

SORENSEN ACRES

PORTIONS OF THE SOUTHEAST AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, B.M., BONNER COUNTY, IDAHO

PAGE 2 OF 2

Instrument # 1028664 B: 21 P: 28
Bonner County Sandpoint Idaho
12/15/2023 12:08:17 PM No. of Pages: 2
Recorded for: GLRHE & ASSOCIATES
Michael W. Rosedale Fee: \$11.00
Ex-Officio Recorder Deputy
Index to: PLATS

REFERENCES

- R1) SURVEY BY H. MARVIN BERNING, PLS 7010. RECORDED MARCH 1997 AS INSTRUMENT NUMBER 501120.
- R2) SURVEY BY MILTON I. BOOTH, PLS 740. RECORDED MARCH 1991 AS INSTRUMENT NUMBER 387393.
- R3) SURVEY BY LAWRENCE A. CLAE, PLS 5713. RECORDED DECEMBER 1999 AS INSTRUMENT NUMBER 556448.
- R4) SURVEY BY ROBERT L. STRATTON, PLS 10677. RECORDED DECEMBER 2009 AS INSTRUMENT NUMBER 764340.
- R5) SURVEY BY ROBERT I. HALL, PLS 4997. RECORDED JUNE 2013 AS INSTRUMENT NUMBER 845587.
- R6) DEED OF TRUST INSTRUMENT NO. 729972 AND NOTICE OF DEFAULT INSTRUMENT NO. 1021839.

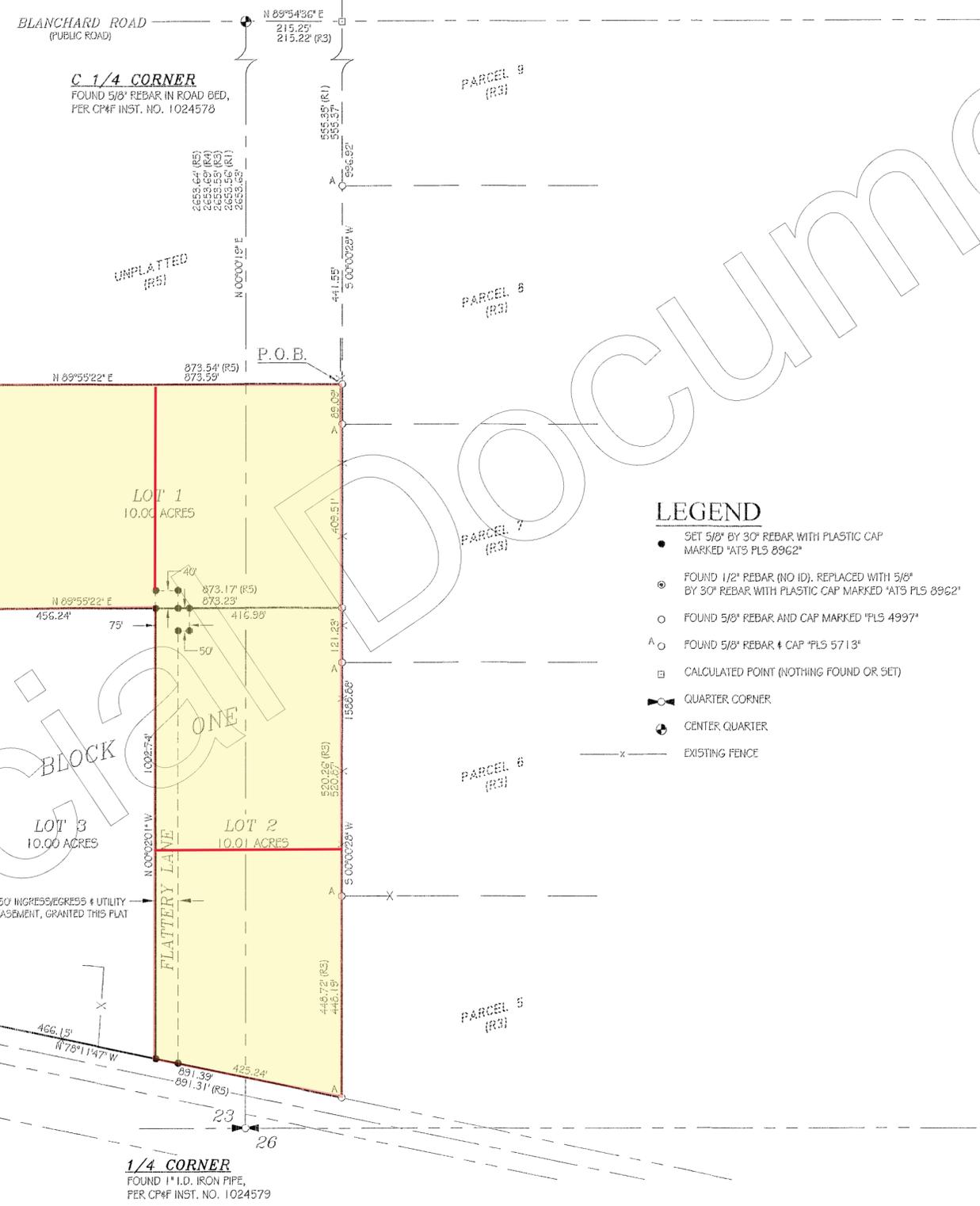
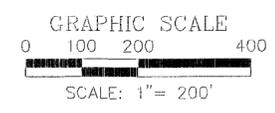
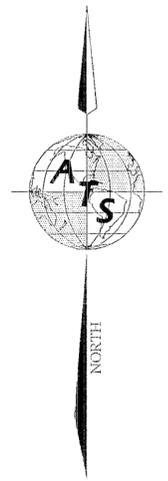
ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 023 AS DEPICTED ON RECORD OF SURVEY REFERENCED HEREIN AS "R4" AND TAKEN TO BEAR NORTH 00°00'19" EAST BETWEEN FOUND MONUMENTS AT THE SOUTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION.

SURVEYOR'S NARRATIVE/NOTES

1. NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY, OR SHOW ANY NON-RECORDED EASEMENTS. ITEMS SUCH AS BUILDINGS & FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FLYING 5 TITLE AND ESCROW OF IDAHO, INC. ORDER NO. 1105615-C DATED JUNE 30, 2023. PLAT BOUNDARIES ARE BASED ON WARRANTY DEED R5 AND FOUND/VERIFIED MONUMENTATION OF RECORD AS PER R5, BONNER COUNTY RECORDS.
3. MONUMENTS SHOWN IN THIS SURVEY WERE VISITED IN AUGUST 2023.
4. THIS SURVEY MEETS OR EXCEEDS THE PRECISION REQUIREMENT FOR MATHEMATICAL ERROR OF CLOSURE AS SET FORTH IN IDAHO CODE TITLE-CHAPTER 55-1911, RECORDING OF SURVEYS. THIS SURVEY WAS PERFORMED BY ACCEPTED GPS DATA COLLECTION PRACTICES USING A TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12 RTK ROVER UNIT.
5. PORTION OF THE PLATTED LOTS WITHIN THE SOUTHEAST QUARTER OF SECTION 23 MAY BE SUBJECT TO A UTILITY EASEMENT PER INSTRUMENT NO. 188753.
6. PLATTED LOTS 2 AND 3 ARE SUBJECT TO AN UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREIN ALONG THE CENTERLINE OF EXISTING UTILITY LINES NEAR THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 41 PER INSTRUMENT NO. 476252.



LEGEND

- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "ATS PLS 8962"
- FOUND 1/2" REBAR (NO ID), REPLACED WITH 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR AND CAP MARKED "PLS 4997"
- FOUND 5/8" REBAR & CAP "PLS 5713"
- CALCULATED POINT (NOTHING FOUND OR SET)
- ⊙ QUARTER CORNER
- ⊙ CENTER QUARTER
- x- EXISTING FENCE

11/7/23

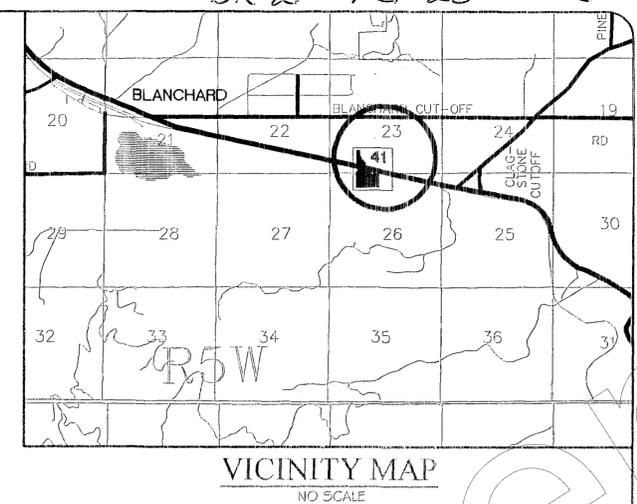
ADVANCED TECHNOLOGY SURVEYING & ENGINEERING
 INC.
 P.O. BOX 3457, HAYDEN IDAHO, 83835
 * PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: 1"=200'
 CHECKED BY: MBM
 DATE: 08-22-2023
 DRAWN BY: MBM
 DATE: 08-06-2023
 DWG: PLAT
 PROJ: 23-074

SORENSEN ACRES

PORTIONS OF THE SOUTHEAST AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, B.M., BONNER COUNTY, IDAHO

PAGE 1 OF 2



OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT KERSTIN SORENSON, AN UNMARRIED WOMAN HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS "SORENSEN ACRES". SITUATE IN PORTIONS OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, B.M., BONNER COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 23 AS MARKED BY A 5/8" REBAR MONUMENT PER CPMF INSTRUMENT NUMBER 1024578, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION AS MARKED BY A 1" I.D. IRON PIPE MONUMENT PER CPMF INSTRUMENT NUMBER 1024579 BEARS SOUTH 00°00'19" EAST, 2633.63 FEET; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°54'36" EAST, 215.25 FEET TO THE POINT OF INTERSECTION WITH THE NORTH EXTENSION OF THE WEST BOUNDARY OF THOSE PARTICULAR PARCELS DEPICTED AS PARCELS 5 THROUGH 9 IN RECORD OF SURVEY INSTRUMENT NUMBER 556448, BONNER COUNTY; THENCE ALONG SAID WEST BOUNDARY, SOUTH 00°00'28" WEST, 996.92 FEET TO A 5/8" REBAR & CAP "PLS 4997" AND BEING THE TRUE POINT-OF-BEGINNING;

THENCE CONTINUING ALONG SAID WEST BOUNDARY, SOUTH 00°00'28" WEST, 1588.88 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY FOR STATE HIGHWAY 41 AS MARKED BY A 5/8" REBAR & CAP "PLS 5713";
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 78°11'47" WEST, 391.39 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";
THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 00°02'01" WEST, 1405.37 FEET TO A 5/8" REBAR & CAP "PLS 4997";
THENCE, NORTH 89°55'22" EAST, 873.59 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 30.006 ACRES, MORE OR LESS;

BE IT FURTHER KNOWN THAT;

- 1) THE OWNER HEREBY GRANT A 50.0 FEET WIDE INGRESS/EGRESS & UTILITY EASEMENT AS DEPICTED ON PAGE 2 OF THIS PLAT FOR ITS INTENDED USE.
- 2) THE WATER SOURCE FOR EACH LOT SHALL BE AN INDIVIDUAL WELL.
- 3) THE SEWER FOR LOT SHALL BE AN ON-SITE INDIVIDUAL SEPTIC AND DRAINFIELD.

Kerstin Sorenson
KERSTIN SORENSON

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO } s.s.
COUNTY OF KOOTENAI }
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 12 DAY OF November, 2023,
BY KERSTIN SORENSON
[Signature]
NOTARY PUBLIC FOR THE STATE OF IDAHO



COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.
THIS 15th DAY OF December, 2023, AT 12:09 O'CLOCK P M.
AS INSTRUMENT 1028664 \$ 511.00
MICHAEL ROSEDALE, RECORDED
BY: Cynthia Robinson
DEPUTY
Instrument # 1028664 B: 21 P: 28
Bonner County, Sandpoint, Idaho
12/15/2023 12:08:17 PM No. of Pages: 1
Recorded For: BLAINE & ASSOCIATES
Michael W. Rosedale
County Recorder Deputy 10
Index to: PLATS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH 2023
DATED THIS 13th DAY OF November, 2023.
15th DAY OF December
Carrisa Koster by [Signature] Chief Deputy
BONNER COUNTY TREASURER
Carrisa Koster by [Signature] Chief Deputy

COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS 13th DAY OF December, 2023.
[Signature]
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2023. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.
DATED THIS 13th DAY OF December, 2023.
[Signature]
BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.
DATED THIS 4th DAY OF December, 2023.
[Signature]
BONNER COUNTY SURVEYOR

	ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.	SCALE: NTS
	9177 HESS STREET, HAYDEN IDAHO, 83835	CHECKED BY MBM
	* PH. (208)-772-2745 * FAX (208)-762-7731 *	DATE: 08-08-2023
		DRAWN BY MEM
		DATE: 09-08-2023
		DWG: PLAT
		PROJ: 23-074