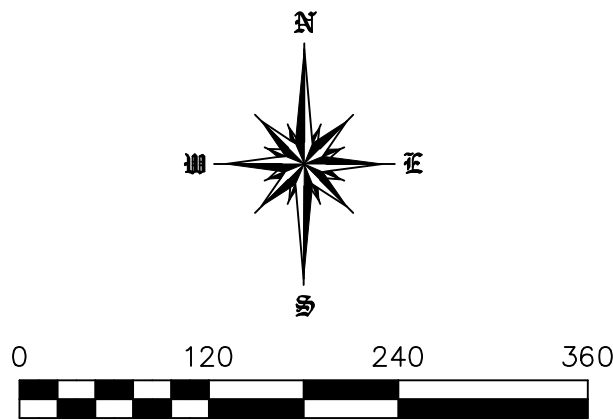


RIVER ESTATES

LYING IN A PORTION OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

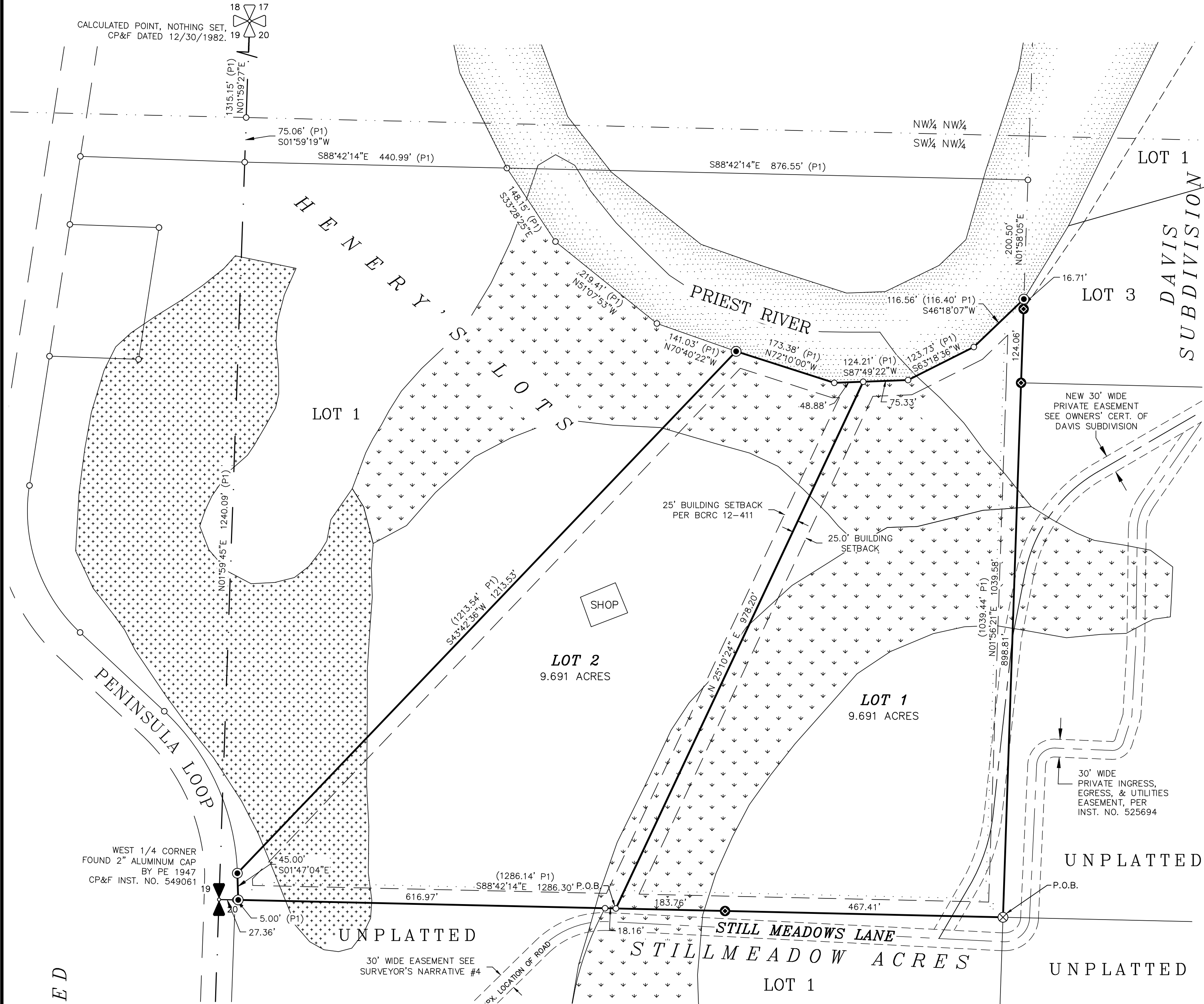


LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- HENERY'S LOTS, BK. 2, PG. 156 OF PLATS, 12/22/2004.
- FRESHWATER EMERGENT WETLANDS AS CATEGORIZED BY U.S. FISH & WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WETLAND MAPPER
- FRESHWATER FORESTED/SHRUB WETLANDS AS CATEGORIZED BY U.S. FISH & WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WETLAND MAPPER

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE '0.2% ANNUAL CHANCE FLOOD HAZARD' AND 'AE' PER FEMA PANEL 16017C0665E, EFFECTIVE 11/18/2009.



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000083967. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°50'15" AT THE WEST QUARTER CORNER OF SECTION 20.

SURVEYOR'S NARRATIVE

- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- THE PURPOSE OF THIS SURVEY WAS TO PERFORM A SHORT PLAT OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 882603. FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.
- STILL MEADOWS LANE IS A 30' WIDE INGRESS, EGRESS, AND UTILITIES EASEMENT AS SHOWN ON THE FOLLOWING QUITCLAIM DEEDS, INSTRUMENT NO. 525694, 525695, 525699.



| | | | | | |
|---------------------------------------|---------|----------|-------|------------|------------|
| 1/4 | SECTION | TOWNSHIP | RANGE | MONTANA | IDAHO |
| | 20 | 57 N | 4 W | | |
| PROJECT #: 21-210 DAVIS | | | | OREGON | WASHINGTON |
| DRAWING NAME: 21-210_Davis_MLD-A-TDLG | | | | Plot Date: | 2/7/2025 |

RIVER ESTATES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=120'
Checked By: TLAG
Sheet: 1 of 2
Drawn By: TDLG

RIVER ESTATES
LYING IN A PORTION OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT TROY DAVIS AND BONNIE S. DAVIS, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS 'RIVER ESTATES' BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 2 OF HENERY'S LOTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 7 OF PLATS, PAGE 156, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

TROY DAVIS DATE

BONNIE S. DAVIS DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY DAVIS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BONNIE S. DAVIS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 21431524, DATED OCTOBER 13, 2021.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
2. a) ALL RIGHT, TITLE OR CLAIM OF ANY CHARACTER BY THE UNITED STATES, LOCAL GOVERNMENT OR BY THE PUBLIC GENERALLY IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE CURRENT OR FORMER BED, OR BELOW THE ORDINARY HIGH WATER MARK, OR BETWEEN THE CUT BANKS OF A STREAM NAVIGABLE IN FACT OR LAW. b) THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE BED.
3. a) ANY PAST OR FUTURE CHANGE IN PRIEST RIVER WHICH FORMS THE EAST BOUNDARY OF THE LAND. b) ANY DISPUTE ARISING OVER THE LOCATION OF THE OLD BED. c) ANY VARIANCE BETWEEN THE BOUNDARY LINE AS ORIGINALLY CONVEYED AND CURRENT BOUNDARY THEREOF AS NOW USED OR OCCUPIED.
4. WITH RESPECT TO ANY PORTION OF THE LAND LYING EAST OF WETLANDS, ANY CLAIM OR LOSS THAT MAY ARISE DUE TO A LACK OF ACCESS TO THAT PORTION, INCLUDING BUT NO LIMITED TO A RECORDED MEANS OF INGRESS AND EGRESS.
5. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED JUNE 12, 1998 AS INST. NO. 525564.
6. EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION
7. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS INC. RECORDED AUGUST 2, 2021, INST. NO. 988629.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "RIVER ESTATES" AND CHECKED THE REPLAT 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

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE

INDEPENDENT HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF INDEPENDENT HIGHWAY DISTRICT COMMISSIONERS ON THE DAY OF, 2025.

INDEPENDENT HIGHWAY DISTRICT

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL IS PROVIDED BY PRIVATELY OWNER SEPTIC SYSTEM

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

PLANNING DIRECTOR

SANITARY RESTRICTION

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 HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR.

DATED THIS DAY OF, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF, 2025, AT O'CLOCK M., IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY

\$ FEE

RIVER ESTATES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: N/A
Checked By: TLAG
Drawn By: TDLG
Sheet: 2 of 2



| | | | | | |
|---------------------------------------|---------|----------|-------|---------------------|-------|
| 1/4 | SECTION | TOWNSHIP | RANGE | MONTANA | IDAHO |
| | 20 | 57 N | 4 W | | |
| PROJECT #: 21-210 DAVIS | | | | OREGON WASHINGTON | |
| DRAWING NAME: 21-210_DAVIS_MLD-A_TDLG | | | | Plot Date: 2/7/2025 | |