

UNPLATTED
RP55N03W126600 A
CLARENCE W &
NANCY TAYLOR
P O BOX 246
COCOLALLA, ID 83813

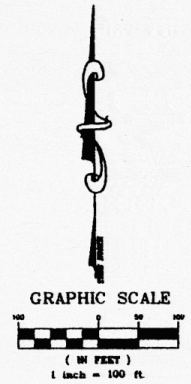
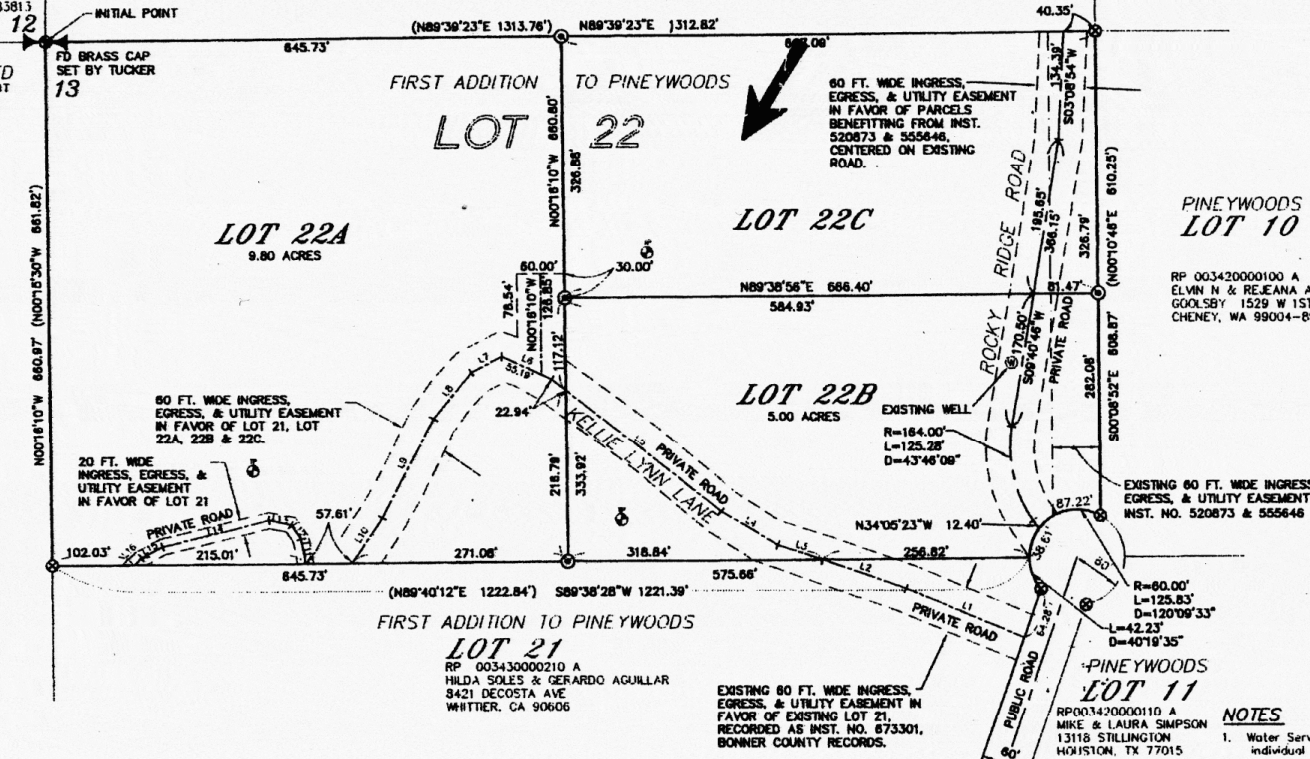
UNPLATTED
RP55N03W128400 A
JOHN & CHARMAINE BAISDEN
PO BOX 2348
HAYDEN, ID 83835-2348

UNPLATTED
RP55N03W129380 A
NEVA B KHAMMARI
12320 SHADOWBROOK DR SW
OLYMPIA, WA 98512

REPLAT OF LOT 22, FIRST ADDITION TO PINEYWOODS

LYING IN A PORTION OF SECTION 13, TOWNSHIP 55 NORTH,
RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

UNPLATTED
US GOVERNMENT
FED55N03W13



BASIS OF BEARING

ALL BEARINGS ARE BASED UPON THE PLAT OF THE FIRST ADDITION TO PINEYWOODS, BK 3 OF PLATS, PAGE 114, RECORDS OF BONNER COUNTY, IDAHO

LEGEND

- ⊙ SET, 5/8" DIA. x 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "GLAHE 5713"
- ⊗ FOUND, 5/8" REBAR SET BY PLS 1947
- () BEARING & DISTANCE PER PLAT OF 1ST ADDITION TO PINEYWOODS
- ⊕ APPROVED TEST PIT LOCATION

NOTES

1. Water Services for the Lots within this Plat will be supplied by individual Wells.
2. Sewage Services for the Lots within this Plat will be provided by individual onsite Subsurface Treatment areas.
3. Solid Waste disposal to be the responsibility of the individual Lot Owners.
4. This Plat is intended for Residential Purposes.
5. 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.
6. This plat is subject to a private road maintenance agreement recorded at Inst. No. 165165.
7. A minimum 2,000 gallon water storage system shall be installed by the lot owner at the time of Building Location Permit or Building Permit on each lot capable of refill on demand, refilling within a 2.5 hour period, and that will not freeze.

EASEMENTS OF RECORD

Recorded: 12/2/1975
Instrument No.: 171023
In favor of: Northern Lights, Inc.
For: Utility Easement Agreement For installation, repair & maintenance of public utilities.
Blanket Easement, no location given, not shown on map.

Recorded: 8/10/1976
Instrument No.: 177948
Covenants, conditions, restrictions and/or easements. Not shown on map.

Recorded: 3/18/1998
Instrument No.: 520873
In favor of: Vernon & Marti Martenson
For: 60 ft. wide access easement agreement as shown on map.

Recorded: 11/17/1999
Instrument No.: 555646
In favor of: Timberland AG LLC et al
For: 60 ft. wide access easement agreement as shown on map.

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 159.12 | N67°08'39"W |
| L2 | 109.37 | N70°40'43"W |
| L3 | 60.24 | N72°23'06"W |
| L4 | 82.57 | N59°05'01"W |
| L5 | 268.84 | N51°11'01"W |
| L6 | 68.66 | N65°08'12"W |
| L7 | 43.93 | S62°47'22"W |
| L8 | 76.06 | S38°56'31"W |
| L9 | 141.28 | S27°17'06"W |
| L10 | 68.59 | S33°53'08"W |
| L11 | 31.02 | N11°04'37"W |
| L12 | 23.41 | N33°56'48"W |
| L13 | 27.85 | N78°42'40"W |
| L14 | 137.95 | S78°00'30"W |
| L15 | 29.61 | S62°08'22"W |
| L16 | 12.61 | S46°56'12"W |



PREPARED FOR:

CLARENCE & ROBERTA KOOPAL
470700 HWY 95 SOUTH
SAGLE, IDAHO 83860
208-255-1393

PREPARED BY:

GLAHE & ASSOCIATES, INC.
PO BOX 1863
SANDPOINT, ID
208-265-4474

| | | | |
|--------------|-----------------|-----------|-------|
| 1/4 | Section | Range | Range |
| 13 | 55 | 3 | |
| | N | W | |
| Project No. | File Name | Plot Date | |
| 04314 Koopal | 04314 FinalPlot | 6/1/06 | |

**REPLAT OF LOT 22,
1ST ADDITION OF PINEYWOODS**

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864

Scale: 1" = 100'

Checked By: LAG
Date: JAN 2005

Drawn By: TP
Sheet: 1 of 2