

# REPLAT OF MILL HARBOR

A PORTION OF GOVERNMENT LOTS 1 & 4 OF SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
EAST HOPE, BONNER COUNTY, IDAHO

## LEGEND

- ✚ SECTIONAL CORNER, AS NOTED.
- ⊙ SET 3/8" X 3/4" (200) AND 3/4" CAP, PLS 14870
- ⊙ FOUND MONUMENTATION, PLS 8703
- ⊙ FOUND HIGHWAY NON MONUMENT, PLS 5087
- ⊙ CALCULATED POINT, HORIZON SET
- [ ] BEARING & DISTANCE PER EIA/BLM SURVEY
- (R1) RECORDS OF SURVEY BY PLS N 0871, NO. 4, DATE
- (P1) MILL HARBOR, SEC. 10 OF PLATS AT PG. 88,
- WST. 110082, RECORDS OF BONNER CO. TRANS.

## GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) AN APPROVED ENCROACHMENT PERMIT FOR ACCESS ROAD APPROACH IS ON FILE WITH IDHS TRANSPORTATION DEPARTMENT (TD).
- C) PORTIONS OF THIS PLAT ARE LOCATED IN THE FLOOD ZONE ACCORDING TO FEMA PANEL, HAZARDOUS HYDROLOGICAL LITIGATION/2000. RESIDENTIAL DEVELOPMENT SHALL CONFORM TO THE CITY OF EAST HOPE FLOODPLAIN MANAGEMENT REGULATIONS.

DEPT OF LANDS

LINE	BEARING	DISTANCE
L1	N 22° 01' 00" E	100.00
L2	S 89° 59' 00" W	100.00
L3	N 00° 00' 00" E	100.00
L4	S 89° 59' 00" W	100.00
L5	N 22° 01' 00" E	100.00
L6	S 89° 59' 00" W	100.00
L7	N 00° 00' 00" E	100.00
L8	S 89° 59' 00" W	100.00
L9	N 22° 01' 00" E	100.00
L10	S 89° 59' 00" W	100.00

LINE	BEARING	DISTANCE	AREA	PERIMETER	PERIMETER
C1	S 12° 00' 00" E	100.00	10000.00	10000.00	10000.00
C2	S 12° 00' 00" E	100.00	10000.00	10000.00	10000.00
C3	S 12° 00' 00" E	100.00	10000.00	10000.00	10000.00
C4	S 12° 00' 00" E	100.00	10000.00	10000.00	10000.00
C5	S 12° 00' 00" E	100.00	10000.00	10000.00	10000.00
C6	S 12° 00' 00" E	100.00	10000.00	10000.00	10000.00
C7	S 12° 00' 00" E	100.00	10000.00	10000.00	10000.00

## DOCUMENTS AND EASEMENTS OF RECORD

AS SHOWN ON POWER TITLE CO. TITLE PERFORMANCE COMMITMENT, DATED MAR 19, 2011, FILE 764337.

A. MINERAL RIGHT OF WAY AND EASEMENTS TO OVERLIE, FLOOD AND SURROUND A PORTION OF THE PROPERTY AND NEARBY PROPERTIES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONSOLIDATED BY THE UNITED STATES OF AMERICA, BY OCCUPATION OF LANDS RECORDED IN THE RECORDS OF BONNER COUNTY TRANS. RECORDED AUG. 6, 1928, IN BOOK 14 OF RECORDS, PAGE 71, AND BY DOCUMENT RECORDED MAR. 1, 1929 AC. REC. NO. 11841, RECORDS OF BONNER COUNTY, ID. NOT SHOWN ON PLAT.

B. PROPERTY DISPOSES THE NORTHERN RAILROAD RIGHT OF WAY AND IS SUBJECT TO THE REGULATIONS THEREOF AND ANY UNDERGROUND TUNNELS OR ADJUSTMENTS FOR SUCH TUNNELS, RECORDED AS SHOWN ON MAP, ADJUDICATED TO LEASE, ACCORDING TO THE LEASE AND JOINTLY OWNED BY MONTANA RAIL, INC., MILL HARBOR DEVELOPMENT, LLC AND (AND) RAILWAY CO. OF IDAHO, INDICES OF LEASE (INDIFFERENT FROM LEASE FOR LAND) RECORDED MARCH 17, 2011 AS NOTED ON 087165, RECORDS OF BONNER COUNTY, ID.

C. UTILITY EASEMENT IN FAVOR OF MONTANA STATE POWER CO. RECORDED MAR. 18, 1948, AS NOTED, MAP SHEET BOOK 13 OF MISCELLANEOUS, PAGE 332, RECORDS OF BONNER COUNTY, ID.

D. ROADWAY EASEMENT IN FAVOR OF PLATED PARCEL, 6754 RAILROAD LAND RECORDED DECEMBER 6, 2000 AS NOTED, MAP SHEET BOOK 13 OF MISCELLANEOUS, PAGE 332, RECORDS OF BONNER COUNTY, ID. NOT SHOWN ON PLAT.

E. ENCROACHMENT MAP NO. 1-2-2-223 RECORDED APR. 14, 2005 AS NOTED, MAP SHEET BOOK 13 OF MISCELLANEOUS, PAGE 332, RECORDS OF BONNER COUNTY, ID. MAP DEPICTS APPROACH OF RT. 200.

F. RECORDS OF SURVEY NUMBERS 478740 AND 717625, RECORDS OF BONNER COUNTY, ID.

G. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH ON THE PLAT OF MILL HARBOR AS RECORDED IN BOOK 10 OF PLATS AT PAGE 88, RECORDS OF BONNER COUNTY, ID.

## SURVEYORS NARRATIVE:

1. THIS PLAT IS DIVIDED FOR ADDITIONAL PURPOSES.
2. WATER SERVICE IS PROVIDED BY CITY OF EAST HOPE WARD.
3. SANITARY SERVICE IS PROVIDED BY ELIASSON RAY SENIOR DISTRICT.
4. SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
5. PORTIONS OF THIS PLAT ARE LOCATED IN THE FLOOD ZONE ACCORDING TO FEMA PANEL, HAZARDOUS HYDROLOGICAL LITIGATION/2000. RESIDENTIAL DEVELOPMENT SHALL CONFORM TO THE CITY OF EAST HOPE FLOODPLAIN MANAGEMENT REGULATIONS.
6. AN APPROVED ENCROACHMENT PERMIT FOR ACCESS ROAD APPROACH IS ON FILE WITH THE IDHS TRANSPORTATION DEPARTMENT (TD).
7. SETBACKS SHOWN AT TIME OF PLATING AND SHOULD BE NOTED WITH THE CITY OF EAST HOPE PRIOR TO CONSTRUCTION.

A. A SURVEYOR'S OFFICE AND SURVEYOR'S NAME SHALL BE PLACED ON THE PLAT AND THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE PLAT.



1/4	Section	Range	Township	Range	Township
35	57	1	N	E	
PLAT NO. 14678 PLAT OF MILL HARBOR PLAT NO. 14678 PLAT OF MILL HARBOR					

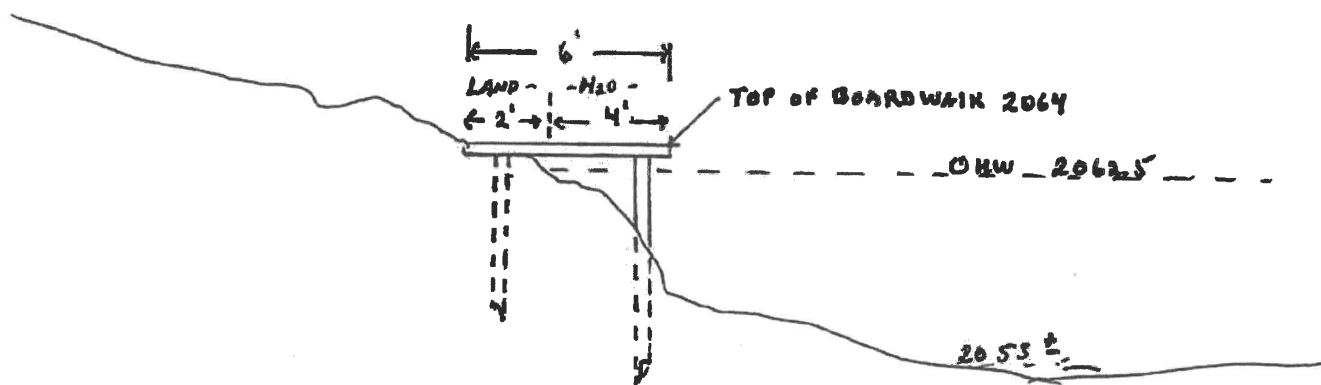
**REPLAT MILL HARBOR**

GLAVIN & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-255-6478

Scale: 1"=80'  
Drawn By: TAO  
Checked By: JTG  
Date: 4/22/2021  
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DEPT OF LANDS

SECTION "A"



DEPT OF LANDS