499878

5-149

SOUTH SHORES ADDITION

TO

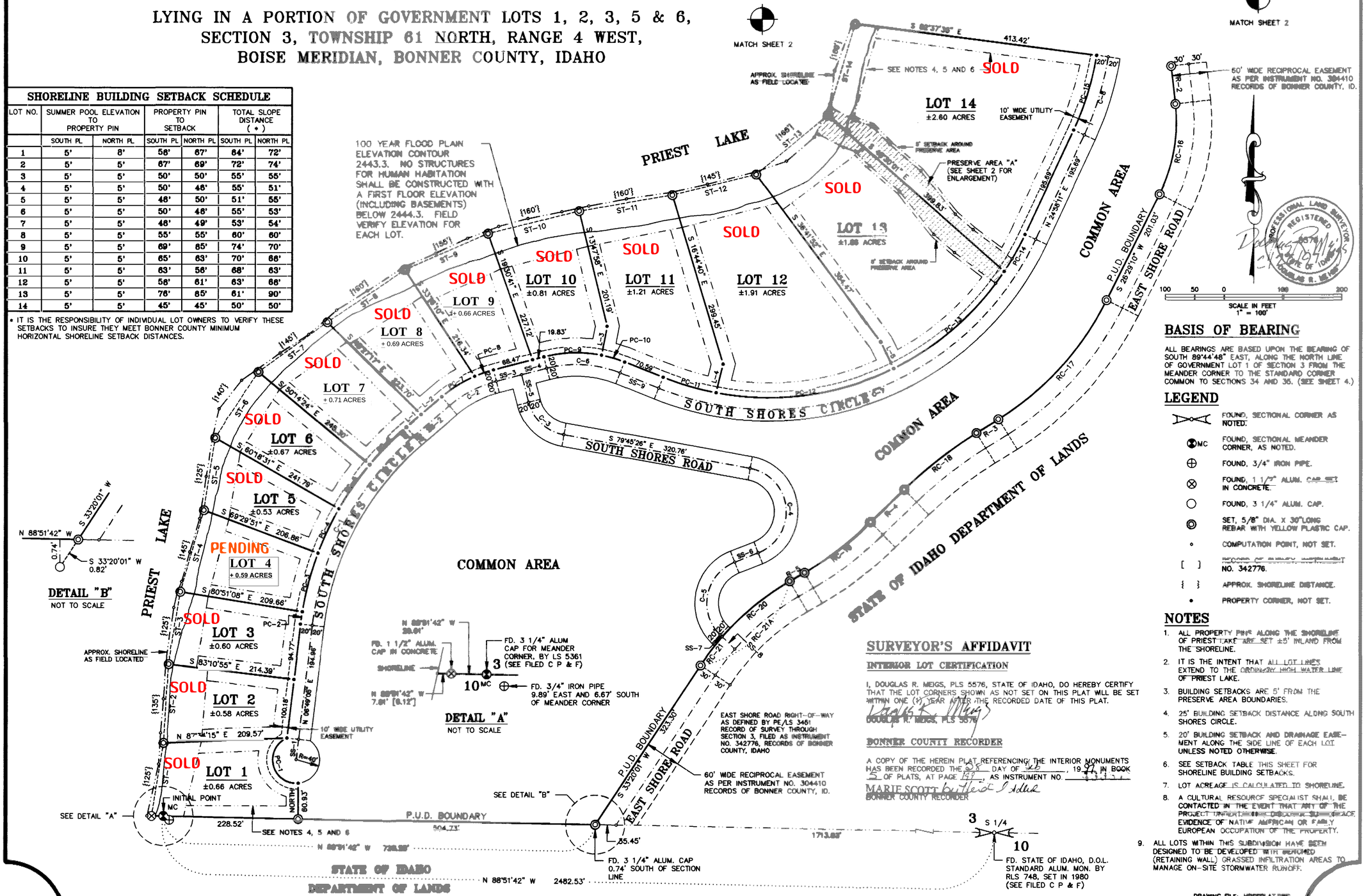
~HUCKLEBERRY AT PRIEST LAKE PLANNED UNIT DEVELOPMENT~

LYING IN A PORTION OF GOVERNMENT LOTS 1, 2, 3, 5 & 6,
SECTION 3, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

SHORELINE BUILDING SETBACK SCHEDULE

LOT NO.	SUMMER POOL ELEVATION TO PROPERTY PIN		PROPERTY PIN TO SETBACK		TOTAL SLOPE DISTANCE (*)	
	SOUTH PL	NORTH PL	SOUTH PL	NORTH PL	SOUTH PL	NORTH PL
1	5'	8'	58'	67'	84'	72'
2	5'	5'	67'	69'	72'	74'
3	5'	5'	50'	50'	55'	55'
4	5'	5'	50'	48'	55'	51'
5	5'	5'	48'	50'	51'	55'
6	5'	5'	50'	48'	55'	53'
7	5'	5'	48'	49'	53'	54'
8	5'	5'	55'	55'	60'	60'
9	5'	5'	69'	65'	74'	70'
10	5'	5'	65'	63'	70'	68'
11	5'	5'	63'	56'	68'	63'
12	5'	5'	58'	61'	63'	66'
13	5'	5'	76'	65'	81'	90'
14	5'	5'	45'	45'	50'	50'

* IT IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS TO VERIFY THESE SETBACKS TO INSURE THEY MEET BONNER COUNTY MINIMUM HORIZONTAL SHORELINE SETBACK DISTANCES.



BASIS OF BEARING

ALL BEARINGS ARE BASED UPON THE BEARING OF SOUTH 89°44'48" EAST, ALONG THE NORTH LINE OF GOVERNMENT LOT 1 OF SECTION 3 FROM THE MEANDER CORNER TO THE STANDARD CORNER COMMON TO SECTIONS 34 AND 35. (SEE SHEET 4.)

LEGEND

- FOUND, SECTIONAL CORNER AS NOTED.
- MC FOUND, SECTIONAL MEANDER CORNER, AS NOTED.
- FOUND, 3/4" IRON PIPE.
- FOUND, 1 1/2" ALUM. CAP SET IN CONCRETE.
- FOUND, 3 1/4" ALUM. CAP.
- SET, 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP.
- COMPUTATION POINT, NOT SET.
- [ ] RECORD OF SURVEY INSTRUMENT NO. 342776.
- { } APPROX. SHORELINE DISTANCE.
- • PROPERTY CORNER, NOT SET.

NOTES

1. ALL PROPERTY PINS ALONG THE SHORELINE OF PRIEST LAKE ARE SET ±5' INLAND FROM THE SHORELINE.
2. IT IS THE INTENT THAT ALL LOT LINES EXTEND TO THE ORDINARY HIGH WATER LINE OF PRIEST LAKE.
3. BUILDING SETBACKS ARE 5' FROM THE PRESERVE AREA BOUNDARIES.
4. 25' BUILDING SETBACK DISTANCE ALONG SOUTH SHORES CIRCLE.
5. 20' BUILDING SETBACK AND DRAINAGE EASEMENT ALONG THE SIDE LINE OF EACH LOT UNLESS NOTED OTHERWISE.
6. SEE SETBACK TABLE THIS SHEET FOR SHORELINE BUILDING SETBACKS.
7. LOT ACREAGE IS CALCULATED TO SHORELINE.
8. A CULTURAL RESOURCE SPECIALIST SHALL BE CONTACTED IN THE EVENT THAT ANY OF THE PROJECT UNDERTAKING DISCLOSE SURFACE EVIDENCE OF NATIVE AMERICAN OR EARLY EUROPEAN OCCUPATION OF THE PROPERTY.
9. ALL LOTS WITHIN THIS SUBDIVISION HAVE BEEN DESIGNED TO BE DEVELOPED WITH BERMED (RETAINING WALL) GRASSED INFILTRATION AREAS TO MANAGE ON-SITE STORMWATER RUNOFF.

SURVEYOR'S AFFIDAVIT

INTERIOR LOT CERTIFICATION

I, DOUGLAS R. MEIGS, PLS 5576, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE LOT CORNERS SHOWN AS NOT SET ON THIS PLAT WILL BE SET WITHIN ONE (1) YEAR AFTER THE RECORDED DATE OF THIS PLAT.

Douglas R. Meigs
DOUGLAS R. MEIGS, PLS 5576

BONNER COUNTY RECORDER

A COPY OF THE HEREIN PLAT REFERENCING THE INTERIOR MONUMENTS HAS BEEN RECORDED THE 28 DAY OF Feb, 19 97, IN BOOK 5 OF PLATS, AT PAGE 149, AS INSTRUMENT NO. _____

MARIE SCOTT by Heist Sidell
BONNER COUNTY RECORDER

DRAWING FILE: HBSSPLAT.DWG

WELCH ENGINEERING, INC., Sandpoint, Idaho