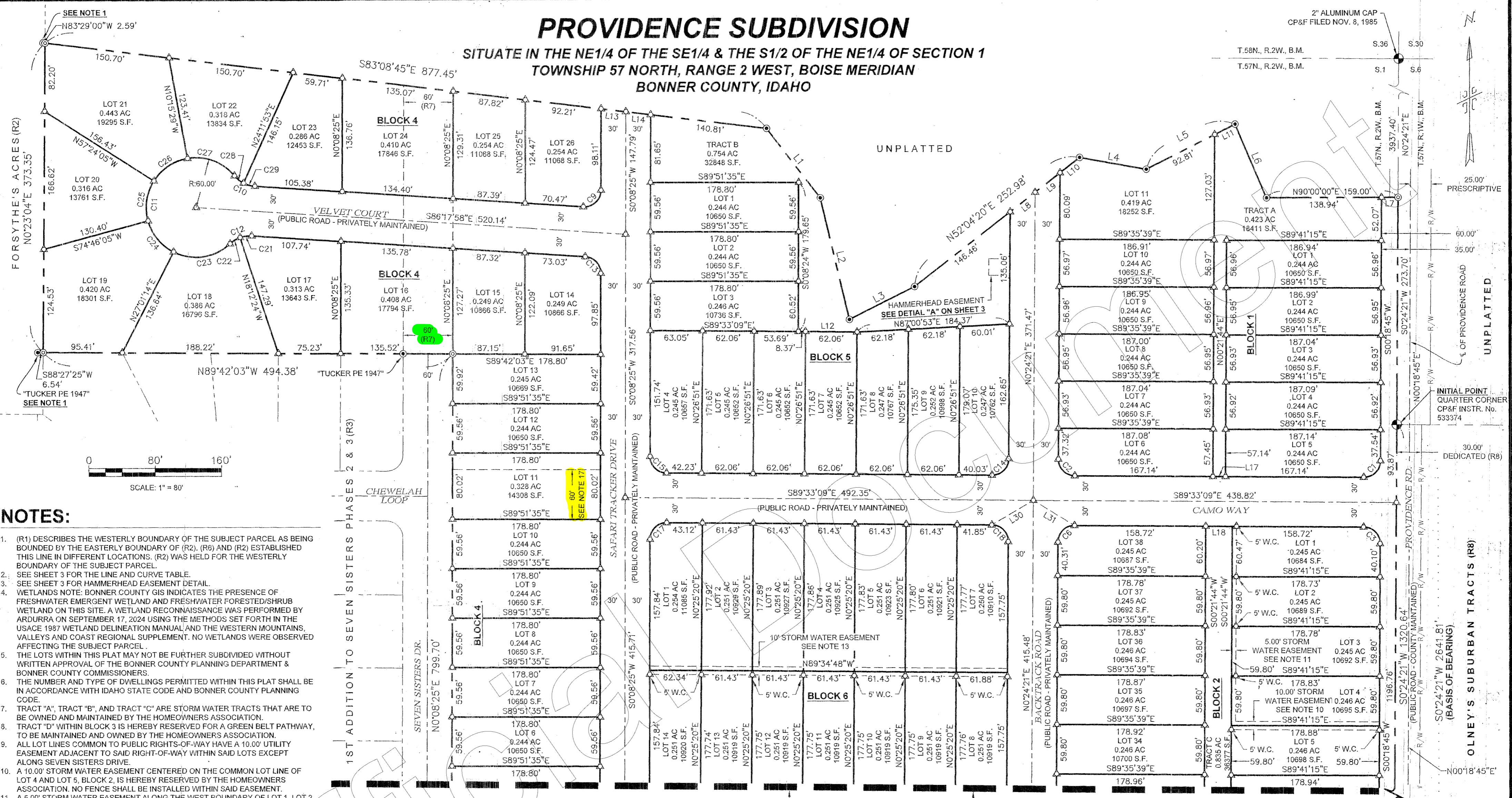
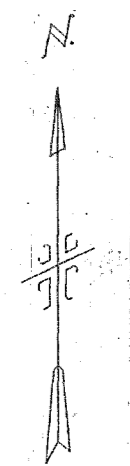


PROVIDENCE SUBDIVISION

SITUATE IN THE NE1/4 OF THE SE1/4 & THE S1/2 OF THE NE1/4 OF SECTION 1
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, IDAHO

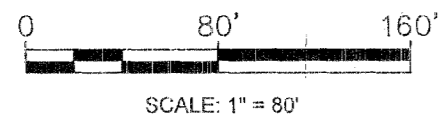
2" ALUMINUM CAP
CP&F FILED NOV. 8, 1985

T.58N., R.2W., B.M.
T.57N., R.2W., B.M.



NOTES:

- (R1) DESCRIBES THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL AS BEING BOUNDED BY THE EASTERLY BOUNDARY OF (R2), (R6) AND (R2) ESTABLISHED THIS LINE IN DIFFERENT LOCATIONS. (R2) WAS HELD FOR THE WESTERLY BOUNDARY OF THE SUBJECT PARCEL.
- SEE SHEET 3 FOR THE LINE AND CURVE TABLE.
- SEE SHEET 3 FOR HAMMERHEAD EASEMENT DETAIL.
- WETLANDS NOTE: BONNER COUNTY GIS INDICATES THE PRESENCE OF FRESHWATER EMERGENT WETLAND AND FRESHWATER FORESTED/SHRUB WETLAND ON THIS SITE. A WETLAND RECONNAISSANCE WAS PERFORMED BY ARDURRA ON SEPTEMBER 17, 2024 USING THE METHODS SET FORTH IN THE USAGE 1987 WETLAND DELINEATION MANUAL AND THE WESTERN MOUNTAINS, VALLEYS AND COAST REGIONAL SUPPLEMENT. NO WETLANDS WERE OBSERVED AFFECTING THE SUBJECT PARCEL.
- THE LOTS WITHIN THIS PLAT MAY NOT BE FURTHER SUBDIVIDED WITHOUT WRITTEN APPROVAL OF THE BONNER COUNTY PLANNING DEPARTMENT & BONNER COUNTY COMMISSIONERS.
- THE NUMBER AND TYPE OF DWELLINGS PERMITTED WITHIN THIS PLAT SHALL BE IN ACCORDANCE WITH IDAHO STATE CODE AND BONNER COUNTY PLANNING CODE.
- TRACT "A", TRACT "B", AND TRACT "C" ARE STORM WATER TRACTS THAT ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "D" WITHIN BLOCK 3 IS HEREBY RESERVED FOR A GREEN BELT PATHWAY, TO BE MAINTAINED AND OWNED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOT LINES COMMON TO PUBLIC RIGHTS-OF-WAY HAVE A 10.00' UTILITY EASEMENT ADJACENT TO SAID RIGHT-OF-WAY WITHIN SAID LOTS EXCEPT ALONG SEVEN SISTERS DRIVE.
- A 10.00' STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 4 AND LOT 5, BLOCK 2, IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. NO FENCE SHALL BE INSTALLED WITHIN SAID EASEMENT.
- A 5.00' STORM WATER EASEMENT ALONG THE WEST BOUNDARY OF LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK 2 IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. NO FENCE SHALL BE INSTALLED ALONG THESE LOT LINES OR WITHIN SAID EASEMENT.
- A 10.00' STORM WATER EASEMENT CENTERED ON THE COMMON LOT LINE OF LOT 31 AND LOT 32, BLOCK 2, IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. NO FENCE SHALL BE INSTALLED WITHIN SAID EASEMENT.
- A 10.00' STORM WATER EASEMENT WITHIN BLOCK 6 IS HEREBY RESERVED BY THE HOMEOWNERS ASSOCIATION. NO FENCE SHALL BE INSTALLED WITHIN SAID EASEMENT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD, PER FIRM PANEL 16017C0710E WITH AN EFFECTIVE DATE OF 11/19/2009.
- THE FOLLOWING LOTS SHALL BE REQUIRED TO UTILIZE SHARED DRIVEWAYS, PER BONNER COUNTY ROAD AND BRIDGE REQUIREMENTS: BLOCK 1, LOT 1-2, LOT 3-4, BLOCK 2, LOT 1-2, LOT 3-4, LOT 5-8, LOT 7-8, LOT 9-10, LOT 11-12, LOT 13-14, LOT 15-16, AND LOT 17-18.
- ALL ROADS WITHIN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AS PRIVATELY MAINTAINED PUBLIC ROADS AND WILL BE CONSTRUCTED TO THE PRIVATELY MAINTAINED PUBLIC ROADS COUNTY STANDARDS. THEY HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR COUNTY MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS. THE EXTENSION OF SEVEN SISTERS DRIVE IS NOT BEING CONSTRUCTED AS A PART OF THIS PLAT.
- 60.00' WIDE PUBLIC UTILITY EASEMENT AND FIRE ACCESS EASEMENT.
- PURSUANT TO IDAHO CODE 50-1304(2)(L), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS DEVELOPMENT.
- PURSUANT TO IDAHO CODE 50-1332 & 50-1333, THE INTERIOR MONUMENT FOR THIS SUBDIVISION WERE NOT SET PRIOR TO RECORDING THIS PLAT. REFERENCE SURETY AGREEMENT FILING No. _____
- THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS OUTLINES IN THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) RECORDED AS INSTRUMENT No. _____



BASIS OF BEARING:

THIS PLAT WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000) ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001266659.

SURVEYOR'S NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF HG FAMILY, LLC, AND EQUITY TRUST COMPANY CUSTODIAN FBO LEONARD BAUM ROTH IRA.
• THE BASIS OF BEARING WAS ESTABLISHED FROM FOUND MONUMENTS AT THE EAST QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 1.
• ALL FOUND MONUMENTS SUBSTANTIALLY MATCHED RECORD AND WERE HELD EXCEPT THOSE REFERENCED ON NOTE 1. THESE WERE NOT HELD DUE TO THE CONTROLLING CALL IN (R1) BEING FORSYTH'S ACRES.
• THE BEARING OF THE EAST LINE OF BLOCK 1 AND BLOCK 2 OF THIS PLAT IS 35.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE PROVIDENCE ROAD, AS FIELD LOCATED.

REFERENCES:

- (R1) WARRANTY DEED INSTRUMENT No. 851584, 2013
- (R2) FORSYTH'S ACRES, BOOK 7, PAGE 269, LANCE MILLER, PLS 6107, 2005.
- (R3) 1ST ADDITION TO SEVEN SISTERS PHASES 2 & 3, BOOK 12 PAGE 45, RECORDED UNDER INSTRUMENT No. 905042, MARK DUFFNER, PLS 8905, 2015.
- (R4) RECORD OF SURVEY INSTRUMENT No. 1013762, TYSON GLAHE, PLS 14879, 2022.
- (R5) RECORD OF SURVEY INSTRUMENT No. 617901, GILBERT BAILEY, PLS 10559, 2003.
- (R6) RECORD OF SURVEY INSTRUMENT No. 552497, RICHARD TUCKER, PE 1947, 1999.
- (R7) 60' INGRESS/EGRESS & UTILITY EASEMENT, INSTRUMENT No. 533696.
- (R8) OLNEY'S SUBURBAN TRACTS, BOOK 1, PAGE 132, J.H. CAVE, LS 180, 1911.

LEGEND:

- FOUND ALUMINUM CAP MONUMENT, AS DESCRIBED
- FOUND 5/8" REBAR, "BRISTOL PLS 882" OR AS DESCRIBED
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888" OR "W.C. PLS 20888" AS SHOWN
- INTERIOR MONUMENT TO BE SET PURSUANT TO PER IDAHO CODE 50-1332 & 50-1333
- RECORD INFORMATION
- WITNESS CORNER
- SUBJECT PROPERTY BOUNDARY
- INTERIOR LOT/BLOCK LINES
- ADJACENT PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE



Instrument # 1040656 B: 22 P: 71
Bonner County, Sandpoint, Idaho
11/14/2024 01:59:33 PM No. of Pages: 1
Recorded for: GLAHE & ASSOCIATES
Michael W. Rosedale
Ex-Officio Recorder Deputy
Index to: PLATS

PN:D21033

PAGE 2 OF 3



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