

SAWBUCK ESTATES

SECTION 10, TWP. 54N., RNG. 4W.,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT MCGEE I, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "SAWBUCK ESTATES," LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TOWNSHIP 54 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

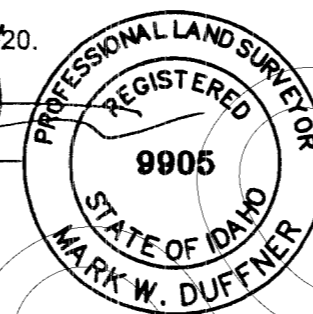
Patricia J. Weimer
PATRICIA J. WEIMER, PRESIDENT
MCGEE I, LLC, AN IDAHO LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 10, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 11TH DAY OF NOVEMBER, 2020.

MARK W. DUFFNER, PLS 9905

**PANHANDLE HEALTH DISTRICT 1**

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.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2020. APPROVED THIS 17 DAY OF November, 2020.

Sheryl D. Ruhl by
Sharon Andrews Chief Deputy
BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 21 DAY OF November, 2020.

Paul Ruhl
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS 24 DAY OF November, 2020.

Paul Ruhl
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS 19 DAY OF NOVEMBER, 2020.

Paul R. Miley
BONNER COUNTY SURVEYOR

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS 17 DAY OF Nov., IN THE YEAR OF 2020, BEFORE ME, PERSONALLY APPEARED PATRICIA J. WEIMER, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE MCGEE I, LLC WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING AT: BONNER COUNTY, ID
MY COMMISSION EXPIRES: 3-3-2026

DOROTHY PROPHET
Notary Public - State of Idaho
Commission Number: 37619
My Commission Expires 03-03-2026

NOTARY PUBLIC

RECORDER'S CERTIFICATE

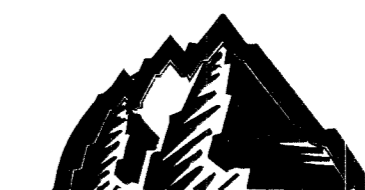
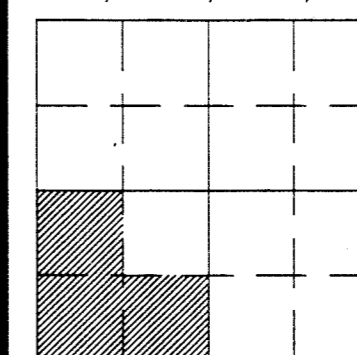
FILED THIS 25 DAY OF NOVEMBER, 2020, AT 1:02 P.M., AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. 970910 FEE: 11.00

By Randi Fletcher
BONNER COUNTY RECORDER

Instrument # 970910 B: 15 P: 96
Bonner County, Sandpoint, Idaho
11/25/2020 01:02:13 PM No. of Pages: 2
Recorded for: REIGS
Michael W. Ronsdale Fee: \$11.00
Ex-Officio Recorder Deputy
Index to PLATS

S.10, T.54N., R.4W., B.M.



560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544

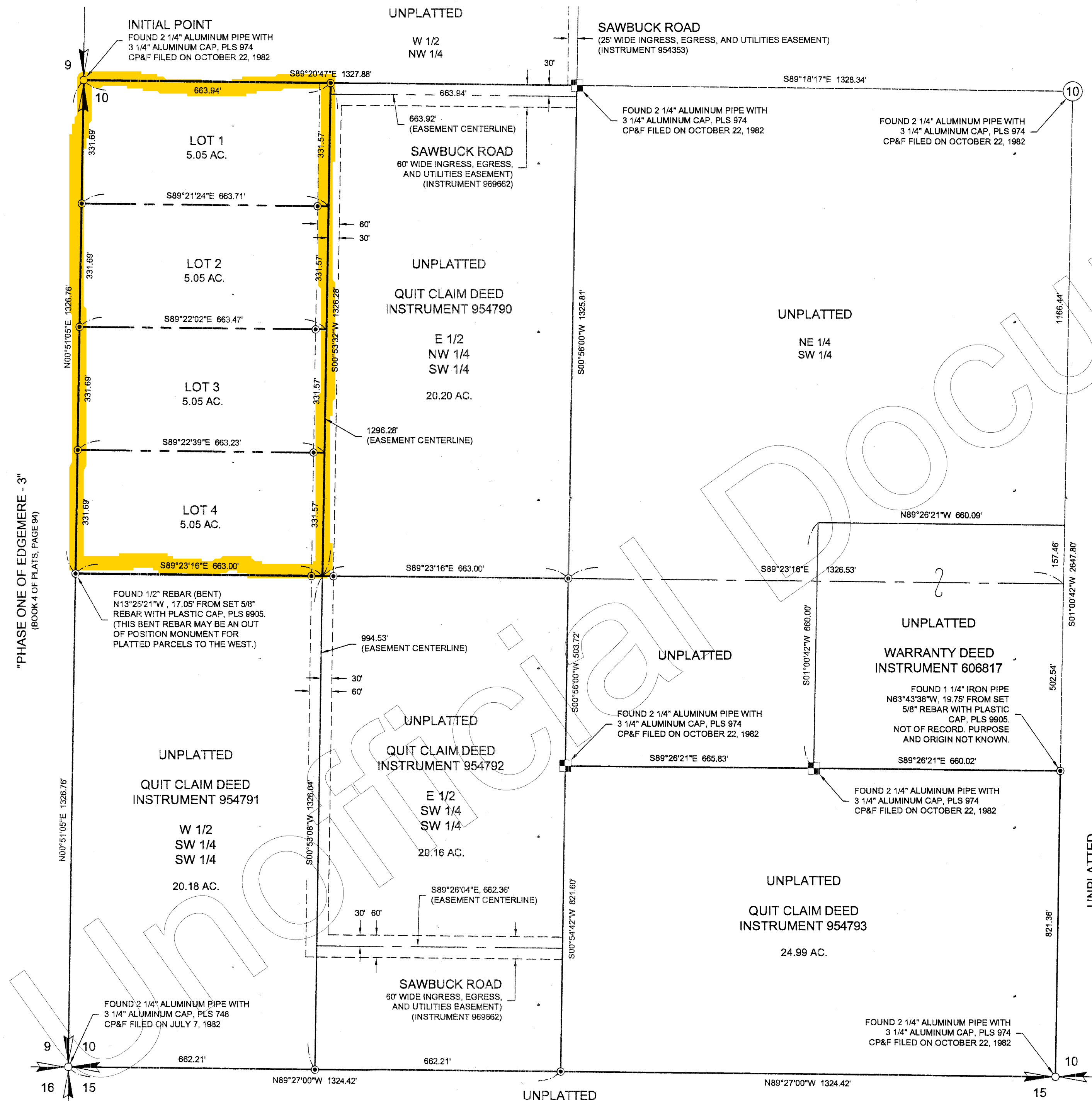
SAWTOOTH
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:
1 OF 2	11-11-2020	LEM	MWD	220042	220042-PLAT

SAWBUCK ESTATES

SECTION 10, TWP. 54N., RNG. 4W.,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

A BEARING OF N00°51'05\"E WAS ASSUMED ALONG THE WEST LINE OF SECTION 10, BETWEEN FOUND MONUMENTS AS SHOWN.

SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT SURVEY IS TO SUBDIVIDE AS SHOWN HEREON THAT PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 954789, RECORDS OF BONNER COUNTY, IDAHO. THE MONUMENTED LINES DEPICTED HEREON ARE BASED ON THE FOUND AND HELD MONUMENTS DESCRIBED AS SHOWN. UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. CORNER MONUMENTS WERE PLACED FOR THE NEW SUBDIVISION LINES AS SHOWN.

THIS SURVEY WAS PERFORMED USING A ONE SECOND TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES (PER RECORDS OF BONNER COUNTY, IDAHO, UNLESS OTHERWISE NOTED)

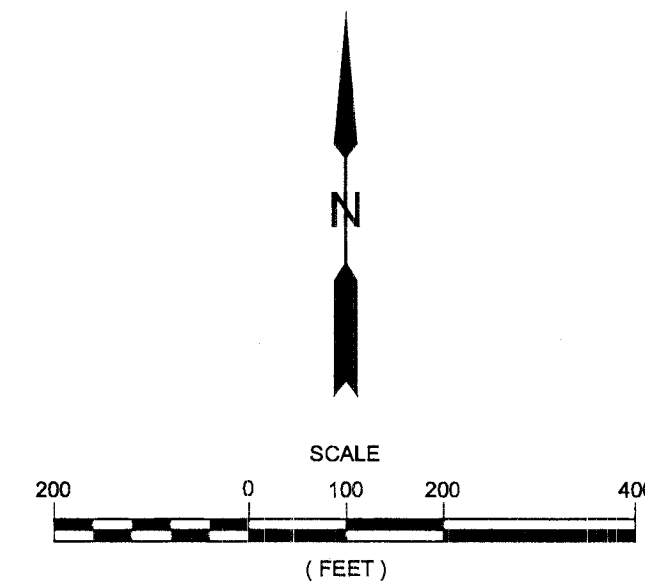
1. RECORD OF SURVEY RECORDED UNDER INSTRUMENT NUMBER 640285.
2. RECORD OF SURVEY RECORDED UNDER INSTRUMENT NUMBER 570984.
3. RECORD OF SURVEY RECORDED UNDER INSTRUMENT NUMBER 261441.

LEGEND

- SET 5/8\" x 30\" REBAR WITH PLASTIC CAP, PLS 9905
- FOUND 3 1/4\" ALUMINUM CAP, PLS 974, UNLESS OTHERWISE NOTED

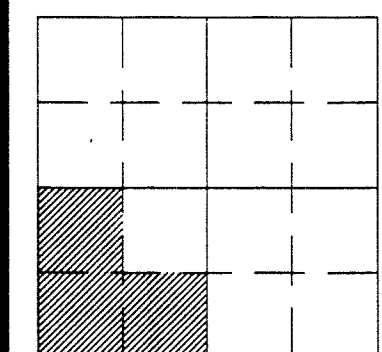
NOTES

1. WATER IS TO BE PROVIDED BY INDIVIDUAL WELLS.
2. SEWAGE DISPOSAL IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.



Instrument # 970910 8:15 P: 96
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11/25/2020 01:02:13 PM No. of Pages: 2
Recorded for: HEIGS
Michael W. Rosedale Fee \$11.00
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