







REPLAT OF MILL HARBOR

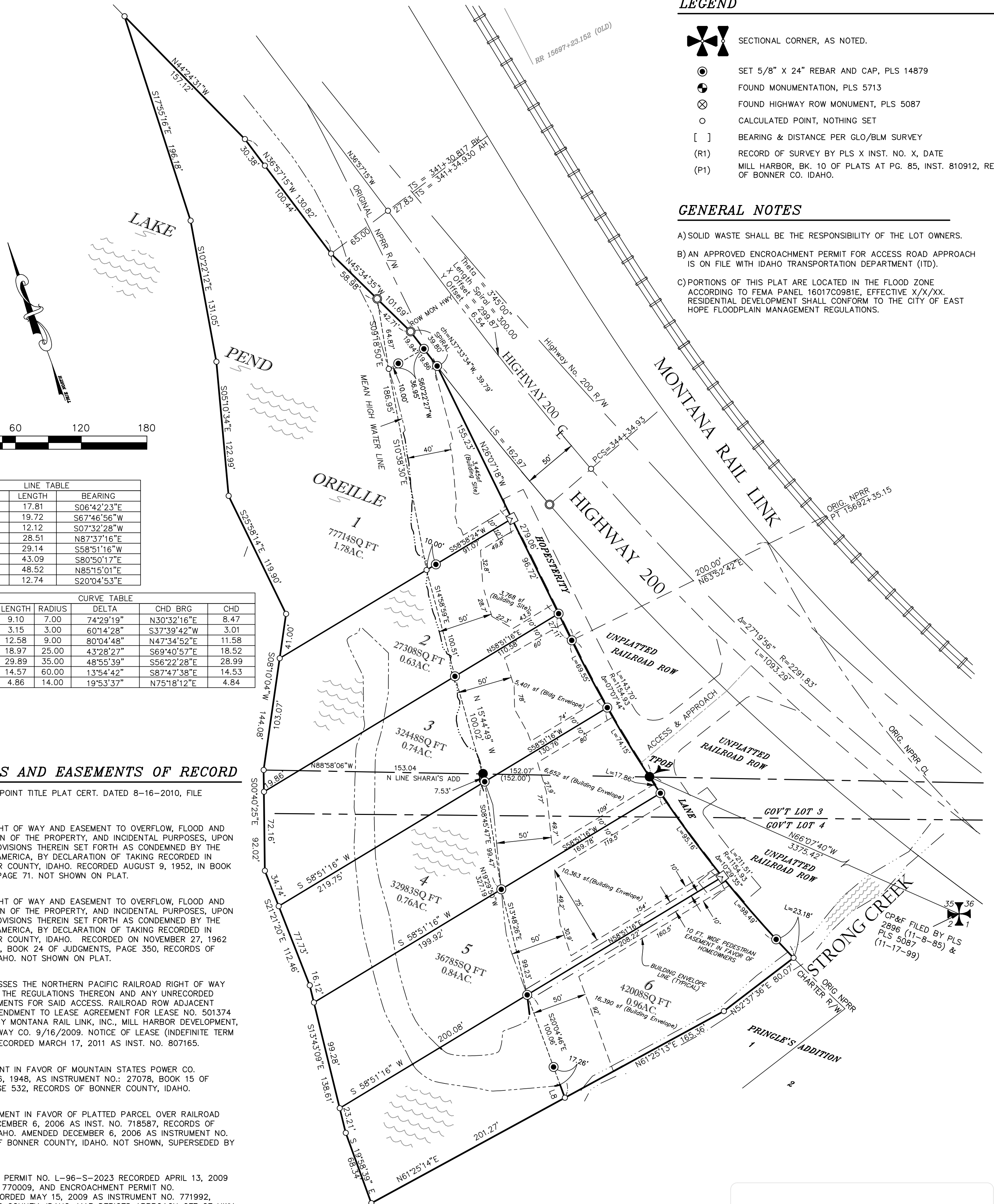
A PORTION OF GOVERNMENT LOTS 3 & 4 OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
EAST HOPE, BONNER COUNTY, IDAHO

LEGEND

-  SECTIONAL CORNER, AS NOTED.
-  SET 5/8" X 24" REBAR AND CAP, PLS 14879
-  FOUND MONUMENTATION, PLS 5713
-  FOUND HIGHWAY ROW MONUMENT, PLS 5087
-  CALCULATED POINT, NOTHING SET
-  [] BEARING & DISTANCE PER GLO/BLM SURVEY
- (R1) RECORD OF SURVEY BY PLS X INST. NO. X, DATE
- (P1) MILL HARBOR, BK. 10 OF PLATS AT PG. 85, INST. 810912, RECORDS OF BONNER CO. IDAHO.

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 IDAHO TRANSPORTATION DEPARTMENT (ITD).
- C) PORTIONS OF THIS PLAT ARE LOCATED IN THE FLOOD ZONE ACCORDING TO FEMA PANEL 16017C0981E, EFFECTIVE X/X/XX. RESIDENTIAL DEVELOPMENT SHALL CONFORM TO THE CITY OF EAST HOPE FLOODPLAIN MANAGEMENT REGULATIONS.



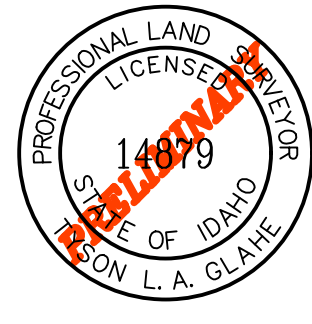
LINE	LENGTH	BEARING
L1	17.81	S06°42'23"E
L2	19.72	S67°46'56"W
L3	12.12	S07°32'28"W
L4	28.51	N87°37'16"E
L5	29.14	S58°51'16"W
L6	43.09	S80°50'17"E
L7	48.52	N85°15'01"E
L8	12.74	S20°04'53"E

CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHD
C1	9.10	7.00	74°29'19"	N30°32'16"E	8.47
C2	3.15	3.00	60°14'28"	S37°39'42"W	3.01
C3	12.58	9.00	80°04'48"	N47°34'52"E	11.58
C4	18.97	25.00	43°28'27"	S69°40'57"E	18.52
C5	29.89	35.00	48°55'39"	S56°22'28"E	28.99
C6	14.57	60.00	13°54'42"	S87°47'38"E	14.53
C7	4.86	14.00	19°53'37"	N75°18'12"E	4.84

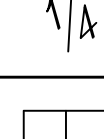
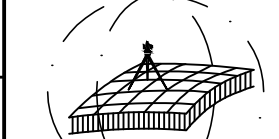
DOCUMENTS AND EASEMENTS OF RECORD

- AS SHOWN ON SANDPOINT TITLE PLAT CERT. DATED 8-16-2010, FILE 57617-T0
- A. PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONDEMNED BY THE UNITED STATES OF AMERICA, BY DECLARATION OF TAKING RECORDED IN RECORDS OF BONNER COUNTY, IDAHO. RECORDED AUGUST 9, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 71. NOT SHOWN ON PLAT.
 - B. PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONDEMNED BY THE UNITED STATES OF AMERICA, BY DECLARATION OF TAKING RECORDED IN RECORDS OF BONNER COUNTY, IDAHO. RECORDED ON NOVEMBER 27, 1962 AS INST. NO. 113641, BOOK 24 OF JUDGMENTS, PAGE 350, RECORDS OF BONNER COUNTY, IDAHO. NOT SHOWN ON PLAT.
 - C. PROPERTY CROSSES THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND IS SUBJECT TO THE REGULATIONS THEREON AND ANY UNRECORDED LICENSES OR AGREEMENTS FOR SAID ACCESS. RAILROAD ROW ADJACENT SHOWN ON MAP, AMENDMENT TO LEASE AGREEMENT FOR LEASE NO. 501374 04HOPE EXECUTED BY MONTANA RAIL LINK, INC., MILL HARBOR DEVELOPMENT, LLC AND BNSF RAILWAY CO. 9/16/2009. NOTICE OF LEASE (INDEFINITE TERM LEASE FOR LAND) RECORDED MARCH 17, 2011 AS INST. NO. 807165.
 - D. UTILITY EASEMENT IN FAVOR OF MOUNTAIN STATES POWER CO. RECORDED MARCH 16, 1948, AS INSTRUMENT NO.: 27078, BOOK 15 OF MISCELLANEOUS, PAGE 532, RECORDS OF BONNER COUNTY, IDAHO.
 - E. ROADWAY EASEMENT IN FAVOR OF PLATTED PARCEL OVER RAILROAD LAND RECORDED DECEMBER 6, 2006 AS INST. NO. 718587, RECORDS OF BONNER COUNTY, IDAHO. AMENDED DECEMBER 6, 2006 AS INSTRUMENT NO. 718588, RECORDS OF BONNER COUNTY, IDAHO. NOT SHOWN, SUPERSEDED BY CURRENT EASEMENT.
 - F. ENCROACHMENT PERMIT NO. L-96-S-2023 RECORDED APRIL 13, 2009 AS INSTRUMENT NO. 770009, AND ENCROACHMENT PERMIT NO. L-96-S-2023A RECORDED MAY 15, 2009 AS INSTRUMENT NO. 771992, RECORDS OF BONNER COUNTY, IDAHO. MAP DEPICTS APPROACH OFF OF HWY. 200.
 - G. RECORDS OF SURVEYS NUMBERS 478740 AND 717625, RECORDS OF BONNER COUNTY, IDAHO

PLACE RECORDING LABEL HERE



PREPARED FOR:
MILL HARBOR LLC
601 S DIVISION
SPOKANE, WA 99202

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	35	57 N	1 E		
PROJECT #: MILL HARBOR LLC DRAWING NAME: MILL HARBOR REPLAT					

REPLAT MILL HARBOR		Scale: 1"=60'
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Checked By: TLAG Drawn By: XXX
		Plot Date: 5/8/2021 Sheet: 1 of 2

REPLAT OF MILL HARBOR

A PORTION OF GOVERNMENT LOTS 3 & 4 OF SECTION 35,
TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
EAST HOPE, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT **NAME**, MANAGING MEMBER OF MILL HARBOR DEVELOPMENT L.L.C., HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS X-X, THE SAME TO BE KNOWN AS 'REPLAT OF MILL HARBOR' BEING A PORTION OF SECTION 35, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, THENCE NORTH 66°07'40" WEST, A DISTANCE OF 3375.42 FEET TO A 5/8" REBAR & CAP, MARKED PLS NO. 5713 TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY (NOW MONTANA RAIL LINK) ORIGINAL 400 FOOT CHARTER RIGHT OF WAY. SAID POINT LIES ON A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 56°44'58" EAST, 1154.93 FEET DISTANT, AND IS 155.64 FEET TO THE RIGHT OF AND RADIAL TO STATION 346+67.71 OF U.S. HIGHWAY NO. 10-A, PROJECT NO. F-5121(13). SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG SAID MONTANA RAIL LINK RIGHT OF WAY, ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1154.93 FEET, THROUGH A CENTRAL ANGLE OF 7°07'44", (THE CHORD OF WHICH BEARS N29°41'10"W, 143.60 FEET) AND AN ARC DISTANCE OF 143.70 FEET TO A POINT OF TANGENCY;

THENCE NORTH 26°07'18" WEST, A DISTANCE OF 279.06 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY NO. 10-A. SAID POINT FALLS ON A SEGMENT OF SPIRAL CURVE TO THE RIGHT, (THE FULL SPIRAL DELTA AT CENTERLINE BEING 3'45'00", WITH A SPIRAL LENGTH OF 300'), (THE CHORD OF SAID SPIRAL CURVE SEGMENT BEARS NORTH 37°33'34" WEST, A DISTANCE OF 39.79 FEET); THENCE ALONG SAID WESTERLY RIGHT OF WAY, ALONG SAID SPIRAL CURVE SEGMENT TO THE RIGHT, A DISTANCE OF 39.80 FEET TO AN IDAHO TRANSPORTATION DEPARTMENT (ITD) RIGHT OF WAY MONUMENT WHICH IS A 2 1/2" ZINC CAP, MARKED PLS NO. 5087 AT AN OFFSET OF 50 FEET RIGHT OF SAID HIGHWAY STATION NO. 342+35.1;

THENCE NORTH 45°34'35" WEST, A DISTANCE OF 101.69 FEET TO A POINT OF SPIRAL TANGENCY AT AN OFFSET OF 65.00 FEET RIGHT OF SAID HIGHWAY EQUATION STATION NO. 341+30.82 BACK = 341+34.93 AHEAD.

THENCE NORTH 36°57'15" WEST, A DISTANCE OF 130.82 FEET TO A POINT WHICH IS AT AN OFFSET OF 65 FEET RIGHT OF SAID HIGHWAY STATION NO. 340+04.11; THENCE NORTH 44°24'31" WEST, A DISTANCE OF 157.12 FEET TO A POINT WHICH IS AT AN OFFSET OF 85.38 FEET RIGHT OF SAID HIGHWAY STATION NO. 338+48.32. SAID POINT IS AT AN INTERSECTION WITH THE MEAN ORDINARY HIGH WATER LINE OF PEND OREILLE LAKE PRIOR TO THE CONSTRUCTION OF ALBENI FALLS DAM, AT AN ELEVATION OF 2048.0 FEET ABOVE SEA LEVEL BY NGVD "1929" SPECIFICATIONS;

THENCE SOUTHERLY ALONG SAID LOW WATER LINE (PRE-CONSTRUCTION MEAN HIGH WATER LINE) THE FOLLOWING COURSES AND DISTANCES;

SOUTH 17°55'16" EAST, 196.18 FEET; SOUTH 10°22'12" EAST, 131.05 FEET;

SOUTH 05°10'34" EAST, 122.99 FEET; SOUTH 25°58'14" EAST, 119.90 FEET;

SOUTH 08°10'04" WEST, 144.08 FEET; SOUTH 00°40'25" EAST, 92.02 FEET;

SOUTH 21°21'20" EAST, 112.46 FEET; SOUTH 13°43'09" EAST, 138.61 FEET; SOUTH 19°58'39" EAST, 68.34 FEET;

THENCE LEAVING SAID LOW WATER LINE (PRE-CONSTRUCTION MEAN HIGH WATER LINE), NORTH 61°25'14" EAST, 201.27 FEET TO A POINT;

THENCE NORTH 61°25'13" EAST, 165.36 FEET; THENCE NORTH 52°37'36" EAST, 80.07 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT OF WAY OF SAID NORTHERN PACIFIC RAILWAY. SAID POINT IS ON A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 46°15'23" EAST, 1154.93 FEET DISTANT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1154.93 FEET, THROUGH A CENTRAL ANGLE OF 10°29'35" (THE CHORD OF WHICH BEARS NORTH 38°29'49" W, 211.22 FEET) AND AN ARC DISTANCE OF 211.51 FEET, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH, AND EXCEPTING FROM, ANY PORTION OF THE RIPARIAN BOUNDARY WHICH MAY BE ABOVE OR BELOW AN ELEVATION OF 2051.3 FEET ABOVE SEA LEVEL. "NGVD 1929"

SAID TRACT CONTAINS 249,245. SQUARE FEET, OR 5.72 ACRES, MORE OR LESS

TOGETHER WITH AND SUBJECT TO: ALL OTHER EASEMENTS OF RECORD.

NAME, MANAGING MEMBER OF MILL HARBOR L.L.C.

DATE

APPROVAL OF THE CITY OF HOPE

I _____, MAYOR OF THE CITY OF EAST HOPE, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT MILL HARBOR REPLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

MAYOR

CITY ENGINEER

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2021.

CITY ENGINEER

LIENHOLDERS CERTIFICATE

THE FOLLOWING BENEFICIARIES OF A DEED OF TRUST ON THE PROPERTY DESCRIBED IN THE FOREGOING OWNER'S CERTIFICATE HAS RECORDED A LIENHOLDERS' CERTIFICATE AGREEING TO THE SUBDIVISION AS SHOWN HEREON;

DEED OF TRUST RECORDED JAN. 15, 2009/FEB. 5, 2009 AS INST. NO. 766146, WASHINGTON TRUST BANK, BENEFICIARY, (GRANTOR: MILL HARBOR DEVELOPMENT, L.L.C., AN IDAHO LIMITED LIABILITY CO.) RECORDED LIENHOLDERS CERTIFICATE ON ____ DAY OF _____, 2021, AS INST. NO. _____, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 35, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE



COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2021.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF EAST HOPE, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY EAST HOPE WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY EAST HOPE SEWER DISTRICT

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS ____ DAY OF _____, 2021.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2021, AT ____ O'CLOCK ____M., IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER BY DEPUTY

\$ _____
FEE

PLACE RECORDING LABEL HERE

PREPARED FOR:
MILL HARBOR LLC
601 S DIVISION
SPOKANE, WA 99202

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO		REPLAT MILL HARBOR	
	35	57 N	1 E	OREGON	WASHINGTON		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A Checked By: TLAG Plot Date: 5/8/2021
PROJECT #: MILL HARBOR LLC DRAWING NAME: MILL HARBOR REPLAT								