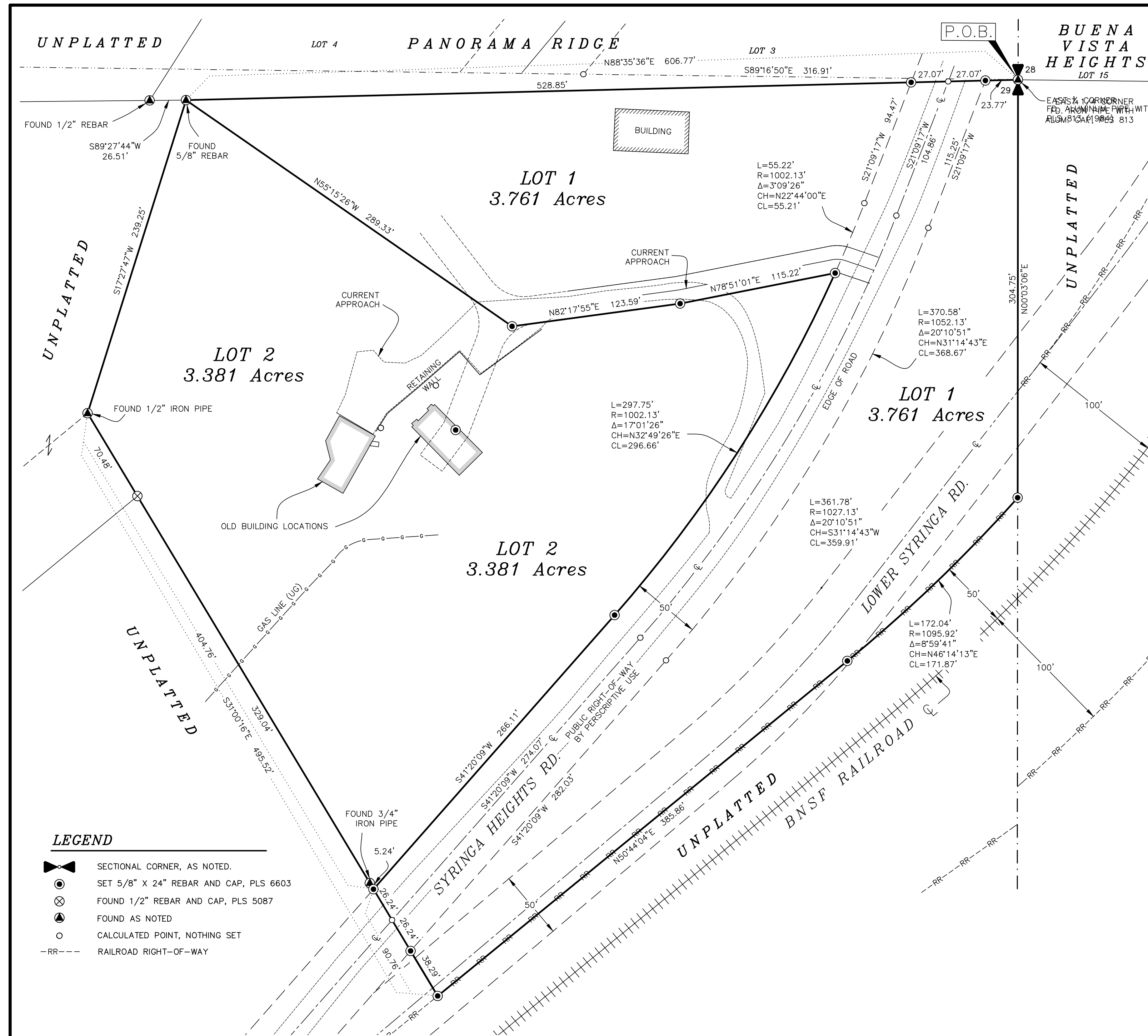
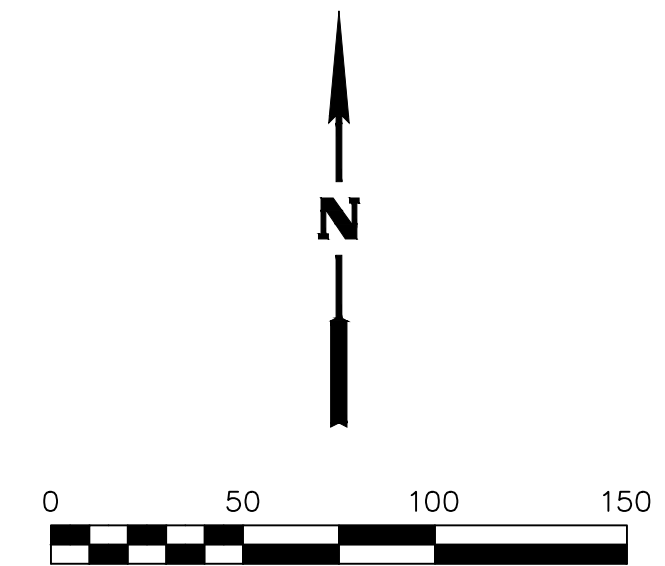


# ORCHARD RIDGE ESTATES

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



- 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

**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.

**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 1.0001582. 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 2 LOTS FROM 1 UNPLATTED LOT.



1/4	Section	Township	Range	MONTANA	IDAHO
	29	57 N	2 W		
PROJECT #: 18-028 MARIENAU			Plot Date:	6/27/2022	
DRAWING NAME: 18-028 ORCHARD R. EST. TSH					

**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: TSH  
Sheet: 1 of 2

# ORCHARD RIDGE ESTATES

LYING IN A PORTION OF THE SE ¼ OF SECTION 29,  
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
CITY OF DOVER, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT REBECCA A. HAWKINS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS 'ORCHARD RIDGE ESTATES' BEING A PORTION OF SECTION 29, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF DOVER, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 29;

THENCE NORTH 88°35'36" EAST, A DISTANCE OF 606.77 FEET;

THENCE SOUTH 17°27'47" WEST, A DISTANCE OF 239.25 FEET;

THENCE SOUTH 31°00'16" EAST, A DISTANCE OF 495.52 FEET TO THE NORTHERLY BOUNDARY OF A RAILROAD RIGHT-OF-WAY;

THENCE ALONG SAID RAILROAD RIGHT-OF-WAY NORTH 50°44'04" EAST, A DISTANCE OF 385.86 FEET;

THENCE CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY, 172.04 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1095.92 FEET, DELTA ANGLE 08°59'41" AND CHORD BEARING NORTH 46°14'13" EAST, AND CHORD DISTANCE OF 171.87 FEET, TO THE EAST SECTION LINE OF SAID SECTION 29;

THENCE ALONG SAID EAST SECTION LINE, NORTH 00°03'06" EAST, A DISTANCE OF 304.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

REBECCA A. HAWKINS

DATE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED REBECCA A. HAWKINS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## APPROVAL OF THE CITY OF DOVER

I, \_\_\_\_\_, MAYOR OF THE CITY OF DOVER, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT THE HEREIN PLAT OF "ORCHARD RIDGE ESTATES" HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MAYOR

CITY CLERK

## CITY OF DOVER ENGINEER

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

INDEPENDENT HIGHWAY DISTRICT

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING DIRECTOR

## PLANNING AND ZONING ADMINISTRATOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION ORDINANCES AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PUBLIC SAFETY OFFICER

## SURVEYOR'S CERTIFICATE

I, SCOTT L. TOLDNESS, PLS 6603, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 29, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

SCOTT L. TOLDNESS, PLS 6603

DATE

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "ORCHARD RIDGE ESTATES" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BONNER COUNTY SURVEYOR

## SANITARY RESTRICTIONS

SANITARY RESTRICTIONS 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.

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED SYRINGA HEIGHTS WATER ASSOCIATION  
SEWER SERVICE: SEWAGE DISPOSAL IS PROVIDED BY CITY OF DOVER SEWER DEPARTMENT

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_.

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

\$ \_\_\_\_\_  
FEE

PLACE RECORDING LABEL HERE



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

1/4	Section	Township	Range	MONTANA	IDAHO
29	29	57 N	2 W	OREGON	WASHINGTON
PROJECT #: 18-028 MARIENAU				Plot Date: 6/28/2022	
DRAWING NAME: 18-028 ORCHARD R. EST. PREPLAT					

## ORCHARD RIDGE ESTATES

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

Scale: N/A  
Checked By: SLT  
Drawn By: SWO  
Sheet: 2 of 2