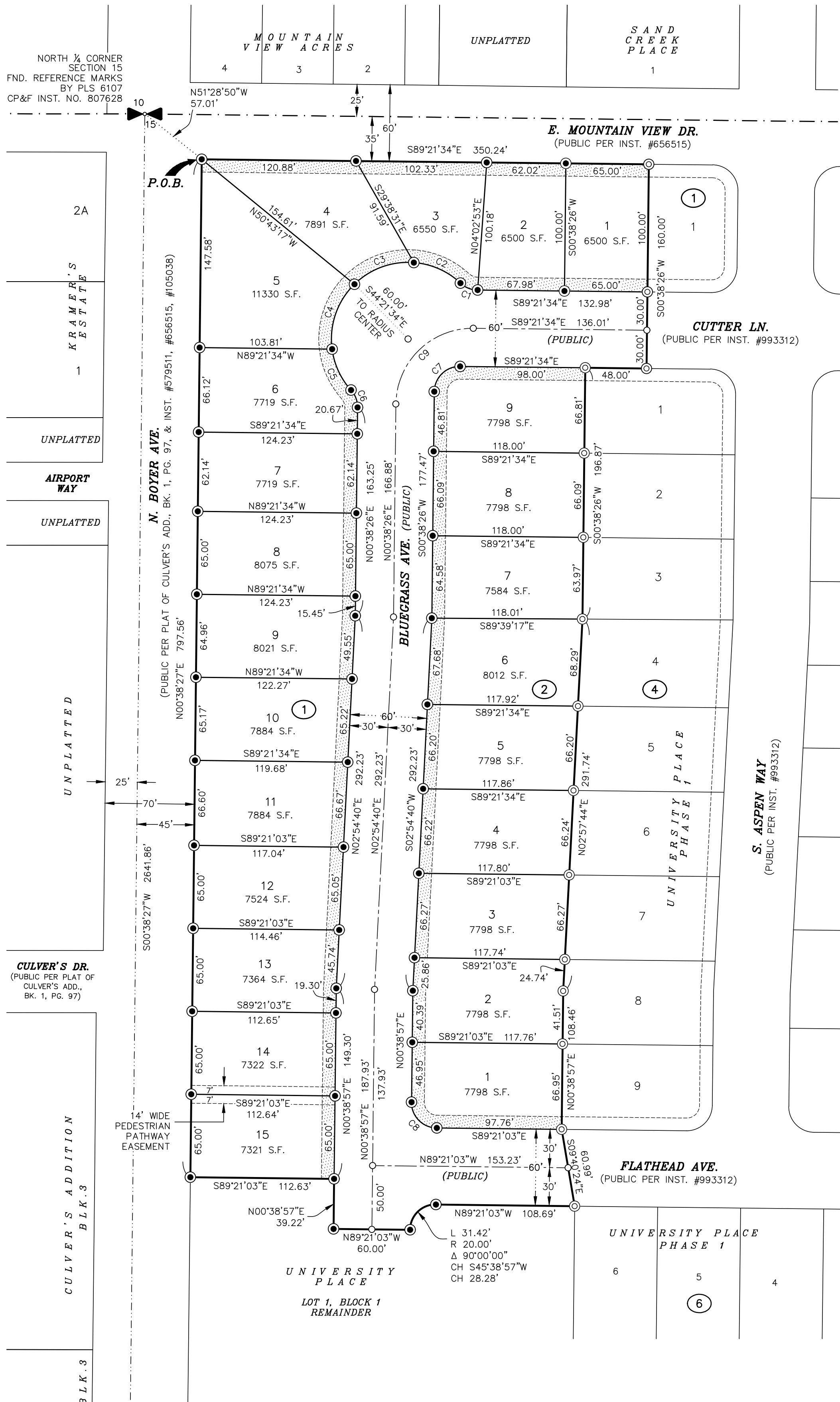


UNIVERSITY PLACE PHASE 3

A PORTION OF LOT 1 OF UNIVERSITY PLACE,
IN THE NE 1/4 OF SECTION 15, TOWNSHIP 57 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, CITY OF SANDPOINT,
BONNER COUNTY, IDAHO



LEGEND

- SECTION CORNER, AS NOTED.
- FOUND / SET
5/8" X 24" REBAR & CAP, PLS 6603,
- FOUND 5/8" REBAR AND CAP, PLS 6107
- CALCULATED POINT, NOTHING SET
- BLOCK NUMBER (TYPICAL)
- 10' WIDE UTILITIES EASEMENT; SEE NOTE 'D'

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT, ISSUED BY TITLE ONE, FILE NO. 25663451, DATED JULY 22, 2025.

1. A PUBLIC UTILITIES RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, FOR INSTALLING AND MAINTAINING POWER POLES & LINES, INST. NO. 517238, 1/12/1998. NOT SHOWN HEREON; BLANKET EASEMENT.
2. A PUBLIC UTILITIES EASEMENT GRANTED TO THE WASHINGTON WATER POWER COMPANY, INST. NO. 526964, 4/6/1998. NOT SHOWN HEREON, OFF SITE.
3. A RIGHT OF WAY EASEMENT (BOYER AVE & MOUNTAIN VIEW RD.) GRANTED TO CITY OF SANDPOINT, INST. NO. 656515, 8/6/2004. AS SHOWN HEREON.
4. DEVELOPMENT AGREEMENT UNIVERSITY PARK SUBDIVISION BY AND BETWEEN CITY OF SANDPOINT AND K-M ENTERPRISES OF IDAHO, LLC, AND M&W HOLDINGS, LLC, INST. NO. 973949, 1/11/2021, REPLACED BY INST. NOS. 991044 & 991045, 9/3/2021.
5. EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLATS OF UNIVERSITY PLACE, UNIVERSITY PLACE PHASE 2A, AND UNIVERSITY PLACE PHASE 1, INST. NOS. 992172 (9/23/2021), 992256 (9/23/2021), & 993312 (10/8/2021).

GENERAL NOTES / SURVEYOR'S NARRATIVE

- 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 WETLAND INVENTORY MAP.
- C) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X', PER FEMA PANEL 16017C0716E, EFFECTIVE 11/18/2009.
- D) THE 10' WIDE UTILITIES EASEMENTS AS SHOWN ARE HEREBY GRANTED TO ALL UTILITY PROVIDERS OF THIS PLAT.
- E) ALL LAND WITHIN THE BOUNDARY OF THIS PLAT IS SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL OF PS20-0003 (UNIVERSITY PARK SUBDIVISION) AND ALL PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT AGREEMENTS BETWEEN THE CITY OF SANDPOINT, K-M ENTERPRISES OF IDAHO, LLC, AND M&W HOLDINGS, LLC, DATED 09/03/2021 AND RECORDED AS INSTRUMENT NO. 991045. ANY FUTURE SUBDIVISION OR REPLAT OF ALL LAND WITHIN THE BOUNDARY OF THIS PLAT WILL ALSO BE SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE AFOREMENTIONED DOCUMENTS.

RECORD REFERENCES

- (R1) UNIVERSITY PLACE, BK. 17, PG. 53, 9/23/2021
(R2) UNIVERSITY PLACE PHASE 1, BK. 17, PG. 56, 10/8/2021.

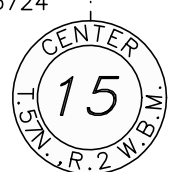
*SEE (R1) FOR ADDITIONAL RECORDS PERTINENT TO THE AREA.

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 CORRECTION FACTOR (CAF) OF 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°36'09" AT THE CENTER 1/4 CORNER OF SECTION 15.

FOUND 2" ALUM. CAP
SET BY PLS 5576
CP&F INST. NO. 1013724



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	15	57 N	2 W		
PROJECT #: 19-120 McDONNELL DRAWING NAME: 19-120 McDONNELL PRELIM PLAT					

UNIVERSITY PLACE PHASE 3

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=60'
Checked By: SLT
Drawn By: SWO
Plot Date: 9/19/2025
Sheet: 1 of 2

PLACE RECORDING LABEL HERE

