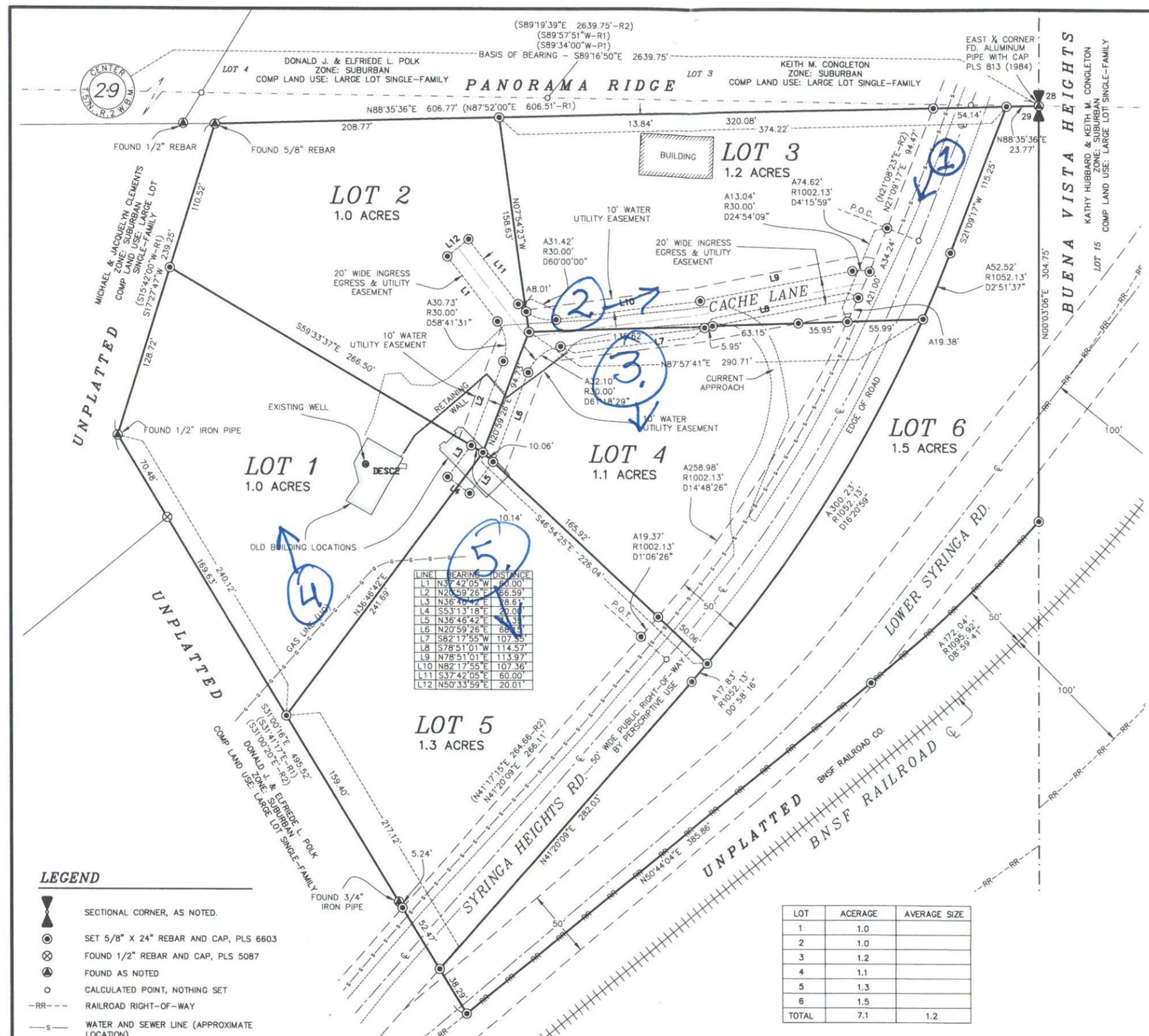
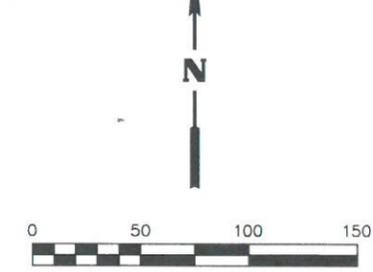


ORCHARD RIDGE ESTATES

LYING IN A PORTION OF THE SE 1/4 OF SECTION 29,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF DOVER, BONNER COUNTY, IDAHO

SITE PHOTOS



LINE	BEARING	DISTANCE
L1	N37°42'05"W	60.00'
L2	N24°59'26"E	66.59'
L3	N36°40'42"E	88.61'
L4	S53°13'18"E	20.00'
L5	N36°46'42"E	88.33'
L6	N20°59'26"E	68.33'
L7	S82°17'55"W	107.55'
L8	S78°51'01"W	114.57'
L9	N78°51'01"E	113.97'
L10	N82°17'55"E	107.36'
L11	S37°42'05"E	60.00'
L12	N50°33'59"E	20.01'

LOT	ACERAGE	AVERAGE SIZE
1	1.0	
2	1.0	
3	1.2	
4	1.1	
5	1.3	
6	1.5	
TOTAL	7.1	1.2

LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 6603
- FOUND 1/2" REBAR AND CAP, PLS 5087
- FOUND AS NOTED
- CALCULATED POINT, NOTHING SET
- RAILROAD RIGHT-OF-WAY
- WATER AND SEWER LINE (APPROXIMATE LOCATION)
- (P1) PLAT OF PANORAMA RIDGE, BK. 4 PG. 59, INST. NO. 332663, 3/19/1987
- (R1) RECORD OF SURVEY BY PLS 5087, INST. NO. 362460, 6/08/1989
- (R2) RECORD OF SURVEY BY PLS 5087, INST. NO. 457110, 12/13/1994

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, RTK-GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

PREPARED FOR:
WALLY MARIENAU
9059 SWISS BLVD.
PUNTA GORDA, FL 33928



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	29	57 N	2 W		
PROJECT #: 18-028 MARIENAU					
DRAWING NAME: 18-028 ORCHARD R. EST. PREPLAT					
				Plot Date: 5/4/2019	

DOCUMENTS AND EASEMENTS OF RECORD:

- THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE INSURANCE TITLE REPORT, ORDER NO. N-43470, DATED JANUARY 25, 2018.
- A UTILITIES EASEMENT GRANTED TO NORTHERN IDAHO AND MONTANA POWER COMPANY, RECORDED IN BK. 3, PG. 46, 1/11/1910.
 - 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 DEED RECORDED IN BK. 63, PG. 192, 8/15/1925.
 - A UTILITIES EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, RECORDED IN BK. 12, PG. 16, 1/15/1942.
 - A WATER UTILITIES EASEMENT GRANTED TO SYRINGA HEIGHTS WATER ASSOCIATION, INST. NO. 166000, 6/3/1975.
 - A SEWER UTILITIES EASEMENT GRANTED TO ROCKY POINT SEWER DISTRICT, INST. NO. 265339, 1/31/1983.

GENERAL NOTES:

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0714E, EFFECTIVE 11/18/2009.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY 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 1.00011582. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'35" AT THE EAST 1/4 CORNER OF SECTION 29.

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO CREATE 6 LOTS FROM 1 UNPLATTED PARCEL OF LAND.

RECEIVED MAY 30 2019

ORCHARD RIDGE ESTATES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=50'
Checked By: SLT
Drawn By: SWO
Date: MAR. 2018
Sheet: 1 of 2