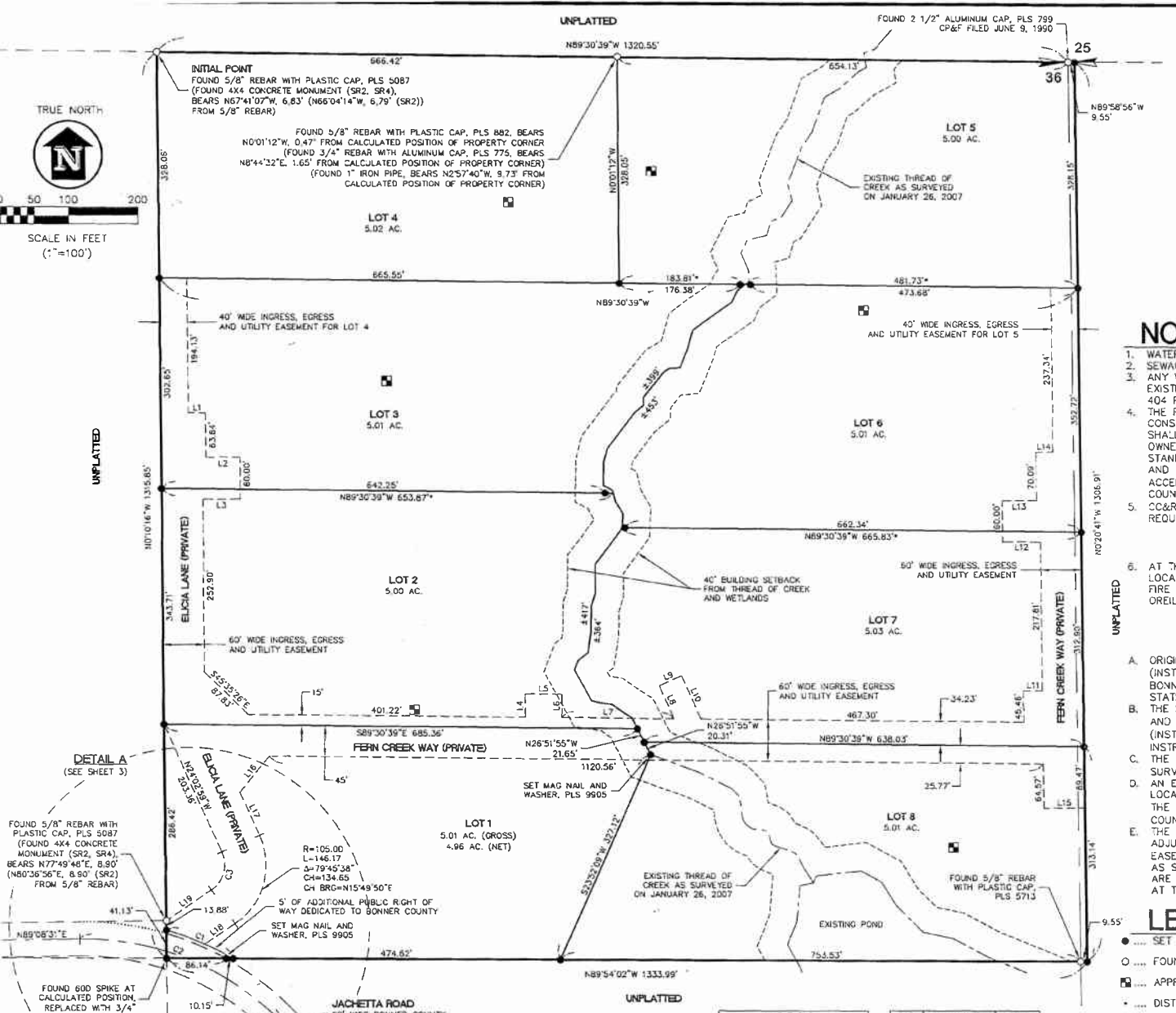
FERN CREEK

SECTION 36, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°49'44"W	25.00'
L2	S89°49'44"W	49.18'
L3	S89°49'44"W	34.18'
L4	S00°29'21"W	33.76'
L5	S89°30'39"E	53.00'
L6	S00°29'21"W	33.76'
L7	S89°30'39"E	161.80'
L8	N23°53'07"W	52.14'
L9	N66°06'53"E	36.00'
L10	S23°53'07"E	68.45'
L11	N89°39'19"E	27.60'
L12	N89°39'19"E	54.66'
L13	N89°39'19"E	49.66'
L14	N89°39'19"E	25.00'
L15	N89°39'19"E	60.00'
L16	S39°23'36"W	67.77'
L17	N24°02'59"W	68.53'
L18	S55°42'39"W	53.33'
L19	S55°42'39"W	80.22'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	105.15'	430.00'	14°00'38"	104.89'	N66°48'46"W
C2	322.31'	400.00'	46°10'03"	313.66'	N67°46'28"W
C3	62.64'	45.00'	79°45'38"	57.71'	N15°49'50"E

NOTES

1. WATER IS PROVIDED BY INDIVIDUAL WELLS.
2. SEWAGE DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
3. ANY WORK INVOLVING FILLING, EXCAVATING, FLOODING OR DRAINING EXISTING WETLANDS REQUIRES AN ARMY CORPS OF ENGINEERS, SECTION 404 PERMIT, PRIOR TO BEGINNING WORK.
4. THE ROADS WITHIN THIS SUBDIVISION ARE PRIVATE, AND HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE AT NO EXPENSE TO THE TAXPAYERS, AND ARE DEDICATED TO THE PUBLIC BY THE LOT OWNERS AND ACCEPTED INTO THE COUNTY'S MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
5. CC&R'S HAVE BEEN RECORDED AT INSTRUMENT_____ REQUIRING:
   A) MAINTENANCE OF THE PRIVATE ROADS.
   B) USE OF WILDLIFE-FRIENDLY FENCING AND COMPLIANCE WITH IDAHO FISH & GAME RECOMMENDATIONS.
6. AT THE TIME OF APPLICATION FOR A BUILDING PERMIT OR A BUILDING LOCATION PERMIT, THE LOT OWNERS SHALL INSTALL EITHER APPROVED FIRE SUPPRESSION METHODS TO THE SATISFACTION OF THE WEST PEND OREILLE FIRE DISTRICT.
   A) A MINIMUM TWO THOUSAND (2,000) GALLON WATER STORAGE SYSTEM, MEETING IFC STANDARDS.
   B) AN APPROVED IFC RESIDENTIAL FIRE SUPPRESSION SPRINKLER SYSTEM IS REQUIRED IN ALL NEWLY CONSTRUCTED RESIDENCES.

A. ORIGINAL CONVEYANCE BY STATE OF IDAHO OF THE SUBJECT PARCEL (INSTRUMENT B7543, BOOK 54 OF DEEDS, PAGE 673, RECORDS OF BONNER COUNTY, IDAHO), PER IDAHO CODES 47-701 AND 58-604 STATE OF IDAHO RETAINED CERTAIN RIGHTS.

B. THE SUBJECT PROPERTY IS AFFECTED BY A BOUNDARY LINE AGREEMENT AND A CERTIFICATE OF SCRIVENER'S ERROR PERTAINING TO SAME (INSTRUMENT 141914, BOOK 47 OF MISCELLANEOUS, PAGE 140 AND INSTRUMENT 147284, RECORDS OF BONNER COUNTY, IDAHO).

C. THE SUBJECT PROPERTY IS AFFECTED BY AN AMENDED RECORD OF SURVEY (INSTRUMENT 397285, RECORDS OF BONNER COUNTY, IDAHO).

D. AN EASEMENT FOR PUBLIC UTILITIES WITH NO DEFINED WIDTH OR LOCATION, BENEFITING INLAND POWER AND LIGHT COMPANY, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT 538818, RECORDS OF BONNER COUNTY, IDAHO).

E. THE SUBJECT PROPERTY IS AFFECTED BY A BOUNDARY LINE ADJUSTMENT DEED CONTAINING AN INGRESS, EGRESS AND UTILITY EASEMENT (INSTRUMENT 731956, RECORDS OF BONNER COUNTY, IDAHO), AS SET FORTH IN SAID DEED THE EASEMENTS REFERRED TO THEREIN ARE TO BE VACATED IN FAVOR OF THE EASEMENTS DEPICTED HEREON AT THE TIME OF RECORDING OF THIS PLAT.

LEGEND

- ● .... SET 3/4" REBAR W/ ALUMINUM CAP, PLS 9905, UNLESS OTHERWISE NOTED
- O .... FOUND MONUMENT AS NOTED
- ■ .... APPROVED TEST HOLE LOCATIONS AS PROVIDED BY PANDHANDLE HEALTH.
- * .... DISTANCE TO CENTERLINE OF CREEK
- ± .... DISTANCE ALONG CENTERLINE OF CREEK

PROFESSIONAL LAND SURVEYOR REGISTERED 9905 STATE OF IDAHO MARK W. DUFFNER

SHEET TITLE: FERN CREEK

James A. Sewell and Associates, LLC
1205 HIGHWAY 2, SUITE 101
SANDPOINT, IDAHO 83864 (208) 263-4160

DATE: 10-28-0
SCALE: 1"=100
DRAWN: CM
CHECKED: MWD/RF
PROJ. NO.: 01021-06-0
CAD FILE: S-ATTERBURY-FIN
SHT 2 OF