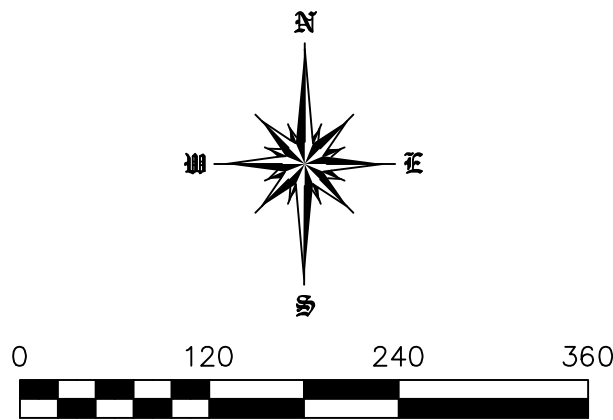


RIVER ESTATES

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

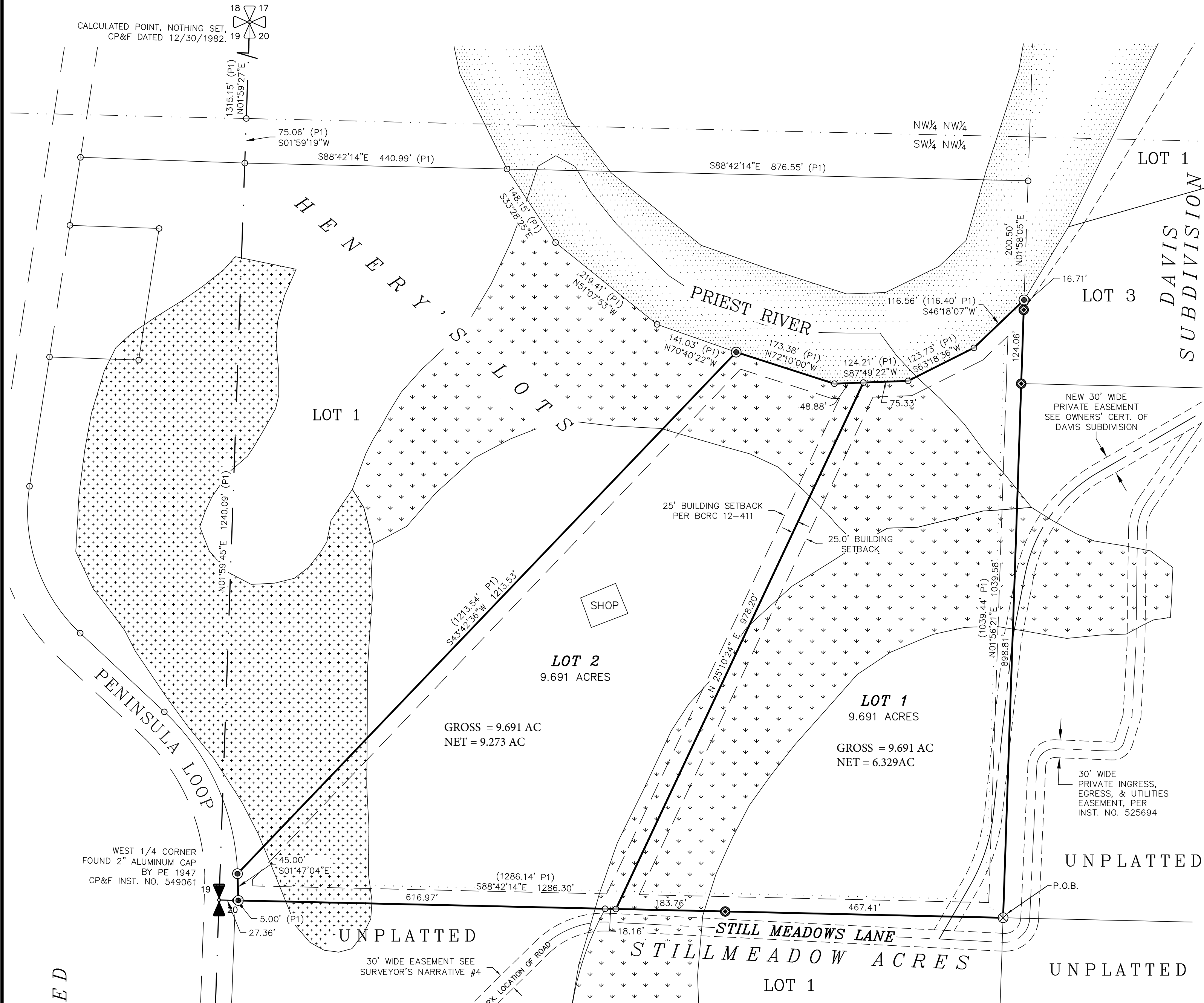


LEGEND

- 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