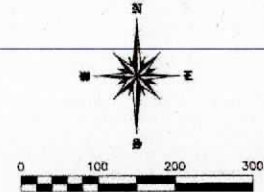


WESTMOND NORTH

LYING IN A PORTION OF THE SE ¼ OF SECTION 5,
TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- SET 1/2" X 24" REBAR AND CAP, "GLAHE EASEMENT"
- FOUND 5/8" REBAR AND CAP, PLS 882
- FOUND IRON PIPE, 2" OUTSIDE DIAMETER
- FOUND 1/2" REBAR AND CAP, PLS 874
- FOUND 1/2" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- (D1) WARRANTY DEED, INST. NO. 1018953
- (E1) PACIFIC GAS TRANSMISSION COMPANY EASEMENT, INST. NO. 217059
- (P1) PLAT OF RADFORD'S ADDITION TO WESTMOND, INST. NO. 300187
- (R1) RECORD OF SURVEY, INST. NO. 234384

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001488221. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'30.7" AT THE EAST QUARTER CORNER OF SECTION 5.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLANDS INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 18017C0305E, EFFECTIVE 11/17/2006.

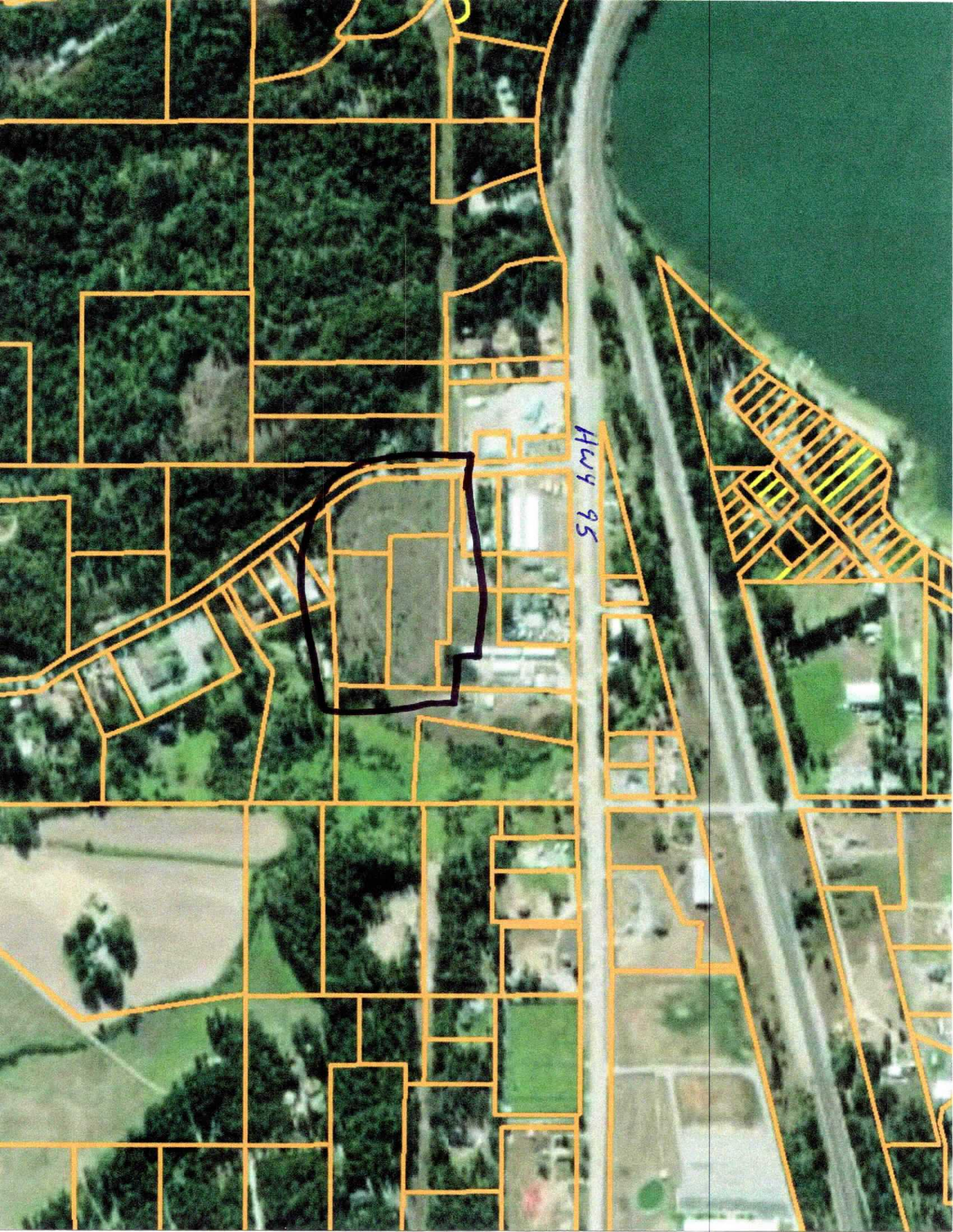
Instrument # 1036068 R: 22 P: 22
Bonner County, Idaho
80112074 11/22/21 PM No. of Pages: 1
Tribble & Associates, PLLC
120111th, Bonner County, Idaho
Tribble, Kelly

SURVEYOR'S NARRATIVE

- 1) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 2) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1018953, CREATING LOTS 1-3.
- 3) FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- 4) A RECORD OF SURVEY, BY PLS 3451, INSTRUMENT NO. 234384, ESTABLISHES A CENTERLINE FOR WESTMOND ROAD AND NOTES THAT THE RIGHT-OF-WAY OF SAID ROAD IS UNKNOWN. PER WARRANTY DEED, INSTRUMENT NO. 1018953, THE SOUTHERLY BOUNDARY OF THE PARENT PARCEL LIES 20 FEET NORTH OF THE CENTERLINE OF WESTMOND ROAD. THIS IT WAS DETERMINED THAT THE NORTHERLY RIGHT-OF-WAY OF WESTMOND ROAD 20 FEET WIDE.
- 5) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING TRIMBLE BUSINESS CENTER.



1/4	Section	Township	Range	Meridian	Zone
5	55	N	2	W	
PROJECT # 23-042 DEED DRAWING NAME: 23-042-DEED-PLAT001					
WESTMOND NORTH					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Shelburne, Idaho 83864 208-265-4474					
Scale:	1"=100'				
Checked By:	TLG	Drawn By:	KAJ		
PLC Date:	7/17/2024	Sheet:	1 of 1		



Hwy 95



12-327: RURAL SERVICE CENTER DISTRICT:

A. The rural service center district is established to promote the development of local commercial services in small communities to meet the needs of rural residents as well as limited tourist commercial services and limited light industrial uses consistent with the maintenance of the rural character of the area. The rural service center district is also intended to provide opportunities for a variety of affordable housing types that are within walking distance of commercial services. These purposes are accomplished by:

1. Providing for a range of small scale retail and rural service uses.
2. Allowing for mixed use buildings (housing over office or retail) and a range of housing types, including detached single-family dwelling units, cottage housing, townhouses, apartments and mobile home parks where sufficient services are provided.
3. Allowing for light industrial uses where activities are conducted primarily indoors and impacts to adjacent uses are mitigated.
4. Excluding commercial uses with extensive outdoor storage.
5. Excluding large scale commercial uses that would be more effectively located in incorporated cities.
6. Applying simple design standards that enhance pedestrian access and improve the character of the area. (Ord. 501, 11-18-2008)

B. Use of this zone is appropriate in areas designated as neighborhood commercial, resort community or transition by the comprehensive plan and community plans and that are served at the time of development by adequate sewage disposal services, water supply, roads and other needed public facilities and services. Expansion of existing rural service center districts or the creation of new rural service center districts may be considered only if the expansion will not negatively impact the safety and function of a state highway or other roadway. (Ord. 512, 1-6-2010)