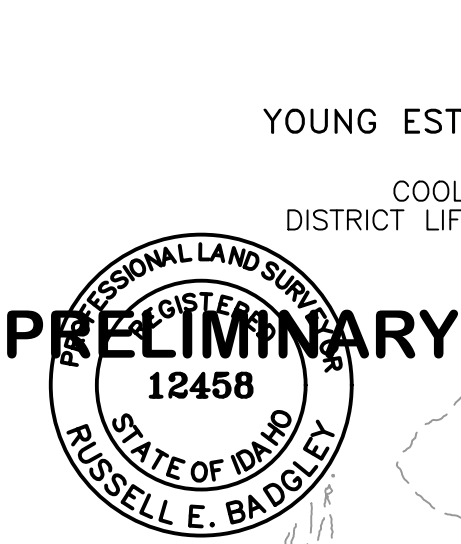
GVT. LOT 1, S.10, T.59N., R.4W., B.M., BONNER CO., ID

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°02'36"W	25.42
L2	N0°38'34"E	26.67
L3	N32°31'28"E	78.53
L4	N31°13'59"E	41.96
L5	S50°15'27"E	63.30
L6	N44°01'13"E	45.16
L7	N21°40'00"E	14.38
L8	N4°48'30"E	19.88
L9	N50°15'44"W	40.25
L10	N62°30'44"E	41.29
L11	N53°49'04"E	31.94
L12	N53°49'04"E	87.69
L13	N33°52'25"E	37.31

LINE TABLE		
LINE	DIRECTION	LENGTH
L14	N33°52'25"E	55.82
L15	N29°06'50"E	79.47
L16	N23°04'07"E	86.42
L17	N21°06'15"E	28.30
L18	N21°06'15"E	43.64
L19	N22°18'15"E	73.87
L20	N26°28'47"E	72.18
L21	N25°58'08"E	60.38
L22	N25°58'08"E	19.32
L23	N25°05'37"E	84.85
L24	N21°26'43"E	16.89
L25	N21°26'43"E	64.70
L26	N23°38'38"E	63.34

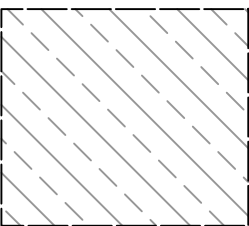
LINE TABLE		
LINE	DIRECTION	LENGTH
L27	N23°38'38"E	13.05
L28	N29°00'02"E	66.60
L29	N36°41'02"E	46.18
L30	N47°34'02"E	104.76
L31	S25°25'15"E	3.71
L32	S81°09'26"E	13.79
L33	N0°57'57"E	29.96
L34	S36°22'39"W	48.85
L35	N53°37'21"W	50.00
L36	N89°02'36"W	45.53
L37	N0°17'03"E	23.79
L38	N89°21'34"W	4.32
L39	N0°38'34"E	16.91

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	103.48	70.00	84°42'12"	S16°49'58"W 94.32
C2	146.97	60.00	140°20'29"	S10°59'11"E 112.88
C3	20.62	150.00	7°52'37"	S85°05'45"E 20.61
C4	99.08	150.00	37°50'39"	N72°02'37"E 97.28
C5	43.84	150.00	16°44'39"	N44°44'58"E 43.68
C6	10.74	150.00	4°06'04"	N34°19'37"E 10.73
C7	6.63	150.00	2°31'52"	N31°00'39"E 6.63
C8	16.50	150.00	6°18'14"	N26°35'36"E 16.50
C9	58.86	535.00	6°18'14"	S26°35'36"W 58.83
C10	30.96	535.00	3°18'58"	S31°24'12"W 30.96
C11	30.96	535.00	3°18'58"	S34°43'10"W 30.96

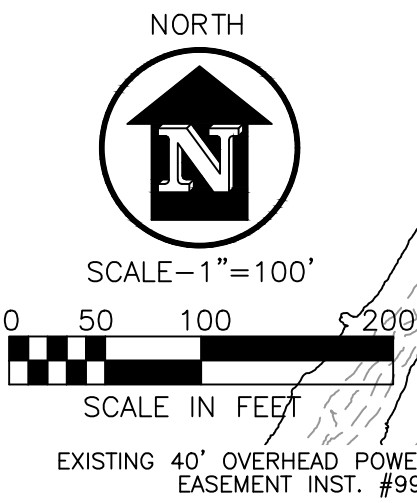


LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- SET 1/2"x24" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1" IRON PIPE
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 9905
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7156 UNLESS OTHERWISE NOTED
- FOUND 3.25" ALUMINUM CAP ON POST
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN



EASEMENT FOR COMMON AREA

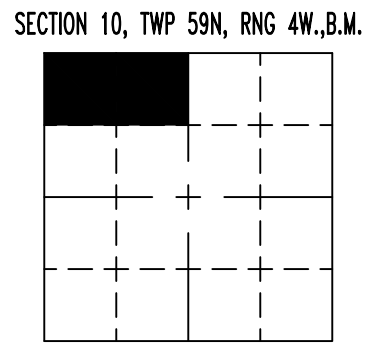


EXISTING 40' OVERHEAD POWERLINE EASEMENT INST. #991627

BASIS OF BEARING

THE EAST LINE OF GOVERNMENT LOT 1, SECTION 10, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.000101477053.

RECORDER'S
CERTIFICATE



SHEET TITLE: **YOMAN BLUFFS**
PLANNED UNIT DEVELOPMENT

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

DATE: 9-18-25
SCALE: 1"=100'
DRAWN: REB
CHECKED: JMB
PROJ. NO.: 25037-24-001
CAD FILE NO.: S-YOMANONE-PUD
SHT. 2 OF 2

