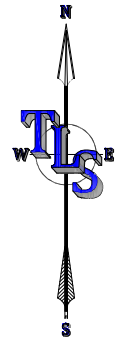


EDGEWATER ESTATES SUBDIVISION

LOT 3, BLOCK 1 OF NELSON TRACTS, LOCATED IN GOVT. LOT 7 & A PORTION OF GOVT LOT 8 OF SECTION 27,
TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M.,
BONNER COUNTY, IDAHO

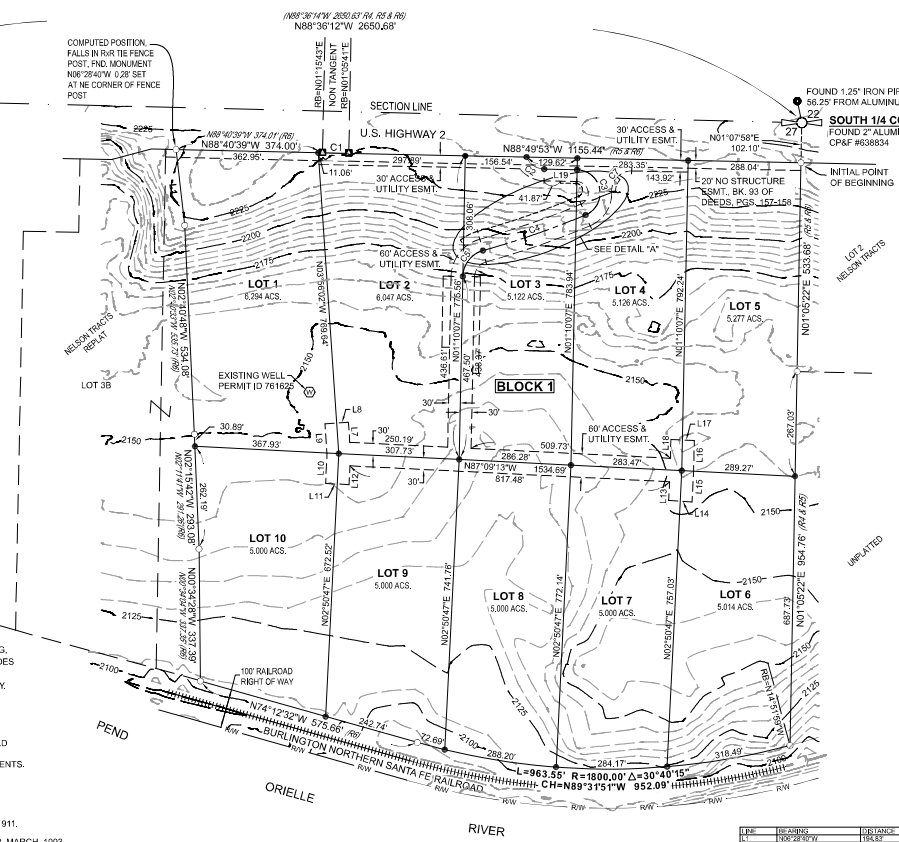
BOOK _____ PAGE _____
INST.# _____



N.W. SEC. 27
FOUND 2" ALUMINUM
CAP CP&F No. 638833

COMPUTED POSITION
FALLS IN R/R TIE FENCE
POST. FND. MONUMENT
N87°28'47"W 0.29' SET
AT NE CORNER OF FENCE
POST

FOUND 1.25" IRON PIPE N11°40'43"W
56.25' FROM ALUMINUM CAP
FOUND 2" ALUMINUM CAP
CP&F #638834



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH 2010.00) IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (SPCS00) DERIVED FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED ON THIS COORDINATE SYSTEM. ALL DISTANCES ARE AT GROUND MEASUREMENTS IN U.S. SURVEY FEET.

SURVEYOR'S NARRATIVE
PURPOSE
THE PURPOSE OF THIS SHORT PLAT IS TO CREATE 10 SINGLE FAMILY RESIDENTIAL LOTS.

NORTH QUARTER CORNER SECTION 27
NOTE THAT THERE ARE TWO CORNERS FOR THE QUARTER CORNER COMMON TO SECTIONS 22 AND 27 THAT HAVE BOTH BEEN IN USE FOR MANY YEARS. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE WHICH IS THE TRUE QUARTER CORNER. SINCE THIS IS A REPLAT OF NELSON TRACTS AND THE ORIGINAL PLAT OF NELSON TRACTS HELD THE SOUTHERLY OF THE TWO MARKED BY A 2" ALUMINUM CAP, WE ARE HOLDING THE SAME CORNER FOR THIS REPLAT.

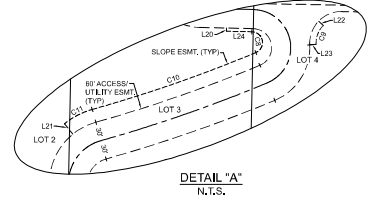
BOUNDARY
WE FOUND ALL OF THE CORNERS OF LOT 3 BLOCK 1 AS SHOWN ON R-6, THEY ALL MATCHED THE DIMENSIONS OF R-6 VERY WELL EXCEPT FOR THOSE THAT FOLLOW THE FENCE ON THE WEST LINE WHERE THE ADJUSTMENT IS HAPPENING. WE HELD THE MONUMENTS AS TIED ALONG THE FENCE AND HELD RECORD DIMENSIONS PER R-6 ON THE REMAINDER OF THE LOT.

QUIT CLAIM DEED 636364
THE DEED COMMENCES AT THE NORTH EAST CORNER OF LOT 17 OF ALBANY FALLS ORCHARD TRACTS AND RUNS ALONG THE OLD HWY RIGHT-OF-WAY 341 FEET TO THE POINT OF BEGINNING, THENCE DUE SOUTH, DUE WEST AND DUE SOUTH ETC. THE PLAT OF ALBANY FALLS TRACTS DOES NOT LIST BEARINGS ALONG THE PLAT LINES. IT IS MY OPINION THAT THE DEED CALLS WERE INTENDED TO PARALLEL THE EAST LINE OF LOT 17 AND THE SOUTH RIGHT-OF-WAY OF THE HWY.

SURVEYOR'S NOTES
1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED NOVEMBER, 2023.
2) THIS SURVEY WAS PERFORMED WITH A 5 SECOND ROBOTIC TOTAL STATION USING FIELD TRAVERSE PROCEDURES, AND USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH SBM+1 PPM ACCURACY WHICH MEETS OR EXCEEDS STATE OF IDAHO REQUIREMENTS.
3) SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
4) WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELLS.

REFERENCES
R-1) ALBANY FALLS ORCHARD TRACTS, BY JOHN K. ASHLEY JR., L.S., 66, INST. NO. 17609, JUNE, 1911.
R-2) ALBANY FALLS ORCHARD TRACTS REPLAT, BY JAMES A. SEWELL, PLS 775, INST. NO. 421613, MARCH, 1993.
R-3) ALBANY FALLS ORCHARD TRACTS REPLAT OF S PORTION OF LOT 15, BY RANDY R. HOISINGTON, PLS 6019, INST. NO. 599324, SEPTEMBER, 2000.
R-4) RECORD OF SURVEY, BY ERIC B. MEURLOTT, PLS 19136, INST. NO. 974822, JANUARY, 2021.
R-5) NELSON TRACTS, BY ERIC B. MEURLOTT, PLS 19136, INST. NO. 978647, MARCH, 2021
R-6) AMENDED RECORD OF SURVEY, BY ERIC B. MEURLOTT, PLS 19136, INST. NO. 1015011, DECEMBER, 2022.
R-7) RECORD OF SURVEY, BY DAVID A. COWELL, PLS 20903, INST. NO. 1021718, JUNE, 2023
D-1) QUIT CLAIM DEED INST. NO. 1012781

- LEGEND**
- = COMPUTED POINT, NOTHING FOUND OR SET 1
 - = SET 5/8" BY 24" REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 17327
 - = FOUND 5/8" REBAR WITH PINK PLASTIC CAP MARKED T.D. ENGINEERS PLS 19136
 - = FOUND HWY. RW CONCRETE MONUMENT WITH 3.25" BRASS CAP MARKED "BOUNDARY STATE RIGHT OF WAY"
 - ◇ = FOUND 1.5" ALUMINUM CAP MARKED PLS 1773
 - = FOUND 2" ALUMINUM CAP MARKED "WITNESS CORNER 1.0' PLS 19136"
 - ⊕ = SECTION CORNER
 - ⊙ = N-S QUARTER CORNER



CURV	DEVA ANGLE	BAOULS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	87°11'11"	1200.00	174.10	N89°29'58"W	64.49
C2	187°03'50"	450.00	125.45	N89°15'03"W	117.32
C3	8°53'08"	2500.00	277.87	N79°25'58"E	277.09
C4	191°22'52"	150.00	40.48	N79°04'50"E	43.44
C5	83°28'07"	50.00	12.82	N44°10'15"E	12.16
C6	179°28'18"	175.00	49.38	N79°04'50"E	53.94
C7	28°24'34"	450.00	125.11	N20°20'41"E	113.00
C8	119°52'22"	425.00	117.56	N79°04'50"E	123.31
C11	123°11'22"	125.00	40.88	N82°58'30"E	38.33

LINE	DESCRIPTION	DISTANCE
L1	N89°29'58"W	174.10
L2	N89°15'03"W	117.32
L3	N79°25'58"E	277.09
L4	N79°04'50"E	43.44
L5	N44°10'15"E	12.16
L6	N79°04'50"E	53.94
L7	N20°20'41"E	113.00
L8	N79°04'50"E	123.31
L9	N82°58'30"E	38.33
L10	N89°42'24"W	46.18



6/12/2026

	EDGEWATER ESTATES indexing information LOT 3, BLOCK 1 OF NELSON TRACTS, LOCATED IN GOVT. LOT 7 & A PORTION OF GOVT LOT 8 OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO		
	NAME: HWY 2450 PROJECT NUMBER: 2665 SIZE: 10X22 SCALE: 1/2" = 1' LAST EDIT: 01/24/2026 DRAWN BY: SL CHECKED BY: TJ SHEET 1 OF 2		3881 N. Schreiber Way #100 Coeur D'Alene, Idaho 83815 208-667-1044 tom@truelinesurveying.com