SANDCREEK RANCH 1ST ADDITION

SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SANDCREEK RANCH 1ST ADDITION" 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 _____, 202__.

_____
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 CHERYL A. SEITZ AND MICHAEL J. SEITZ, WIFE AND HUSBAND, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "SANDCREEK RANCH 1ST ADDITION", LOCATED IN SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 28;
THENCE N89°24'40"W ALONG THE EAST/WEST CENTER SECTION LINE, 2658.82 FEET TO THE CENTER 1/4 CORNER;
THENCE CONTINUING N89°24'40"W ALONG THE EAST/WEST CENTER SECTION LINE, 669.82 FEET;
THENCE N12°14'25"E ALONG A LINE PARALLEL TO, AND 110 FEET FROM WHEN MEASURED PERPENDICULAR THERETO, THE CENTERLINE OF THE SPOKANE INTERNATIONAL RAILROAD, 1,347.88 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4;
THENCE S89°26'36"E ALONG SAID NORTH LINE, 398.36 FEET TO THE CENTER-NORTH 1/16 CORNER;
THENCE S89°25'21"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1,329.05 FEET TO THE NORTHEAST 1/16 CORNER;
THENCE S89°25'21"E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 1,329.05 FEET TO THE NORTH 1/16 CORNER ON THE EAST LINE OF SAID SECTION 28;
THENCE S0°37'01"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 1,320.86 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.

THE 60 FOOT WIDE INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF ALL OF THE LOTS.

_____ _____
CHERYL A. SEITZ MICHAEL J. SEITZ

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 202__, BEFORE ME PERSONALLY APPEARED CHERYL A. SEITZ AND MICHAEL J. SEITZ, WIFE AND HUSBAND, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN DOCUMENT.
GRANTED TO: UNITED STATES OF AMERICA
PURPOSE: ELECTRIC POWER TRANSMISSION LINE
RECORDED: MARCH 14, 1950
BOOK 16 OF MISCELLANEOUS AT PAGE(S) 591
INSTRUMENT NO.: 34026, RECORDS OF BONNER COUNTY, IDAHO.

2. TERMS AND CONDITIONS CONTAINED IN A/AN LINE EXTENSION CONTRACT.
RECORDED: AUGUST 6, 1976
BOOK/PAGE: 62 OF MISCELLANEOUS/PAGBE 388
INSTRUMENT NO.: 177792, RECORDS OF BONNER COUNTY, IDAHO.

3. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: JANUARY 19, 1977
INSTRUMENT NO.: 183217
BOOK 64 OF MISCELLANEOUS AT PAGE(S) 422, RECORDS OF BONNER COUNTY, IDAHO.
PARTIAL RELEASE OF RIGHT-OF-WAY EASEMENT RECORDED JANUARY 8, 2007 AS INSTRUMENT NO. 720542 RECORDS OF BONNER COUNTY, IDAHO.

4. AN OIL AND GAS LEASE WITH CERTAIN TERMS AND PROVISIONS SET FORTH THEREIN.
DATED: NOVEMBER 29, 1982
LESSOR: LEONARD A. BRACKEBUSCH AND LILLIAN PUCKETT BRACKEBUSCH, HUSBAND AND WIFE
LESSEE: MOUNTAIN & PLAINS OIL CO.
RECORDED: JUNE 16, 1983
BOOK/PAGE: 6 OF LEASES/PAGE 538
INSTRUMENT NO.: 271116, RECORDS OF BONNER COUNTY, IDAHO.
TOGETHER WITH ANY AND ALL ASSIGNMENTS OF THE ABOVE-REFERENCED MINERAL AND/OR ROYALTY INTEREST, AND THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH THIS INTEREST, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.

6. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: AUGUST 5, 2002
INSTRUMENT NO.: 606148, RECORDS OF BONNER COUNTY, IDAHO.

7. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED JULY 24, 2007 AS INSTRUMENT NO. 733580, RECORDS OF BONNER COUNTY, IDAHO.

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 28, TOWNSHIP 59 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.

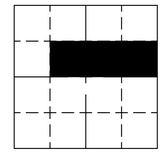
DATED THIS____DAY OF _____, 2026.

PRELIMINARY

_____
RUSSELL E. BADGLEY PLS 12458

PROFESSIONAL LAND SURVEYOR 12458 STATE OF IDAHO RUSSELL E. BADGLEY

SECTION 28, TWP 59N, RNG 1W.,B.M.



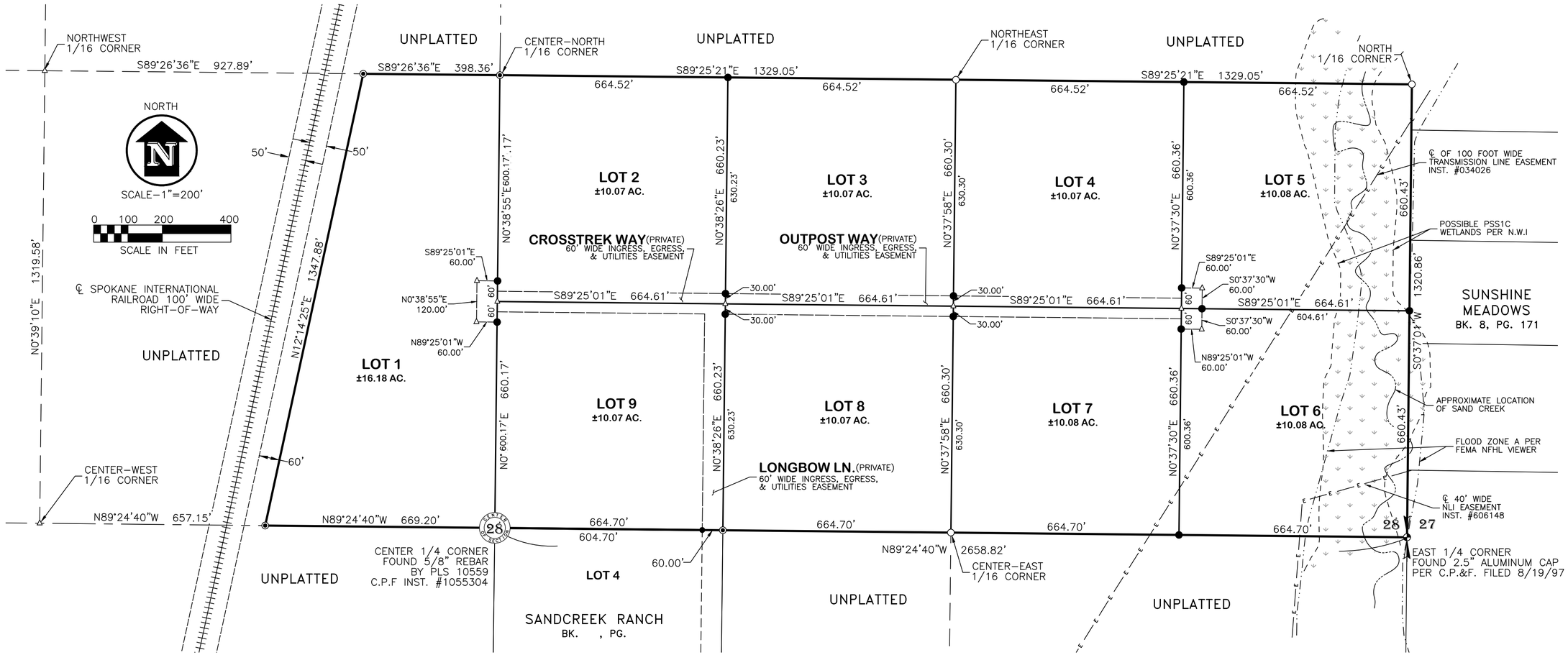
SHEET TITLE: SANDCREEK RANCH 1ST ADDITION

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

DATE: 3-5-26
SCALE: NONE
DRAWN: REB
CHECKED: REB
PROJ.NO.: 19637-25-001
CAD FILE NO. S-SEITZ-SHORT PLAT
SHT 1 OF 2

SANDCREEK RANCH 1ST ADDITION

SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON AN OPUS SOLUTION ON A LOCAL CONTROL POINT. DISTANCES WERE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.000131537689.

NOTES

1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2) CURRENT ZONING DISTRICT IS AGRICULTURAL/FORESTRY (A/F-10).
3) CURRENT LAND USE IS AG/FOREST LAND (10-20 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 NORTH SIDE FIRE DISTRICT
6) WETLANDS ARE POSSIBLY PRESENT PER THE U.S.F.W.S. NWI WETLANDS MAPPER.
7) A PORTION OF LOTS 5 & 6 ARE IN FLOOD ZONE A PER FIRM PANELS 16017C0515E & 16017C0505E, EFFECTIVE DATE: 11-18-2009.
8) XXXXXXXX WAY IS PRIVATE AND PRIVATELY MAINTAINED.
9) LONGBOW LANE IS PRIVATE AND PRIVATELY MAINTAINED.
10) THE INGRESS, EGRESS, AND UTILITIES EASEMENT IS FOR THE BENEFIT OF ALL OF THE LOTS.

REFERENCES

1. RECORD OF SURVEY INST. #228168
2. RECORD OF SURVEY INST. #700409
3. RECORD OF SURVEY INST. #733580
4. RECORD OF SURVEY INST. #860850
5. RECORD OF SURVEY INST. #989470
6. RECORD OF SURVEY INST. #1024878
7. RECORD OF SURVEY INST. #1030861
8. RECORD OF SURVEY INST. #1052799

LEGEND

- ● ····· SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ● ····· SET 1/2"X24" REBAR WITH PLASTIC CAP, REB 12458
- ◉ ····· PREVIOUSLY SET 5/8" REBAR WITH PLASTIC CAP, REB 12458
- ○ ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10599
- ⊕ ····· FOUND 2" BRASS CAP WITNESS CORNERS
- △ ····· COMPUTED POINT

SURVEYOR'S NARRATIVE

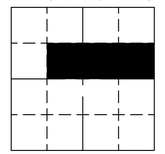
THE PURPOSE OF THIS SURVEY WAS TO TO DIVIDE THE PROPERTY INTO 9 SEPARATE LOTS AS SHOWN HEREON.

RECORDER'S CERTIFICATE

PRELIMINARY

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

SECTION 28, TWP 59N, RNG 1W.,B.M.



SHEET TITLE: SANDCREEK RANCH 1ST ADDITION

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

DATE: 3-5-26
SCALE: 1"=200'
DRAWN: REB
CHECKED: REB
PROJ.NO.: 19637-25-001
CAD FILE NO. S-SEITZ-SHORT PLAT
SHT 2 OF 2