



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

| | |
|--------|---|
| FILE # | RECEIVED: RECEIVED JUN 21 2023 Bonner County Planning Department |
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PROJECT DESCRIPTION:

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| Name of Minor Land Division plat: PETE'S PLACE |
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APPLICANT INFORMATION:

| | | |
|-----------------------------------|-----------|-----------------|
| Landowner's name: WILLIAM DAUM | | |
| Mailing address: PO BOX 3381 | | |
| City: HAYDEN | State: ID | Zip code: 83835 |
| Telephone: 208-699-4840 | Fax: | |
| E-mail: BILL@DAUMCONSTRUCTION.COM | | |

REPRESENTATIVE'S INFORMATION:

| | | |
|--|-----------|-----------------|
| Representative's name: ATS, INC | | |
| Company name: ADVANCED TECHNOLOGY SURVEYING, INC | | |
| Mailing address: PO BOX 3457 | | |
| City: HAYDEN | State: ID | Zip code: 83835 |
| Telephone: 208-772-2745 | Fax: | |
| E-mail: TIFFANIEESPE@HOTMAIL.COM | | |

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

| | | |
|-----------------------------------|--------|-----------|
| Name/Relationship to the project: | | |
| Company name: | | |
| Mailing address: | | |
| City: | State: | Zip code: |
| Telephone: | Fax: | |
| E-mail: | | |

PARCEL INFORMATION:

| | | | |
|--|--|------------|-----------------------|
| Section #: 10 | Township: 54N | Range: 04W | Parcel acreage: 24.39 |
| Parcel # (s): RP54N04W101900A | | | |
| Legal description: GOVT LOT 4 LESS N 190FT SE NE WEST OF CO ROAD | | | |
| Current zoning: RURAL 5 | Current use: RESIDENTIAL/MULTIPLE STRUCTURES | | |
| What zoning districts border the project site? | | | |

| | |
|---|--------------------------------|
| North: RURAL 5 | East: RURAL 5 AND AG/FOREST 20 |
| South: RURAL 5 | West: RURAL 5 |
| Comprehensive plan designation: RURAL RESIDENTIAL | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North: 10-ACRES WITH RESIDENTIAL STRUCTURES | |
| South: 1.4-ACRES WITH RESIDENTIAL STRUCTURES | |
| East: 6.8-ACRES AND 5-ACRES WITH RESIDENTIAL STRUCTURES ON EACH | |
| West: 10-ACRES OF VACANT LAND NEAR HOODOO CREEK | |
| Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: | |
| Detailed Directions to Site: LOCATED AT 358 BANDY ROAD. SOUTH ON US-95 FROM SANDPOINT, RIGHT ONTO GRANITE LP, LEFT TO STAY ON GRANITE LOOP, CONTINUE ON KELSO LAKE ROAD FOR 8 MILES CONTINUE ON BANDY ROAD FOR .4 MILES, PROPERTY IS ON THE LEFT. | |

ADDITIONAL PROJECT DESCRIPTION:

| | | |
|---|------------------------------|-----|
| Existing plat recording information: | | |
| This application is for : | | |
| Proposed lots: 4 | Depth to Width Ratio (D:W) | |
| Lot #1 | Proposed acreage: 6.76 ACRES | 1:3 |
| Lot #2 | Proposed acreage: 5.86 ACRES | 2:1 |
| Lot #3 | Proposed acreage: 5.96 ACRES | 1:1 |
| Lot #4 | Proposed acreage: 5.80 ACRES | 1:1 |
| Remainder | Proposed acreage: | N/A |
| Describe the land division proposal and resulting acreage: _____ THE EXISTING HOME AND STRUCTURES WOULD BE CONFINED TO LOT 2 THAT CURRENTLY GAINS ACCESS FROM BANDY ROAD VIA INDIVIDUAL DRIVEWAY. A NEW ACCESS EASEMENT IS PROPOSED TO PROVIDE FUTURE ACCESS TO LOTS 1, 3 AND 4 AS SHOWN ON THE PLAT. | | |

SITE INFORMATION:

| |
|---|
| Please provide a detailed description of the following land features: |
| Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: THE PROPERTY IS RELATIVELY FLAT IN NATURE. |
| Water courses (lakes, streams, rivers & other bodies of water): HOODOO CREEK FLOWS TO THE SOUTHWEST OF THIS PROPERTY. NOT WITHIN A FLOOD ZONE. |
| Springs & wells: THERE IS A SPRING DISCHARGE AS SHOWN ON THE PLAT THAT HAS A BUFFER TO PREVENT ANY CONSTRUCTION TO TAKE PLACE OVER THIS AREA. |

Existing structures (size & use): _____

THERE IS AN EXISTING HOME ON THE LOT 2 SITE WITH MULTIPLE ACCESSORY BUILDINGS.

Land cover (timber, pastures, etc): _____

THE NORTHERN SECTION OF THE PARENT PARCEL HOUSES NATIVE PINE TREES WHILE THE SOUTHERN HALF IS MORE PASTURELAND.

Are wetlands present on site? Yes No

Source of information: FISH AND WILDLIFE WETLAND INVENTORY

Flood Hazard Zones located on site: X D A AE

DFIRM MAP:

Other pertinent information (attach additional pages if needed): _____

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____

Public Road Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

Combination of Public Road/Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

BANDY ROAD IS AN EXISTING PUBLIC ROAD THAT PROVIDES ACCESS TO THE PROPERTY. A PROPOSED ACCESS EASEMENT IS LOCATED ON THE PLAT THAT WILL PROVIDE ACCESS TO NEW LOTS. THE PRIVATE ROAD EASEMENT WILL GO THROUGH BONNER COUNTY GIS FOR ROAD NAMING, UPON APPROVAL OF THIS PLAT.

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

50FT ACCESS AND UTILITY EASEMENT GRANTED THIS PLAT FOR THE NEW LOTS.

SERVICES:

| | |
|---|--|
| Sewage disposal will be provided by: | |
| <input type="checkbox"/> | <u>Existing Community System - List name of sewer district or provider and type of system:</u> _____ |
| <input type="checkbox"/> | <u>Proposed Community System - List type & proposed ownership:</u> _____ |
| <input checked="" type="checkbox"/> | <u>Individual system - List type:</u> SEPTIC TANK AND DRAINFIELD SYSTEM |
| Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: THERE IS NOT A PUBLIC SYSTEM TO CONNECT TO SO THE COMMON PRACTICE FOR THIS AREA IS TO OBTAIN PERMITS THROUGH PANHANDLE HEALTH DISTRICT FOR INDIVIDUAL SEPTIC TANK AND DRAINFIELDS SYSTEMS AT TIME OF DEVELOPMENT. _____ _____ | |
| Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Water will be supplied by: | |
| <input type="checkbox"/> | <u>Existing public or community system - List name of provider:</u> _____ |
| <input type="checkbox"/> | <u>Proposed Community System - List type & proposed ownership:</u> _____ |
| <input checked="" type="checkbox"/> | <u>Individual well</u> INDIVIDUAL WELLS ARE THE COMMON PRACTICE DUE TO THE LACK OF A WATER SYSTEM TO CONNECT TO. THIS IS PROPOSED FOR FUTURE DOMESTIC WATER. |
| Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____ | |
| Which power company will serve the project site? NORTHERN LIGHTS INC | |

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

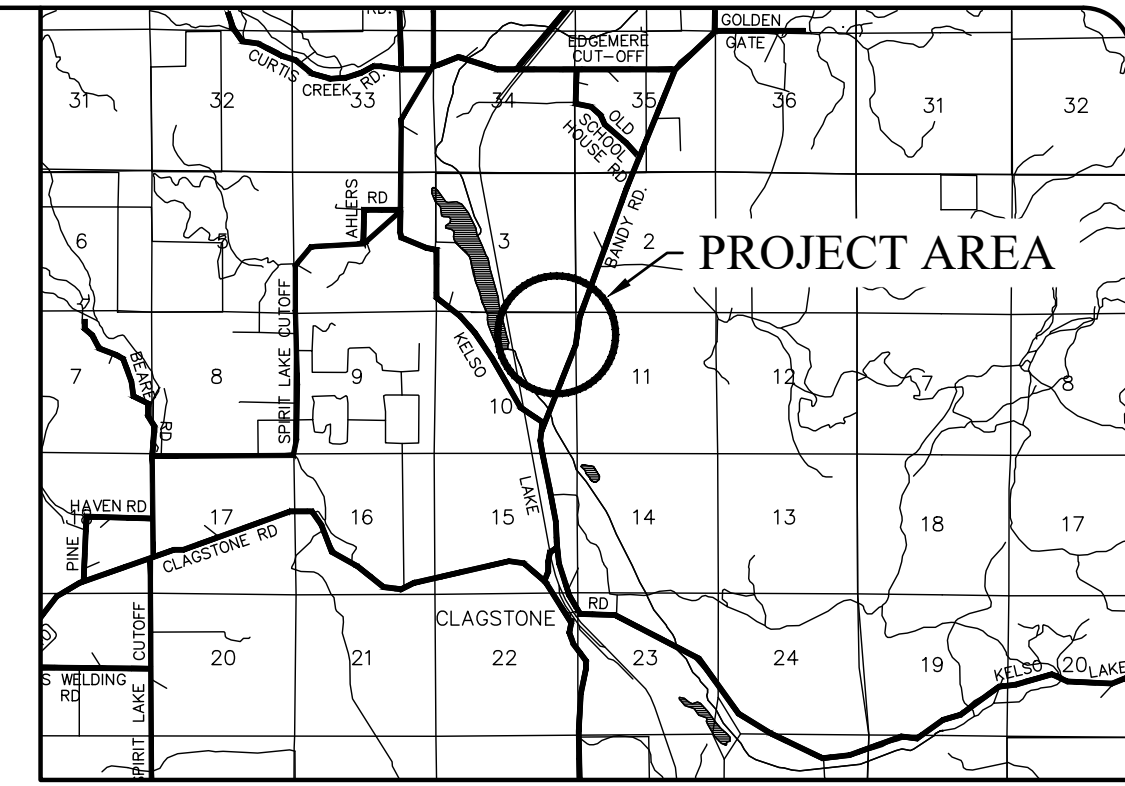
Landowner's signature: Tiffanie Espe (ATS) Date: 6-14-23

Landowner's signature: _____ Date: _____

PETE'S PLACE

SITUATE IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M., BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT WILLIAM DAUM, A SINGLE PERSON, HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS *PETE'S PLACE*, BEING THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE NORTH 41.4 FEET THEREOF IN SECTION 10, TOWNSHIP 54 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING WESTERLY OF THE COUNTY ROAD, AND GOVERNMENT LOT 4, SECTION 10, TOWNSHIP 54 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 17° WEST, 535 FEET; THENCE NORTH 46° WEST, 550 FEET; THENCE NORTH 23° WEST, 460 FEET TO A POINT ON THE NORTH LINE OF LOT 4 LOCATED 2030 FEET MORE OR LESS WEST OF THE EAST LINE OF SAID SECTION 10; EXCEPT THE NORTHERLY 190 FEET THEREOF.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10 AS MARKED BY A 3.25" ALUMINUM CAP MONUMENT (PER CP#F RECORDED DECEMBER 18, 1980), FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION, AS MARKED BY A 3.25" ALUMINUM CAP MONUMENT (PER CP#F RECORDED OCTOBER 22, 1982), BEARS SOUTH 89°12'27" WEST, 2388.00 FEET; THENCE, SOUTH 89°12'27" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 698.82 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD (KNOWN AS BANDY ROAD) AND *TRUE POINT-OF-BEGINNING*;

THENCE, CONTINUING SOUTH 89°12'27" WEST ALONG SAID SOUTH LINE, 642.68 FEET TO THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 1017044, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID EAST LINE AS FOLLOWS:

NORTH 17°00'00" WEST, 535.00 FEET;

NORTH 46°00'00" WEST, 550.00 FEET;

NORTH 23°00'00" WEST, 254.53 FEET TO THE SOUTH LINE OF THE NORTH 190 FEET OF SAID GOVERNMENT LOT 4;

THENCE, NORTH 89°27'09" EAST, ALONG SAID SOUTH LINE, 634.99 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE, SOUTH 00°50'10" EAST, ALONG SAID WEST LINE, 224.00 FEET TO THE SOUTH LINE OF THE NORTH 41.4 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE, NORTH 89°27'09" EAST, ALONG SAID SOUTH LINE, 990.80 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY AS FOLLOWS:

SOUTH 14°15'14" WEST, 110.51 FEET TO A POINT OF CURVATURE;

SOUTHERLY, 300.75 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 08°36'57", AND A CHORD BEARING SOUTH 18°33'43" WEST, 300.47 FEET TO A POINT OF TANGENT REVERSE CURVATURE;

SOUTHERLY, A DISTANCE OF 560.37 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25100.00 FEET, A CENTRAL ANGLE OF 01°16'45", AND A CHORD BEARING SOUTH 22°13'49" WEST 560.36 FEET RETURNING TO THE *POINT OF BEGINNING*.

CONTAINING 24.391 ACRES, MORE OR LESS;

BE IT FURTHER KNOWN THAT;

- 1) THE OWNER HEREBY GRANTS A 50.0 FOOT WIDE INGRESS/ EGRESS & UTILITY EASEMENT TO THE LOT OWNERS OF THIS PLAT AS DEPICTED ON PAGE 2 HEREIN.
- 2) THE WATER SOURCE FOR EACH LOT SHALL BE AN INDIVIDUAL WELL.
- 3) THE SEWER FOR LOT SHALL BE AN ON SITE INDIVIDUAL SEPTIC AND DRAINFIELD.

WILLIAM DAUM

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO)
COUNTY OF KOOTENAI) s.s.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023,
BY WILLIAM DAUM

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2023.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2023, AT _____ O'CLOCK ____ M.

AS INSTRUMENT _____

MICHAEL ROSEDALE, RECORDER

BY: _____

DEPUTY

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

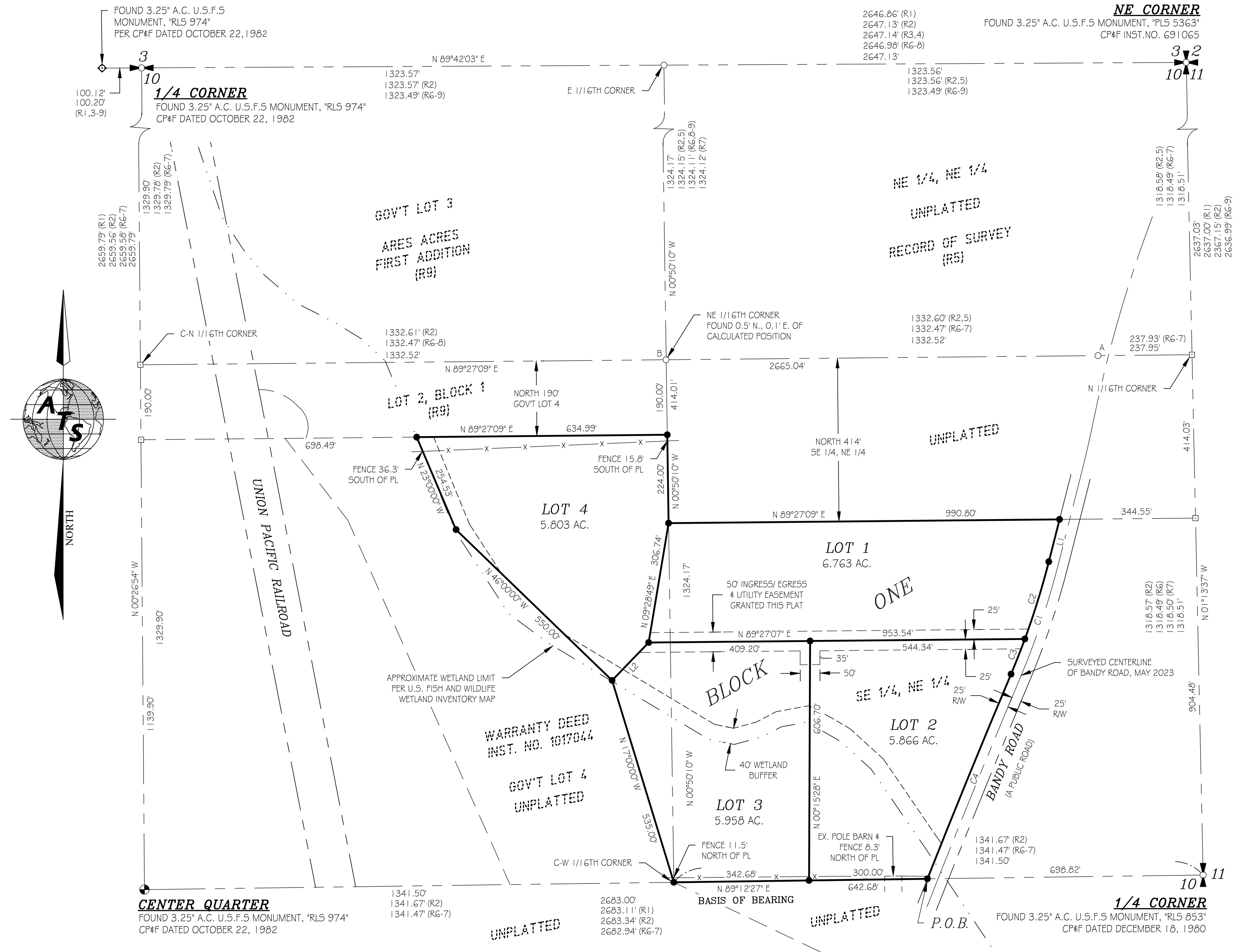
I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF MAY 2023. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



| | | |
|--|--|------------------------------------|
| | ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC. | SCALE: N/A |
| | 9177 HESS STREET, HAYDEN IDAHO, 83835 | CHECKED BY MBM DATE: 06-07-2023 |
| | * PH. (208)-772-2745 * FAX (208)-762-7731 * | DRAWN BY BFO DATE: 06-07-2023 |
| | | DWG: PLAT PROJ: 23-026 |

PETE'S PLACE

SITUATE IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M., BONNER COUNTY, IDAHO



REFERENCES

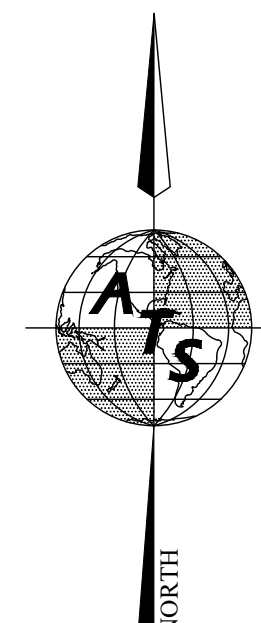
- R1) SURVEY BY ALAN V. KIEBERT, RLS 974, RECORDED OCTOBER 1982 AS INSTRUMENT NUMBER 261441.
- R2) SURVEY BY RANDY RAY HOISINGTON, PLS 6019, RECORDED JANUARY 2000 AS INSTRUMENT NUMBER 558946.
- R3) SURVEY BY GLEN D. CASH, SR., PLS 8792, RECORDED DECEMBER 2003 AS INSTRUMENT NUMBER 639869.
- R4) AMENDED SURVEY BY GLEN D. CASH, SR., PLS 8792, RECORDED DECEMBER 2003 AS INSTRUMENT NUMBER 640285.
- R5) SURVEY BY RANDY RAY HOISINGTON, PLS 6019, RECORDED MARCH 2006 AS INSTRUMENT NUMBER 699612.
- R6) SURVEY BY GLEN D. CASH, SR., PLS 8792, RECORDED SEPTEMBER 2020 AS INSTRUMENT NUMBER 964606.
- R7) SURVEY BY GLEN D. CASH, SR., PLS 8792, RECORDED JULY 2021 AS INSTRUMENT NUMBER 988370.
- R8) ARES ACRES BY GLEN D. CASH, SR., PLS 8792, RECORDED SEPTEMBER 2021 AS INSTRUMENT NUMBER 992079.
- R9) ARES ACRES FIRST ADDITION BY GLEN D. CASH, SR., PLS 8792, RECORDED SEPTEMBER 2021 AS INSTRUMENT NUMBER 992080.
- R10) SPECIAL WARRANTY DEED INSTRUMENT NO. 1019390.

BASIS OF BEARINGS

THE BEARING OF NORTH 89°12'27" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 BETWEEN FOUND MONUMENTS PER (R7), WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY, AS SHOWN HEREIN.

SURVEYOR'S NARRATIVE/NOTES

1. NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY, OR SHOW ANY NON-RECORDED EASEMENTS. ITEMS SUCH AS BUILDINGS & FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY BONNER TITLE, LLC FILE NO. BT-30087 DATED MAY 05, 2023. PLAT BOUNDARIES ARE BASED ON R10, BONNER COUNTY RECORDS, AND FOUND MONUMENTATION OF RECORD, TIES TO PUBLIC LAND CORNERS, AND THE PHYSICAL LOCATION OF BANDY ROAD AS DEPICTED.
3. MONUMENTS SHOWN IN THIS SURVEY WERE VISITED IN MAY 2023.
4. THIS SURVEY MEETS OR EXCEEDS THE PRECISION REQUIREMENT FOR MATHEMATICAL ERROR OF CLOSURE AS SET FORTH IN IDAHO CODE TITLE-CHAPTER 5-1911. RECORDING OF SURVEYS. THIS SURVEY WAS PERFORMED BY ACCEPTED GPS DATA COLLECTION PRACTICES USING A TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12i RTK ROVER UNIT.
5. PLATTED LOTS MAY BE SUBJECT TO RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES RECORDED AS INSTRUMENT NUMBER 21248.
6. PLATTED LOTS MAY BE SUBJECT TO RESERVATIONS, LIMITATIONS, CONDITIONS, AND PROVISIONS CONTAINED IN DEED RECORDED IN BOOK 13 OF DEEDS, PAGE 285.
7. PLATTED LOTS MAY BE SUBJECT TO RESERVATIONS, AND PERPETUAL EASEMENT CONTAINED IN DEED RECORDED IN BOOK 13 OF DEEDS, PAGE 324.
8. PLATTED LOTS ARE SUBJECT TO A BLANKET ELECTRIC RIGHT-OF-WAY EASEMENT RECORDED AS INSTRUMENT NUMBER 454323.
9. THE QUARTER SECTION BREAKDOWN BY (R2) HOLDING THE MIDPOINT BETWEEN THE NORTHEAST SECTION CORNER AND THE NORTH QUARTER, AND THE MIDPOINT BETWEEN THE EAST QUARTER CORNER AND THE CENTER QUARTER CORNER FOR THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10 IS INCORRECT DUE TO GOVERNMENT LOTTING. SUBSEQUENT SURVEYS AND PLATS HAVE RELIED ON THIS BREAKDOWN WHICH ARE ADJOINING THE PLATTED PROPERTY. FOR THIS REASON, THIS PLAT ACQUIRES TO THE PREVIOUS SURVEYS AND PLATS.



LINE TABLE

| LINE | LENGTH | DIRECTION |
|------|---------|---------------|
| L1 | 110.51' | S 14°15'14" W |
| L2 | 133.32' | N 44°00'14" E |

CURVE TABLE

| CURVE | LENGTH | RADIUS | CENTRAL ANGLE | CHORD BEARING | CHORD DIST. |
|-------|---------|-----------|---------------|---------------|-------------|
| C1 | 300.75' | 2000.00' | 008°36'57" | S 18°33'43" W | 300.47' |
| C2 | 205.04' | 2000.00' | 005°52'26" | S 17°11'28" W | 204.95' |
| C3 | 95.71' | 2000.00' | 002°44'31" | S 21°29'56" W | 95.70' |
| C4 | 560.37' | 25100.00' | 001°16'45" | S 22°13'49" W | 560.36' |

LEGEND

- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED 'ATS PLS 8962'
- FOUND 5/8" REBAR AND CAP 'PLS 8972'
- △ FOUND 1.5" ALUMINUM CAP 'PLS 6019'
- FOUND 1.5" ALUMINUM CAP (ILLEGIBLE)
- CALCULATED POINT (NOTHING FOUND OR SET)
- ✦ SECTION CORNER
- ⊕ QUARTER CORNER
- ⊙ CENTER QUARTER
- ⊚ MEANDER CORNER
- x—x— EXISTING FENCE



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING

P.O. BOX 3457, HAYDEN IDAHO, 83835

• PH. (208)-772-2745 • FAX (208)-762-7731 •

SCALE: 1"=200'

CHECKED BY: MBM
DATE: 06-07-2023

DRAWN BY: MBM
DATE: 06-07-2023

DWG: PLAT
PROJ: 23-026