PAULSEN-GARFIELD

SECTION 10, TOWNSHIP 56 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PAULSEN–GARFIELD", 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_____, 202___.

_____
BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS____DAY OF _____, 2024.

_____
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_____, 202___.

_____
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_____, 202___.

_____
BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 202__, AT _____.M. IN

BOOK ____ OF PLATS, 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 CHRISTI L. PAULSEN, AS TRUSTEE OF 560 GARFIELD BAY, LLC, 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 "PAULSEN–GARFIELD", LOCATED IN SECTION 10, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE N89°16'43"W ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, 1,251.73 FEET TO THE BOUNDARY OF THAT PARCEL DESCRIBED IN DEED INST. #824947;
THENCE N2°21'41"E ALONG SAID BOUNDARY, 571.83 FEET;
THENCE N84°52'19"W ALONG SAID BOUNDARY, 141.19 FEET TO THE EAST RIGHT–OF–WAY OF SAGLE ROAD;
THENCE NORTHERLY ALONG SAID RIGHT–OF–WAY THE FOLLOWING THREE (3) COURSES:
1) N15°54'49"E, 209.89 FEET;
2) 430.23 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25°16'57", AND A CHORD WHICH BEARS N28°33'17"E A DISTANCE OF 426.75 FEET;
3) N41°11'46"E, 193.24 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 10;
THENCE S89°36'44"E ALONG SAID SOUTH LINE, 2,139.72 FEET TO THE WEST RIGHT–OF–WAY OF GARFIELD BAY CUT–OFF;
THENCE SOUTHERLY ALONG SAID RIGHT–OF–WAY THE FOLLOWING FOUR (4) COURSES:
1) S7°36'26"E, 91.84 FEET;
2) S6°07'14"E, 285.59 FEET;
3) S8°44'24"E, 266.23 FEET;
4) S6°20'37"E, 687.92 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10;
THENCE N89°16'03"W ALONG SAID SOUTH LINE, 1,316.38 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

AN EXTRA 5' OF ADDITIONAL RIGHT–OF–WAY ALONG SAGLE ROAD AND GARFIELD BAY CUT–OFF IS HEREBY DEDICATED TO THE PUBLIC, AS SHOWN HEREON.

_____
CHRISTI L. PAULSEN, TRUSTEE
560 GARFIELD BAY, LLC,

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 202__, BEFORE ME PERSONALLY APPEARED CHRISTI L. PAULSEN, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEE OF 560 GARFIELD BAY, LLC, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST 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. PUBLIC ROAD RIGHT–OF–WAY DEED, BOOK 58 OF DEEDS, PAGE 398, INST. #95162
(SAGLE RD.).

2. EASEMENT FOR ROAD RIGHT–OF–WAY PURPOSES FOR INGRESS AND EGRESS, INST. #86464 (BENEFITS THE PROPERTY)

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL DESCRIBED IN DEED INST. #1017090 AND TO DIVIDE SAID PARCEL INTO TWO (2) SEPARATE PARCELS AS SHOWN HEREON.

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 56 NORTH, RANGE 1 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.

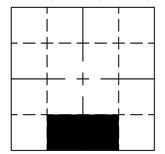
DATED THIS____DAY OF_____, 202__.

PRELIMINARY

RUSSELL E. BADGLEY PLS 12458

PROFESSIONAL LAND SURVEYOR 12458 STATE OF IDAHO RUSSELL E. BADGLEY

SECTION 10, TWP 56N, RNG 1W.,B.M.



SHEET TITLE: PAULSEN-GARFIELD

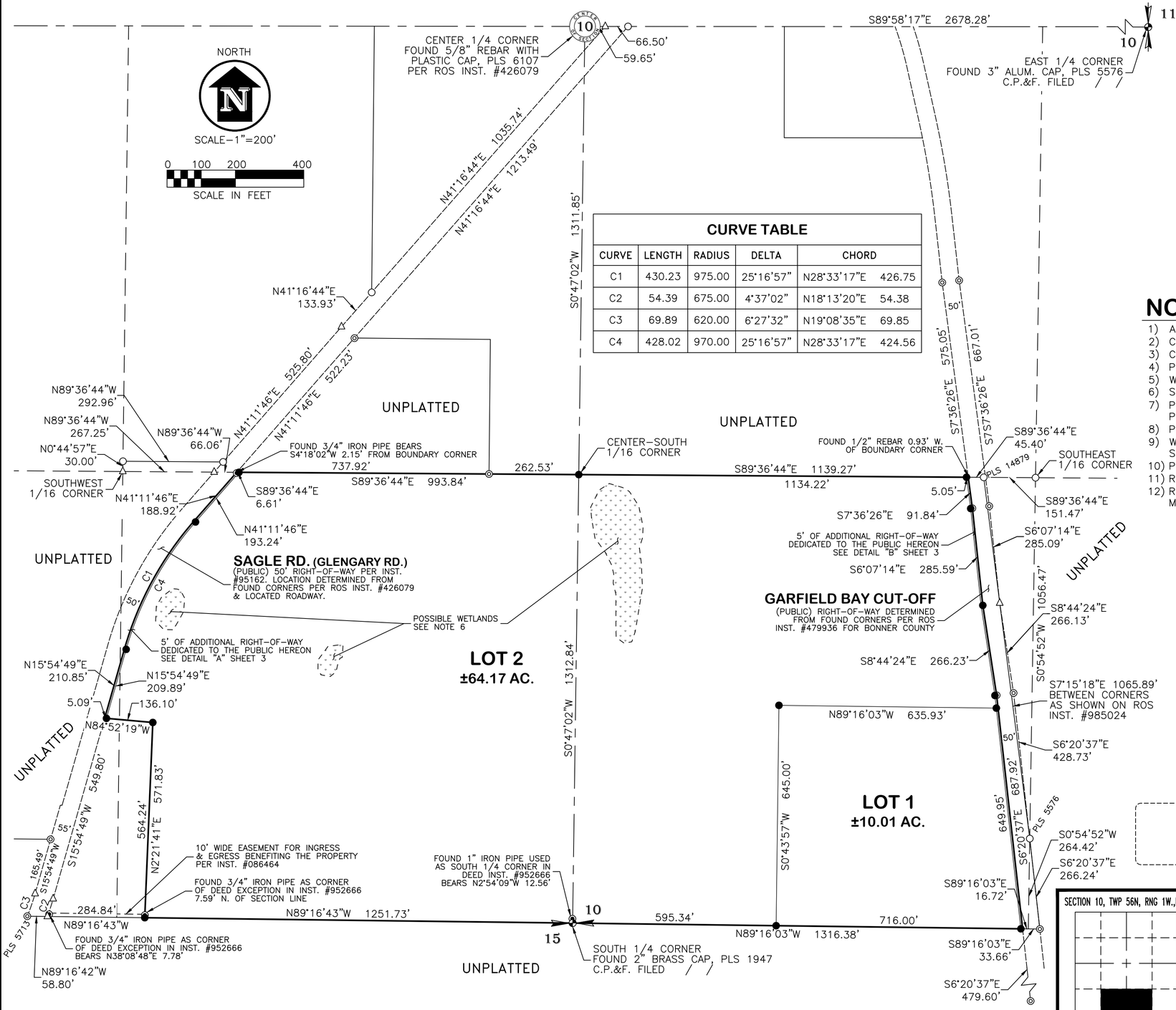
DATE: 09–03–26
SCALE: NONE
DRAWN: REB
CHECKED: REB
PROJ.NO.: 11035–26–002
CAD FILE NO.: S–KALISPELL–PLAT

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

SHT 1 OF 3

PAULSEN-GARFIELD

SECTION 10, TOWNSHIP 56 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

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 1.000146011022.

REFERENCES

1. RECORD OF SURVEY INST. #426079
2. RECORD OF SURVEY INST. #401654
3. RECORD OF SURVEY INST. #479936
4. RECORD OF SURVEY INST. #528915
5. RECORD OF SURVEY INST. #693786
6. RECORD OF SURVEY INST. #985024

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	
C1	430.23	975.00	25°16'57"	N28°33'17"E	426.75
C2	54.39	675.00	4°37'02"	N18°13'20"E	54.38
C3	69.89	620.00	6°27'32"	N19°08'35"E	69.85
C4	428.02	970.00	25°16'57"	N28°33'17"E	424.56

NOTES

1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2) CURRENT ZONING DISTRICT IS RURAL 10 (R–10).
3) CURRENT LAND USE IS RURAL RESIDENTIAL (5–10 AC).
4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT
9) WETLANDS MAY BE PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER AS SHOWN. NO WETLANDS DELINEATION WAS PERFORMED.
10) PROJECT IN FLOOD ZONE ZONE X PER FIRM PANEL 16017C0975E.
11) RIGHT–OF–WAY OF SAGLE ROAD IS PUBLIC, AND COUNTY MAINTAINED.
12) RIGHT–OF–WAY OF GARFIELD BAY CUT–OFF IS PUBLIC, AND COUNTY MAINTAINED.

LEGEND

- ● ····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ◉ ····· FOUND 3/4" IRON PIPE
- ◎ ····· FOUND 5/8" REBAR WITH NO CAP
- ○ ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107 UNLESS OTHERWISE NOTED
- △ ····· COMPUTED POINT
- ( ) ····· RECORD DIMENSION PER REFERENCE SHOWN

PRELIMINARY

PROFESSIONAL LAND SURVEYOR REGISTERED 12458 STATE OF IDAHO RUSSELL E. BADGLEY

RECORDER'S CERTIFICATE

SECTION 10, TWP 56N, RNG 1W.,B.M.

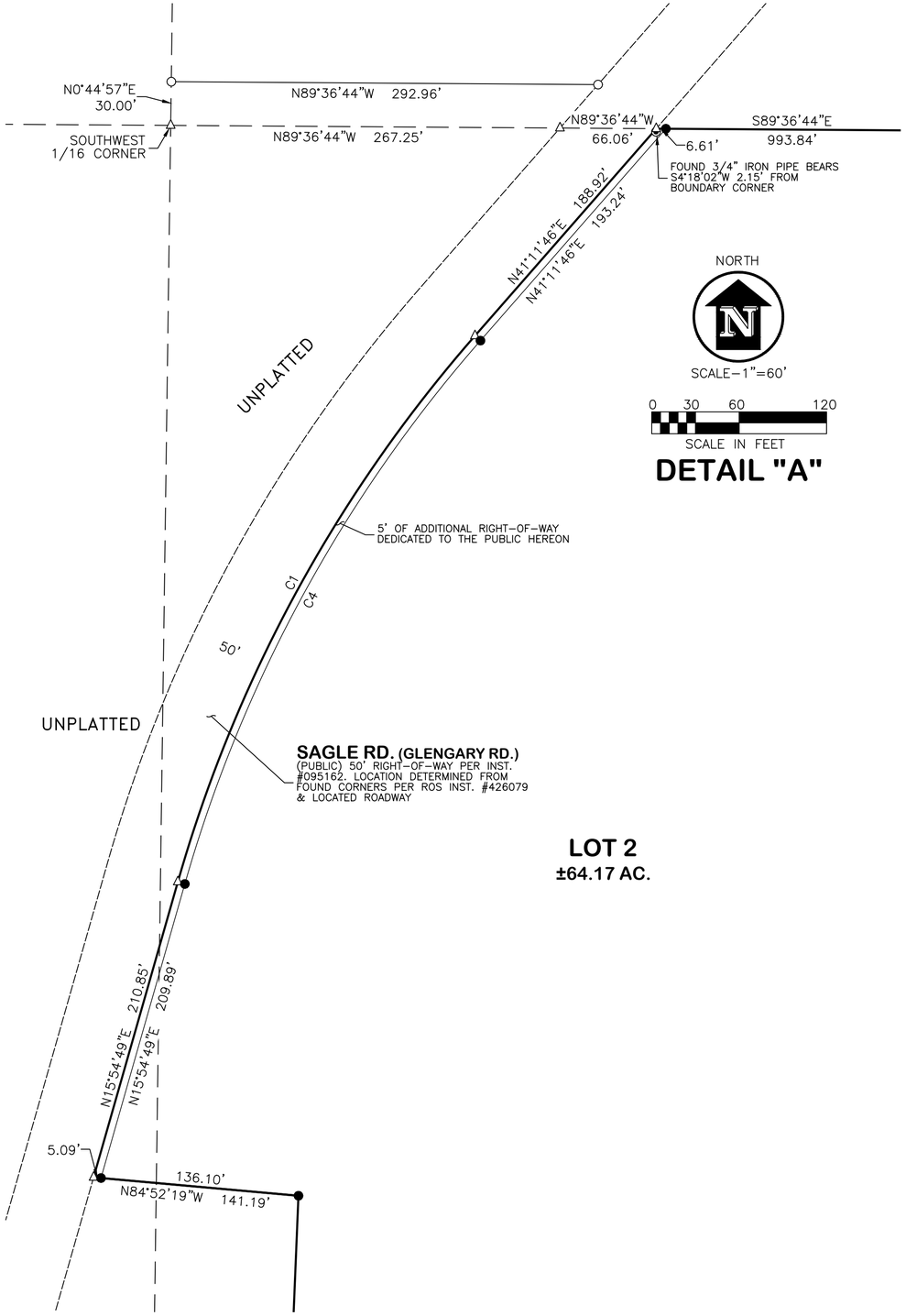
SHEET TITLE: PAULSEN-GARFIELD

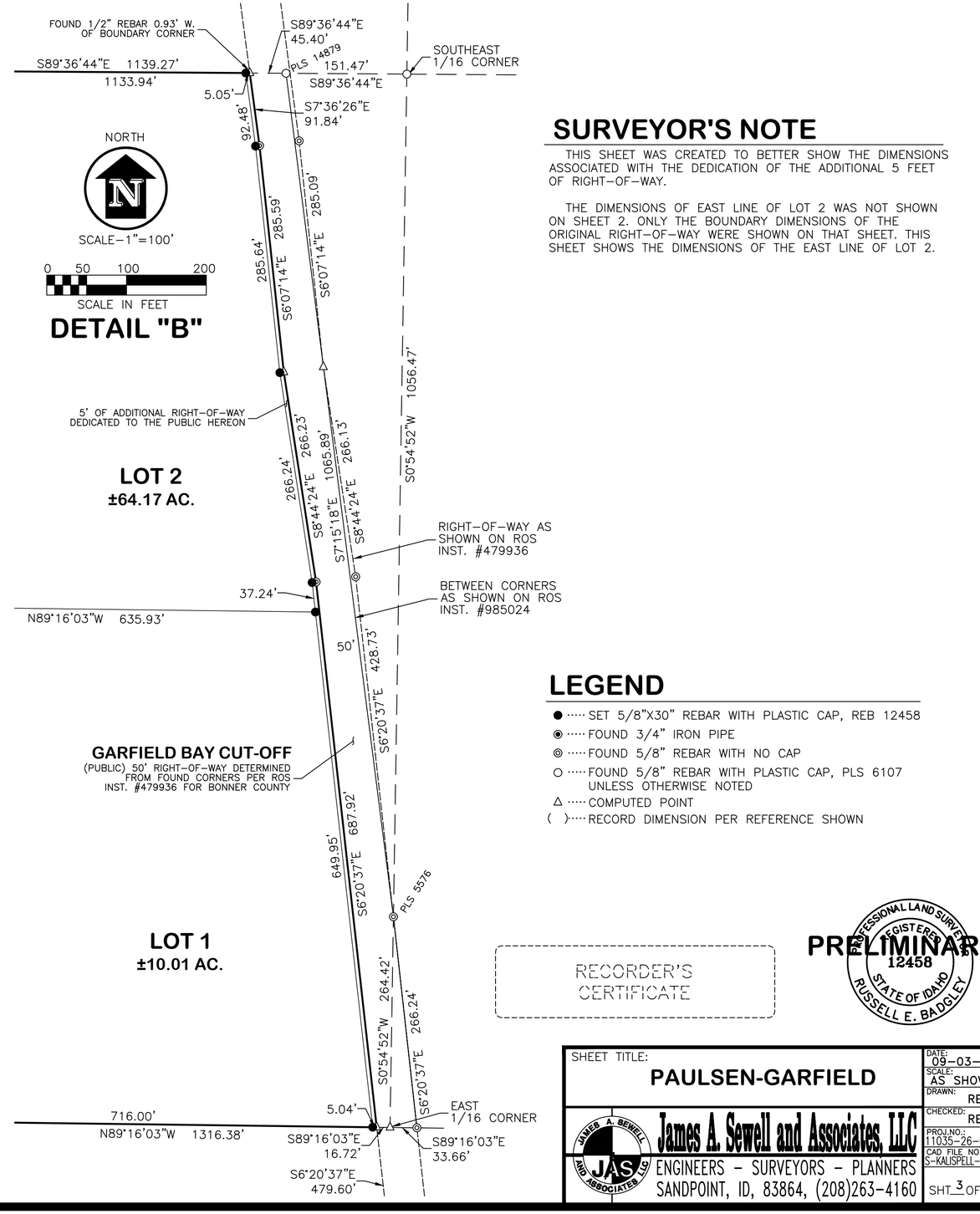
James A. Sewell and Associates, LLC
ENGINEERS – SURVEYORS – PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 09–03–26
SCALE: 1"=200'
DRAWN: REB
CHECKED: REB
PROJ.NO.: 11035–26–002
CAD FILE NO.: S-KALISPELL-PLAT
SHT 2 OF 3

PAULSEN-GARFIELD

SECTION 10, TOWNSHIP 56 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO





SURVEYOR'S NOTE

THIS SHEET WAS CREATED TO BETTER SHOW THE DIMENSIONS ASSOCIATED WITH THE DEDICATION OF THE ADDITIONAL 5 FEET OF RIGHT-OF-WAY.

THE DIMENSIONS OF EAST LINE OF LOT 2 WAS NOT SHOWN ON SHEET 2. ONLY THE BOUNDARY DIMENSIONS OF THE ORIGINAL RIGHT-OF-WAY WERE SHOWN ON THAT SHEET. THIS SHEET SHOWS THE DIMENSIONS OF THE EAST LINE OF LOT 2.

LEGEND

- ● ····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ◉ ····· FOUND 3/4" IRON PIPE
- ◎ ····· FOUND 5/8" REBAR WITH NO CAP
- ○ ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107 UNLESS OTHERWISE NOTED
- △ ····· COMPUTED POINT
- ( ) ····· RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S CERTIFICATE

PRELIMINARY

PROFESSIONAL LAND SURVEYOR · REGISTERED · 12458 · STATE OF IDAHO · RUSSELL E. BADGLEY

SHEET TITLE: PAULSEN-GARFIELD

DATE: 09-03-26
SCALE: AS SHOWN
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PROJ.NO.: 11035-26-002
CAD FILE NO. S-KALISPELL-PLAT
SHT 3 OF 3

James A. Sewell and Associates, LLC
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