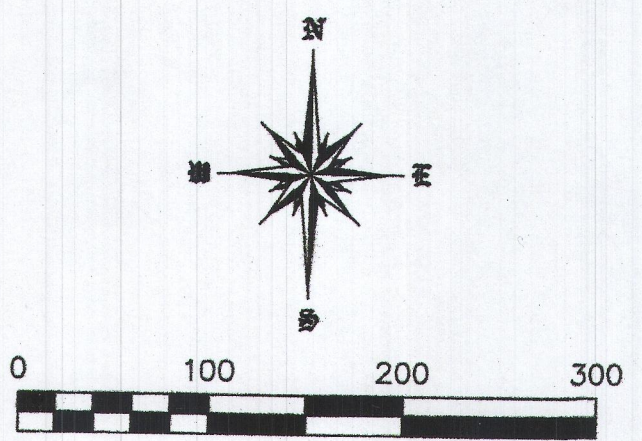


IRONSTONE RANCH REPLAT

A REPLAT OF LOT 1 OF IRONSTONE RANCH,
LYING IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 28,
TOWNSHIP 57 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ⊕ FOUND 5/8" REBAR AND CAP, PLS 5713
- ⊙ WELLHEAD
- CALCULATED POINT, NOTHING SET
- SET 1/2" REBAR AND CAP, MARKED GLAHE EASEMENT
- (P1) IRONSTONE RANCH PLAT, BK. 8 OF PLATS, PG. 59, INST. NO. 711390

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS CLASSIFIED AS P1SSC ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD ARE PER TITLEONE PLAT CERTIFICATE, FILE NO. 21426668, POLICY NO. 2470-0-21426668, DATED SEPTEMBER 30, 2021.
- AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC., RECORDED NOVEMBER 3, 1936, INSTRUMENT NO. 91845.
 - AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., A CORPORATION. RECORDED APRIL 5, 1989, INSTRUMENT NO. 360146
 - TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND OBLIGATIONS, IF ANY, CONTAINED IN WARRANTY DEED. RECORDED JULY 8, 2006, INSTRUMENT NO. 681215.
 - EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF IRONSTONE RANCH
 - COVENANTS, CONDITIONS, AND RESTRICTIONS, AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, TO THE EXTENT THAT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C) OR ANY OTHER ORDINANCE, STATUTE, OR REGULATION. RECORDED AUGUST 23, 2006, INSTRUMENT NO. 711391.
 - AN EASEMENT FOR PUBLIC UTILITIES, GRANTED TO NORTHERN LIGHTS, INC. RECORDED DECEMBER 18, 2007, INSTRUMENT NO. 742970.

Instrument # 1033693 B: 21 P: 86
Bonner County, Sandpoint, Idaho
05/23/2024 03:32:58 PM No. of Pages: 1
Recorded for: GLAHE & ASSOCIATES
Michael W. Rosedale
Ex-Officio Recorder Deputy
Index to: PLATS

PREPARED FOR:
BRIAN JOHNSON
P.O. BOX 834
EASTON, WA 98925

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. BASED AROUND MONUMENT SET AT SOUTHERNMOST CORNER OF SUBJECT PROPERTY.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°43'22" AT THE SOUTHERN CORNER OF LOT 1 OF IRONSTONE RANCH HILL.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO REPLAT THE BOUNDARY AS DESCRIBED IN WARRANTY DEED, RECORDED AS INSTRUMENT NO. 992653, RECORDS OF BONNER COUNTY IDAHO SHOWING A WIDTH CHANGE IN THE ORIGINALLY PLATTED EASEMENT ALONG THE WEST LINE OF THE SUBJECT PROPERTY.
- EXISTING CORNERS WERE FOUND AS SHOWN ON THE DRAWING. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS OR SHOWN AND NOTED WHERE NOT WITHIN ACCEPTABLE SURVEY TOLERANCES, AND TO ADJUST THE EASEMENT ALONG THE WEST PROPERTY LINE.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	28	57 N	3 W		
PROJECT # 23-271 JOHNSON					
DRAWING NAME: 23-271 JOHNSON REPLAT TDLG					

IRONSTONE RANCH REPLAT

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

Scale: 1"=100'
Checked By: TLAG
Drawn By: TDLG
Plot Date: 4/17/2024
Sheet: 1 of 2