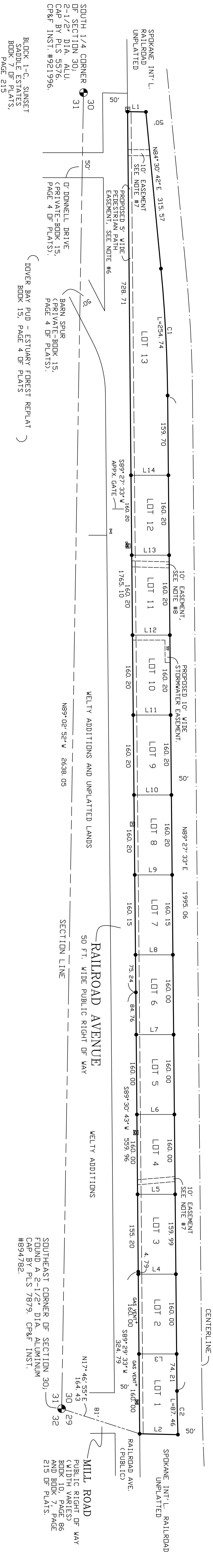


NORTH  
SCALE 1" = 100 FEET  
TRUE NORTH

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE SOUTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF DOVER, BONNER COUNTY, IDAHO.

# KOVA LOTS

## SPOKANE INTERNATIONAL RAILROAD



### LOT AREA TABLE

LOT 1 = 12,194 SQ. FT.
LOT 2 = 12,090 SQ. FT.
LOT 3 = 12,073 SQ. FT.
LOT 4 = 12,047 SQ. FT.
LOT 5 = 12,023 SQ. FT.
LOT 6 = 12,002 SQ. FT.
LOT 7 = 12,010 SQ. FT.
LOT 8 = 12,014 SQ. FT.
LOT 9 = 12,014 SQ. FT.
LOT 10 = 12,014 SQ. FT.
LOT 11 = 12,014 SQ. FT.
LOT 12 = 12,014 SQ. FT.
LOT 13 = 159,701 SQ. FT.
TOTAL AREA = 190,470 SQ. FT.

### SUBDIVISION AREA NOTES

- 1.) THE AVERAGE LOT SIZE (EXCLUDING LOT 13) IS 12,042 SQ. FT.
- 2.) LOT 13 IS EXCLUDED FROM THIS AVERAGE DUE TO THE VARIATION IN SIZE FROM LOTS 1-12.
- 3.) THE SMALLEST LOT SIZE IS 12,002 SQ. FT. THE LARGEST LOT SIZE IS 159,701 SQ. FT. THE TOTAL AREA OF THE PROPOSED SUBDIVISION IS 190,470 SQ. FT. (4.3726 ACRES).
- 4.) DENSITY OF LOTS PER ACRE = 2.973.

### LEGEND

- ▣ MONUMENTATION AS NOTED.
- ▣ FIRE HYDRANT
- ▣ WATER VALVE

### NOTES

- 1.) WATER SERVICE FOR THESE LOTS WILL BE SUPPLIED BY THE CITY OF DOVER MUNICIPAL WATER SYSTEM.
- 2.) SPECIAL RECORD FOR THESE LOTS WILL BE PROVIDED BY THE CITY OF DOVER MUNICIPAL SEWER SYSTEM.
- 3.) ZONING IS RESIDENTIAL.
- 4.) CURRENT LAND USE - BARE LAND.
- 5.) PROPERTY OWNER: KOVA ENTERPRISES LLC, 421 LAKEVIEW BLVD., SANDPOINT, IDAHO 83864.
- 6.) A 5 FOOT WIDE PEDESTRIAN PATH AS SHOWN HEREON IS TO BE DEDICATED TO THE PUBLIC WITH THIS PLAT. THE EASEMENT LOCATION WILL VARY WHERE IT ENCOUNTERS UTILITY POLES.
- 7.) THE UTILITY PROVIDER WITH THIS PLAT.
- 8.) AN EASEMENT WITHIN WIDTH FOR AN EXISTING UNDERGROUND SEWER LINE IS TO BE GRANTED TO THE UTILITY PROVIDER WITH THIS PLAT.

### NORTH IDAHO TITLE INSURANCE, INC., SCHEDULE B - PART II SPECIAL EXCEPTIONS (ORDER NO. N-42408, VERSION 2).

- 1.) AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES AS GRANTED TO NORTHERN IDAHO AND MONTANA POWER COMPANY, AN DEED RECORDED DECEMBER 28, 1907, AS BOOK 12 OF DEEDS, PAGE 192, OFFICIAL RECORDS INCLUDING RIGHT OF EASEMENT AND SAID LAND PROPOSED TO BE PLATED TO NORTHERN IDAHO AND MONTANA POWER COMPANY, IN DEED RECORDED LINE 11 AND 1910 AS BOOK 3 OF MISCELLANEOUS, PAGE 46, OFFICIAL RECORDS.
- 2.) THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART, AS DISCLOSED IN DEEDS, PAGE 248, OFFICIAL RECORDS.
- 3.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN AS BOOK 68 OF DEEDS, PAGE 190, OFFICIAL RECORDS, PURPOSE: ROADWAY PURPOSES. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. \* AN EXAMINATION OF SAID DOCUMENT BY PLS NO. 6107 REVEALS THAT THE SUBJECT ROADWAY LIES NORTH OF HIGHWAY 200.

### CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	4°56'51"	5950.00	294.74	254.66	127.45
C2	1°19'35"	3960.00	87.46	87.45	43.73

### LINE TABLE

LINE	DISTANCE	BEARING
L1	76.80	N0°51'41"E
L2	76.70	S17°14'07"W
L3	75.53	N0°00'00"E
L4	75.37	N0°00'00"E
L5	75.26	N0°00'00"E
L6	75.26	N0°00'00"E
L7	75.00	N0°00'00"E
L8	75.00	N0°00'00"E
L9	75.00	N0°00'00"E
L10	75.00	N0°00'00"E
L11	75.00	N0°00'00"E
L12	75.00	N0°00'00"E
L13	75.00	N0°00'00"E
L14	75.00	N0°00'00"E

