

367 Ravenwood Lane



Bonner County provides the data "as is" with no claim as to its accuracy.

December 9, 2016

Major Roads

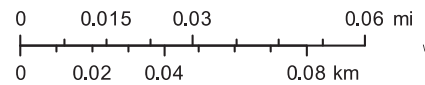
- U.S. Hwy
- State Hwy
- Arterial
- Collector

Local Roads

- Local Access
- - Seasonal Road
- Ramp/Connector
- ⋮ ⋮ 2017 Parcels

- Tax Roll Parcels
- ⋮ ⋮ Tax Roll Lots

1:2,120



118 East Lake Street, Sandpoint ID 83854
 Phone: (208) 253-2222
 Fax: (208) 253-2433
 Place an Order: www.sandpointtitle.com

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and Sandpoint Title Insurance assumes no liability for inaccuracies therein.

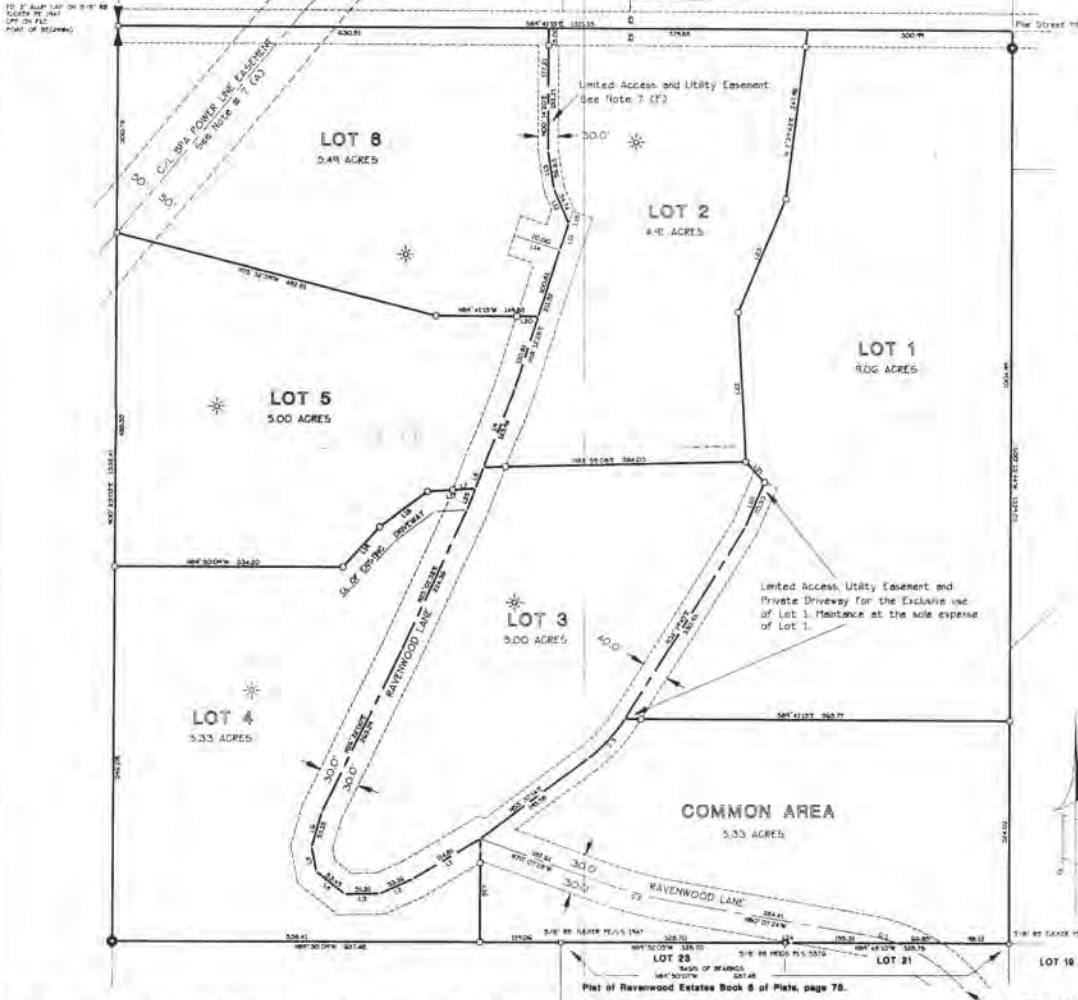
Created by: Sandpoint Title

WEST RIDGE ESTATES

LOCATED IN THE NW1/4SW1/4 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
 BONNER COUNTY, CITY OF DOVER, IDAHO.



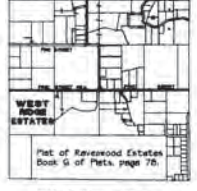
Sheet 5 of 5 10222



Lines

Station	Description	Length
1	100' 00" 00" 00"	114.81
2	100' 00" 00" 00"	23.16
3	100' 00" 00" 00"	51.51
4	100' 00" 00" 00"	53.45
5	100' 00" 00" 00"	36.08
6	100' 00" 00" 00"	53.35
7	100' 00" 00" 00"	33.12
8	100' 00" 00" 00"	33.78
9	100' 00" 00" 00"	123.84
10	100' 00" 00" 00"	54.74
11	100' 00" 00" 00"	70.33
12	100' 00" 00" 00"	141.53
13	100' 00" 00" 00"	50.00
14	100' 00" 00" 00"	18.47
15	100' 00" 00" 00"	151.35
16	100' 00" 00" 00"	70.33
17	100' 00" 00" 00"	88.76
18	100' 00" 00" 00"	78.76
19	100' 00" 00" 00"	23.52
20	100' 00" 00" 00"	41.07
21	100' 00" 00" 00"	218.87
22	100' 00" 00" 00"	178.88
23	100' 00" 00" 00"	8.49
24	100' 00" 00" 00"	33.71

T57N,R2W SEC.20



Vicinity Map
 Not to Scale

Curves

Station	Radius	Arc Length	Tangent	Chord
1	200.00	44.87	22.39	44.61 N75°00'18"W
2	185.86	119.73	60.00	118.34 N55°07'36"W
3	212.80	78.08	40.00	76.62 N42°58'28"E

Notes

- Water supplied by private well.
- Package septic/septic system.
- One (1) residential.
- Soil waste - county solid waste transfer center.
- The rights along the subdivision are granted and reserved to the use and enjoyment of the property owners within the subdivision.
- Approved and owners:
 (1) Subdiv. & Platting Act, Order No. 100-100.
 (2) Subdiv. Order 83564.
- The following easements may or may not affect this plat:
 A. Easement for Easement, USA, Inc. No. 34030, Bk. 16 of Plats, Pg. 262, 3-15-90.
 B. Easement for Distribution Easement, Pacific Power & Light, Inc. No. 4184DA, 1-13-93.
 C. Declaration of Covenants, Conditions, and Restrictions, Instr. No. 55584D, 2-14-00.
 D. Declaration of Easement, Natural Gas Avista Corp., Instr. No. 504704, 1-20-00, 2-11-00.
 E. Declaration of Easement, Conditions and Restrictions, Instr. No. 50603D, 1-25-00, 1-25-03.
 F. Easement along the North side of RAVENWOOD Book 6 of Plats, page 76, Lots 21 and 22, do not match what is shown on said plat. Ravenwood shows that corners were set by the plat, but only at 3 corners, but only the corner common to Lots 21 & 22 was found by the plat. The NE corner of Lot 21 and the NW corner of Lot 22 are corners set by R.O. Hagen, et al. 2847 is a 1988 survey recorded as Instr. No. 30680B on 4/18/05. Accordingly, these corners don't match the locations shown on Ravenwood. Since all pits were actually set on Ravenwood for these 2 corners, we accepted the Tuckar pins on the lots corners which closest to the plat and distance breaks from what is shown on Ravenwood. The Tuckar corners were set by a survey within subdivision and should have been accepted on Ravenwood.



Legend

- RESIDENT FOUND (AS NOTED)
 - NE SET AVE. PLS 974
 - SE SET AVE. PLS 974
 - APPROX LOCATION OF APPROVED TYPICAL HOLE
- Total Acreage 40.12 Acres
 Total Lot Acreage 40.12 Acres
 Total Street Acreage 0.9
 Total Common Area Acreage 6.38 Acres
- SCALE IN FEET
 0 100 200 300

S.E.A. NORTHWEST

WEST RIDGE ESTATES
 T57N, R2W, SEC.20, B.M. DOVER
 BONNER COUNTY, IDAHO.

PREPARED FOR: AL ORDER

A SUBDIVISION MAP DATE 02/28/2002
 PROJECT WESTRINE PLAT FILE CRD-PLT.DWG SHEET 2 OF 2

WEST RIDGE ESTATES

LOCATED IN THE NW1/4SW1/4 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, CITY OF DOVER, IDAHO.

PLANNING AND ZONING ADMINISTRATOR

This plat has been approved this 20th day of May, 2002.

Debra J. Sullivan
Planning & Zoning Administrator

PANHANDLE HEALTH DISTRICT 1 APPROVAL

A sanitary restriction according to Idaho Code 50-1326 to 50-1329 is imposed on this plat. No building, dwelling or shelter shall be erected until sanitary restriction requirements are satisfied and lifted.

THIS PLAT APPROVED THIS 21st DAY OF March, 2002.
Donna A. Brown
Panhandle Health District 1

SANITARY RESTRICTIONS SATISFIED AND LIFTED THIS 21st DAY OF

March, 2002.
Donna A. Brown
Panhandle Health District 1

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: Chester A. and Patsy A. Crider, husband and wife, hereby certify that they own and have laid out into Lots the NW1/4SW1/4, of Section 20, Township 57 North, Range 2 West, Boise Meridian, City of Dover, Bonner County, Idaho, embraced within the Plat known as WEST RIDGE ESTATES. And the road shown hereon as Ravenswood Lane is Private and shall be maintained by West Ridge Estates Owners Association, Inc.

Patricia Crider
Chester A. Crider

Patsy A. Crider
Patsy A. Crider

CITY ENGINEER

This plat has been examined and approved.
Dated this 10th Day of April, 2002.

Robert M. White PE
City Engineer

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 2002.
DATED THIS 20th DAY OF April, 2002.
BY 2002

Cheryl D. Reed
Bonner County Treasurer.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared by me or under my direction and is based on an actual survey located in Section 20, T57N, R2W, B.M., Bonner County, Idaho, that the distances, courses and angles are shown correctly thereon and that the monuments have been placed and all lot and block corners properly set and the survey is in compliance with all provisions of applicable State law and local ordinances.

DATED THIS 21st DAY OF MARCH, 2002.
Alan V. Kiebert
ALAN V. KIEBERT, PLS 974



ACKNOWLEDGEMENT

STATE OF Idaho

COUNTY OF Bonner

On this 21st day of March, 2002, before me, the undersigned a Notary Public for said State, personally appeared Chester A. and Patsy A. Crider, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
William M. Bird
Residing at Sandpoint, Idaho
Commission Expires: 02/23/08



APPROVAL OF THE CITY OF DOVER

I, Donna A. Brown Mayor in and for the City of Dover, Bonner County, Idaho do hereby certify that this plat has been examined and approved by the City Council this 14th day of Feb, 2002.

Donna A. Brown
Mayor for the City Council

Ruth Guthrie
Attest: Ruth Guthrie, City Clerk

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein plat of WEST RIDGE ESTATES and checked the plat and computations thereon and have determined that the requirements of the Idaho State Code pertaining to plats and surveys have been met.

DATED THIS 28th DAY OF APRIL, 2002.
William A. Strubman
Bonner County Surveyor

RECORDER'S CERTIFICATE 801901

FILED THIS 24th DAY OF May, 2002, AT 4:16 P.M.
IN BOOK 16 OF PLATS AT PAGE 178
BY THE REQUEST OF D. C. White Fee 11.00
Marie S. ...
Bonner County Recorder