

3013 Majestic Mountain Road

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



November 2, 2016

Major Roads

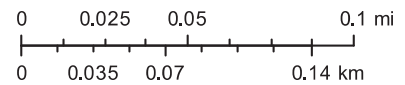
- U.S. Hwy
- State Hwy
- Arterial
- Collector

Local Roads

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

- Tax Roll Parcels
- ⋮ Tax Roll Lots

1:3,668



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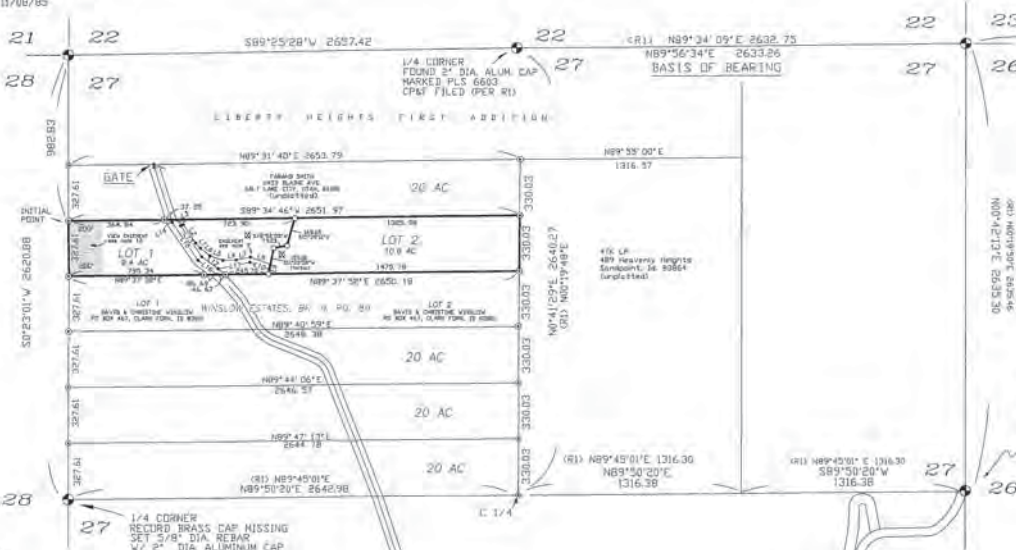
Created by: Sandpoint Title

JOBB ESTATES

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27,
TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SECTION CORNER
FOUND 3/4" DIA BRASS CAP
MARKED 11/11/1960
CPAF FILED 11/08/85

SECTION CORNER
FOUND 1" DIA DRILL STEEL
BURIED IN ROAD
CPAF FILED 01/21/1998 AS
INST # 517668



1/4 CORNER
FD 2 1/2" DIA BRASS CAP
MARKED L5929
REF. RDS NO. 713242
CPAF FILED 01/21/98
AS INST. NO. 517669

REFERENCES
R1 1998 SURVEY PLS 6603 RDS INST. NO. 522948
R2 2006 SURVEY PLS 7879 RDS INST. NO. 713242

BASIS OF BEARING
THE BEARINGS AS SHOWN HEREON ARE BASED ON
N89°56'34"E BETWEEN THE SOUTH 1/4 CORNER
AND THE SOUTHEAST CORNER OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE
MERIDIAN, AS SHOWN ON LIBERTY HEIGHTS, BOOK
9 OF PLATS, PAGE 39, RECORDS OF BONNER
COUNTY, IDAHO.

LEGEND
 * PREVIOUSLY SET 3/8" DIA. X 36" LONG REBAR
WITH YELLOW PLASTIC CAP MARKED "PLS 7879"
 ○ SET 5/8" DIA. X 24" LONG REBAR WITH
YELLOW PLASTIC CAP MARKED "PLS 7879"
 ● MONUMENTATION AS NOTED
 • CALC'D POINT-NOT SET
 ■ OPTIC TEST HOLE (LOCATION APX.)

LINE	BEARING	DISTANCE
L1	N42°45'25"W	32.01
L2	S26°29'02"E	142.73
L3	S81°20'00"W	16.38
L4	S89°41'41"W	80.90
L5	N70°47'50"W	80.90
L6	N51°39'15"W	70.83
L7	S18°29'18"W	83.57
L8	S89°47'11"E	123.94
L9	N11°20'58"E	30.34
L10	S29°47'11"E	119.51
L11	N78°29'10"E	190.58
L12	N53°38'25"W	119.28
L13	N33°20'57"W	222.68
L14	S18°22'37"E	29.81
L15	S33°20'57"W	259.88
L16	S33°20'57"W	148.15

MAJESTIC MOUNTAIN ROAD
IS A PRIVATE HIGHWAY SUBJECT TO THE FOLLOWING:
PER RESOLUTION COUNCIL INSTRUMENT NO. 7879
SEE ALSO RECORD OF SURVEY INSTRUMENT NO. 7879 & 7880

NOTES

- 1) THESE LOTS WILL BE FOR RESIDENTIAL USE.
- 2) UTILITIES WILL BE PROVIDED BY INDIVIDUAL WELLS.
- 3) SEWER WILL BE INDIVIDUAL SYSTEMS.
- 4) SOLID WASTE WILL BE HAULED TO THE NEAREST TRANSFER STATION.
- 5) EASEMENTS FOR ACCESS, EGRESS AND UTILITIES PER INSTRUMENT NO. 722470.
- 6) EASEMENTS HAVE BEEN RESERVED REGARDING MAINTENANCE OF THE PRIVATE ROAD AS INSTRUMENT NO. 712556.
- 7) THE ROAD WITHIN THIS SUBDIVISION IS PRIVATE, AND HAS NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE. THIS ROAD SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNLESS SUCH TIME AS IT IS CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE AT NO EXPENSE TO THE TOWNPERS AND IS DESIGNATED TO THE PUBLIC BY THE LET OWNERS AND ACCEPTED INTO THE COUNTY'S MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
- 8) ACCESS, EGRESS AND UTILITY EASEMENT FOR USE BY LOT 1 AND LOT 2.

- THIS PLAT IS SUBJECT TO THE FOLLOWING:
- 1) RESERVATION OF A ROYALTY FOR MINERALS PER BOOK 70 OF DEEDS, PAGE 237 RECORDED MARCH 27, 1945.
 - 2) AN AGREEMENT FOR ROAD MAINTENANCE PER INSTRUMENT NO. 721817 RECORDED MARCH 25, 2007.
 - 3) AN EASEMENT FOR ACCESS, EGRESS AND UTILITIES PER INSTRUMENT NO. 722470 RECORDED FEBRUARY 9, 2007.
 - 4) AN EASEMENT FOR ACCESS, EGRESS AND UTILITIES PER INSTRUMENT NO. 532577 RECORDED SEPTEMBER 25, 2007.
 - 5) AN EASEMENT FOR A VIEW PER INSTRUMENT NO. 738904 RECORDED OCTOBER 24, 2007.



NORTHWEST TRAVERSE
 4001 BOY 380 PONDWAY, ID, 83852
 (208) 355-3510 FAX & FAX

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 SURVEYING & ENGINEERING
 1000 S. 1000 W. SUITE 100
 TWIN FALLS, IDAHO 83421
 (208) 735-1234
 www.sti-surveying.com


788061

BK10 pg. 10

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 27, T. 56 N., R. 2 E., 01M, 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 LAWS AND LOCAL ORDINANCES.

DATED THIS 6th DAY OF Feb, 2010

L. Thwait
LICENSED SURVEYOR


COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT JOBB 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 10th DAY OF February, 2010

William Stockman
BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS 16th DAY OF February, 2010

Paul S. Goff
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS 12th DAY OF February, 2010

Clare Marie Marley, AICP
BONNER COUNTY PLANNING DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP

TO AND INCLUDING THE YEAR 2009
DATED THIS 9th DAY OF FEBRUARY, 2010

Cheryl D. Riehl
BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1226 TO 50-1229 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER SHALL BE CREATED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 9th DAY OF February, 2010

John F. Doney
PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 9th DAY OF February, 2010

John F. Doney
PANHANDLE HEALTH DISTRICT 1

WATER SERVICE NOTE:

THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL WELLS.

RECORDER'S CERTIFICATE

FILED THIS 19 DAY OF February, 2010, AT 2:00 PM IN BOOK 10 OF PLATS AT PAGE 10

AT THE REQUEST OF 788061

6/1/10

By Cynthia Brannon
MARIE SCOTT, BONNER COUNTY RECORDER

JOBB ESTATES

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT SCOTT JOBB AND CYNTHIA JOBB, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE LAID OUT INTO LOTS, THE SAME TO BE KNOWN AS JOBB ESTATES, A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 27;
THENCE SOUTH 00 DEGREES 23' 01" WEST 982.83 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT;
THENCE SOUTH 00 DEGREES 23' 01" WEST 327.61 FEET;
THENCE NORTH 09 DEGREES 37' 52" EAST 2650.18 FEET;
THENCE NORTH 00 DEGREES 41' 29" EAST 3300.3 FEET;
THENCE SOUTH 89 DEGREES 34' 46" WEST 2651.97 FEET TO THE INITIAL POINT.

Scott Jobb
SCOTT JOBB

Cynthia Jobb
CYNTHIA JOBB

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS 6th DAY OF Feb, IN THE YEAR OF 2010, BEFORE ME PERSONALLY APPEARED SCOTT JOBB AND CYNTHIA JOBB, KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT) AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: SANDPOINT
MY COMMISSION EXPIRES: 1-3-11

D. Myrland
NOTARY PUBLIC



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