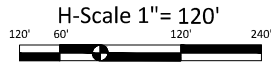
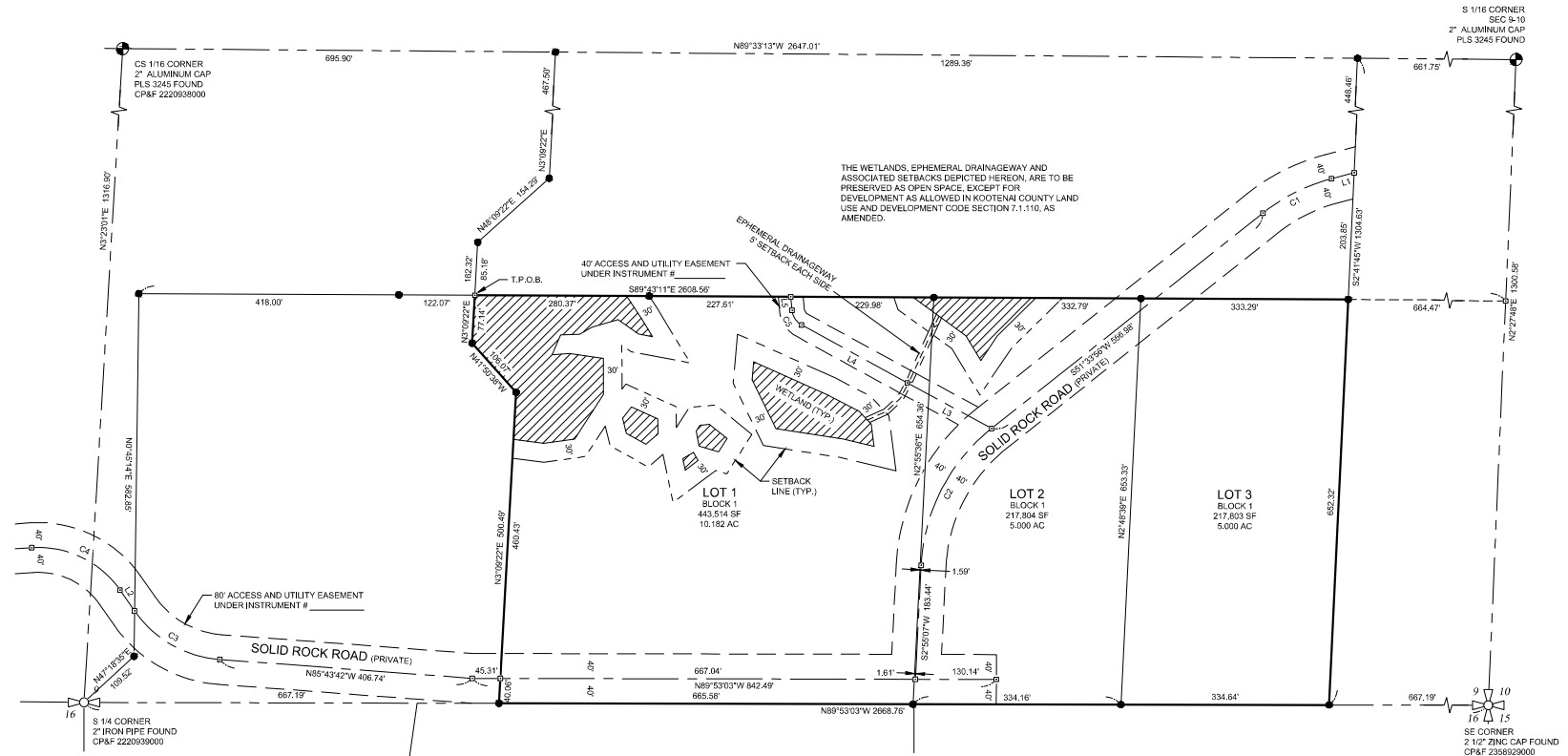


JOYFUL PINES

A PORTION OF THE S. 1/2 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 50 N., RANGE 4 W., BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

BOOK PAGE
INST. #



BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSFERRED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N. 2,196,579.77; E. 2,353,396.77) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD83 (GEOID 16). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.00003966 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°48'52"

SURVEYOR'S NARRATIVE

THE PURPOSE FOR THIS SURVEY IS TO DIVIDE THE PARENT PARCEL INTO 3 PARCELS BY MINOR SUBDIVISION

ALL MONUMENTATION DEPICTED HEREON WAS FOUND AT THE TIME OF SURVEY AND MONUMENTS WERE HELD AS DEPICTED HEREON.

NOTES

- THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE SHOWN HEREON.
- A SITE SPECIFIC GEOTECHNICAL REPORT WILL BE REQUIRED SHOULD A FUTURE PROPERTY OWNER REQUEST TO DEVELOP IN AREAS OF SLOPES OF 15% OR GREATER. THE GEOTECHNICAL REPORT SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR SITE DISTURBANCE PERMIT.
- ALL LOT OWNERS WILL BE REQUIRED TO HAVE THEIR SEPTIC SITES EVALUATED BY PANHANDLE HEALTH DISTRICT PRIOR TO DRILLING WELLS.

LEGEND

- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
- CALCULATED POSITION, NOTHING FOUND OR SET
- 1/16 SECTION CORNER AS NOTED
- N-S 1/4 SECTION CORNER AS NOTED
- SECTION CORNER AS NOTED
- CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
- T.P.O.B. TRUE POINT OF BEGINNING

TITLE DOCUMENTS

THESE ARE DOCUMENTS IN TITLE REPORT COMMITMENT 418157, ISSUED BY KOOTENAI COUNTY TITLE COMPANY, DATED, JUNE 7, 2022 AT 12:00 AM THAT FOR THE REASON INDICATED, CAN NOT BE DISPLAYED ON THE MAP.

- BK 182, PG 182 - PRIVATE ROAD RIGHT OF WAY. CONTAINS A BRIEF LOCATION BASED ON PHYSICAL FEATURES AND IS NOT PLOTTABLE. THIS EASEMENT WAS ALSO INTENDED TO SERVE A PARCEL LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 9 THAT IS NOW PART OF THIS SUBJECT PROPERTY. THROUGH THE CONCEPT OF MERGER, THIS EASEMENT IS NO LONGER REQUIRED AND IS RETURNED TO THE SUBJECT PROPERTY.
- BK 238, PG 96 - RESERVATION OF RIGHT OF WAY FOR DITCHES OF THE UNITED STATES. THERE ARE NO DITCHES OF THE UNITED STATES WITH THE BOUNDARIES OF THE SUBJECT PROPERTY.
- BK 314, PG 574 - BLANKET EASEMENT FOR KOOTENAI ELECTRIC.
- INSTRUMENT NO. 1455548 - EASEMENT FOR WELL AND WATER LINE THAT DOES NOT IMPACT THE SUBJECT PROPERTY.
- INSTRUMENT NUMBER 2909531000 - DOES NOT IMPACT SUBJECT PROPERTY.
- INSTRUMENT NUMBERS 2928433000, 2928434000, 2934742000, 2928435000, 2928436000, 2928437000, 2934743000, 2928438000, 2928439000 AND 2948050000 ALL CONTAIN THE SAME ACCESS AND UTILITY EASEMENT. THESE EASEMENTS WERE EXTINGUISHED BY INSTRUMENT 2946050000 AND A NEW EASEMENT WAS CREATED UNDER INSTRUMENT NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°16'12"E	37.68'
L2	N34°05'38"W	40.86'
L3	N61°32'48"W	154.09'
L4	N61°17'10"W	193.54'
L5	N5°17'51"W	21.87'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	GRD. DIST.
C1	300.00'	124.12'	23°42'15"	S63°25'04"W	123.23'
C2	300.00'	254.72'	48°38'49"	S27°14'32"W	247.13'
C3	164.00'	163.14'	50°48'06"	N60°19'39"W	157.85'
C4	160.00'	164.46'	58°53'35"	N64°22'24"W	157.32'
C5	30.00'	29.32'	55°59'25"	N33°17'33"W	28.16'



JOYFUL PINES				JOHNSON Surveying
PART OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO				
DATE SURVEYED: DEC. 2022	DRAFTED BY: DTL	PLOT DATE: 11/29/2023	SHEET 1 3	P.O. Box 2544 Post Falls, ID 83877 208-660-2351 johnsonsurveyingnw.com
FILE NAME: 22-184 MINOR SUB2	CHECKED BY: CJJ	PROJECT No.: 22-184		