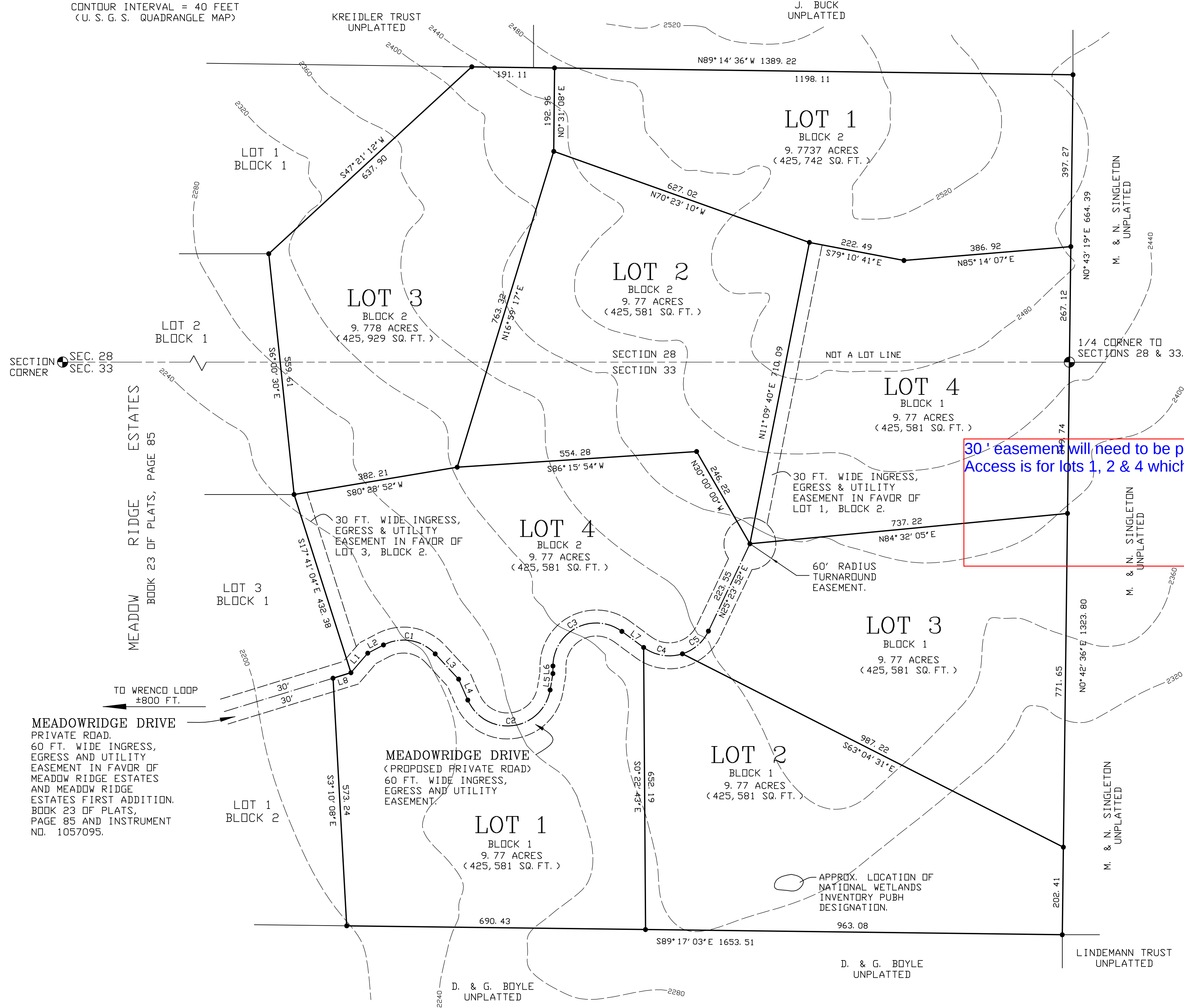
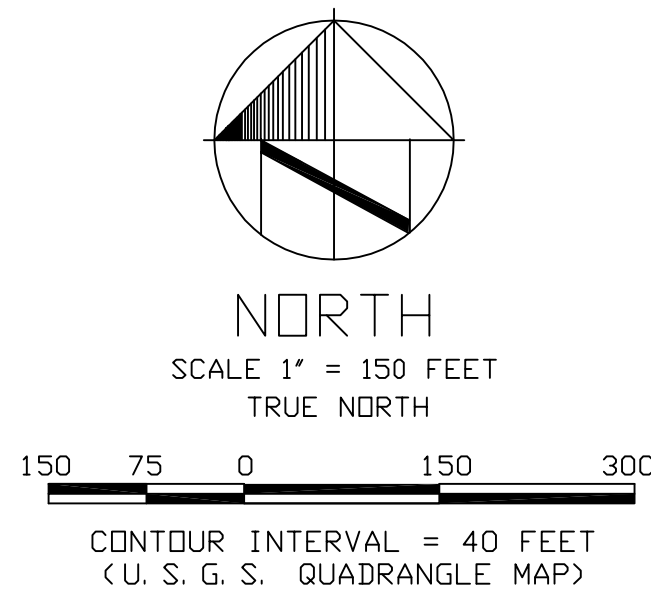


A PRELIMINARY PLAT OF MEADOW RIDGE ESTATES FIRST ADDITION

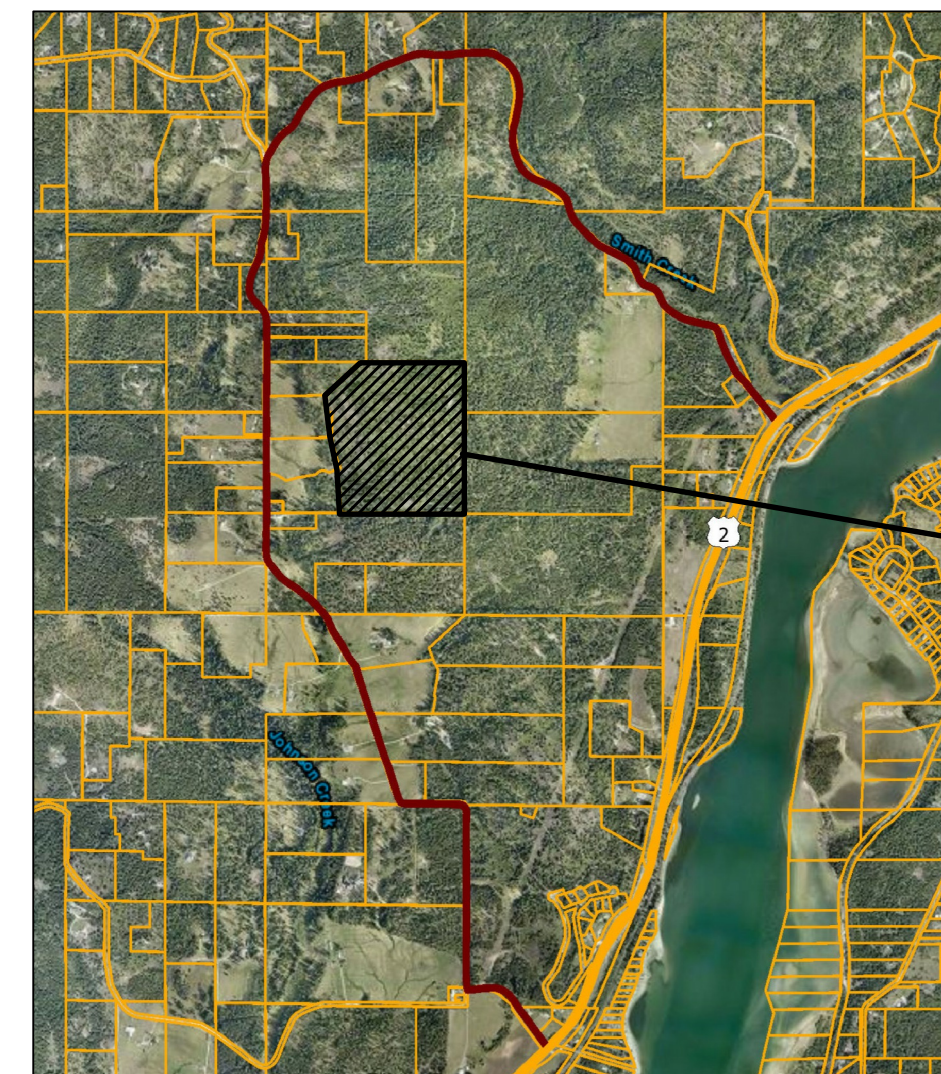
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



PRELIMINARY PLAT NOTES

1. > OWNER/DEVELOPER: WRENCO LOOP LLC, JOHN GILLHAM AND JOHN HERRON, MEMBERS. P.O. BOX 2224, SANDPOINT, IDAHO.
2. > INTENDED LAND USE IS RESIDENTIAL.
3. > PROPERTY IS ZONED RURAL 10 (R-10) IN SECTION 28 AND AGRICULTURAL-FORESTRY 10 (A/F 10) IN SECTION 33.
4. > COMPREHENSIVE PLAN DESIGNATION IS RURAL-RESIDENTIAL (5-10 ACRES) IN SECTION 28 AND AG/FOREST LAND (10-20 ACRES) IN SECTION 33.
5. > WATER SUPPLY WILL BE PROVIDED BY INDIVIDUAL WELLS.
6. > SEWAGE DISPOSAL WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.
7. > SOLID WASTE DISPOSAL WILL BE PROVIDED BY EACH LOT OWNER AT THE NEAREST SOLID WASTE DISPOSAL FACILITY.
8. > ASSESSOR'S PARCEL NUMBER: RP57ND3W287052A.
9. > TOTAL PARCEL AREA = 78.17 ACRES.
10. > THE SUBJECT PROPERTY IS WITHIN SFHA ZONE X PER FIRM PANEL NUMBER 16017C0690E, EFFECTIVE DATE 11/18/2009.
11. > LEGAL ACCESS TO THE SUBJECT PROPERTY IS FROM MEADOWRIDGE DRIVE, A 60 FOOT WIDE PRIVATE ROAD EASEMENT, BOOK 23 OF PLATS, PAGE 85 AND INSTRUMENT NUMBER 1057095. MEADOWRIDGE DRIVE CONNECTS DIRECTLY TO WRENCO LOOP, A PUBLIC ROAD.
12. > THERE ARE NO STRUCTURES OR UNDERGROUND OR OVERHEAD UTILITIES ON THE SUBJECT PROPERTY.
13. > A PRELIMINARY SOIL ANALYSIS WAS PERFORMED BY PANHANDLE HEALTH DISTRICT, PRELIMINARY SOIL ANALYSIS NO. 25-09-11839, DATED 11/14/2025. ANALYSIS FOUND THE SITE APPEARS SUITABLE FOR A STANDARD SEPTIC SYSTEM ON EACH LOT.
14. > A PRE-APPLICATION MEETING FOR THIS PRELIMINARY PLAT WAS HELD AT THE BONNER COUNTY PLANNING DEPARTMENT ON 01/13/26.
15. > LOT SIZE OF 9.77 ACRES IS ALLOWED BY ADMINISTRATIVE EXCEPTION GRANTED BY THE BONNER COUNTY PLANNING DEPARTMENT.

30' easement will need to be part of named road.
Access is for lots 1, 2 & 4 which require a road.



PRELIMINARY PLAT LOCATION.

VICINITY MAP
NOT TO SCALE

LINE TABLE

LINE	DISTANCE	BEARING
L1	59.56	N40°39'41"E
L2	40.98	N62°25'41"E
L3	79.58	S42°51'04"E
L4	52.77	S23°36'19"E
L5	38.40	N9°38'30"E
L6	17.54	N0°19'28"E
L7	62.42	S53°37'55"E
L8	42.37	S72°56'07"W

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C1	74°43'15"	100.00	130.41	121.37
C2	146°45'11"	100.00	256.13	191.64
C3	126°02'36"	100.00	219.99	178.24
C4	54°00'42"	100.00	94.27	90.82
C5	46°57'30"	100.00	81.96	79.68

LEGEND

- COMPUTED POSITION.
- ⊙ MONUMENTATION AS NOTED

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF MEADOW RIDGE ESTATES, AS RECORDED IN BOOK 23 OF PLATS, PAGE 85, RECORDS OF BONNER COUNTY, IDAHO.



01-20-26

LANCE G. MILLER, P.L.S.
7085 UPPER PACK RIVER ROAD
SANDPOINT, ID. 83864
(208) 263-1533