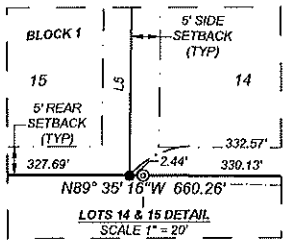
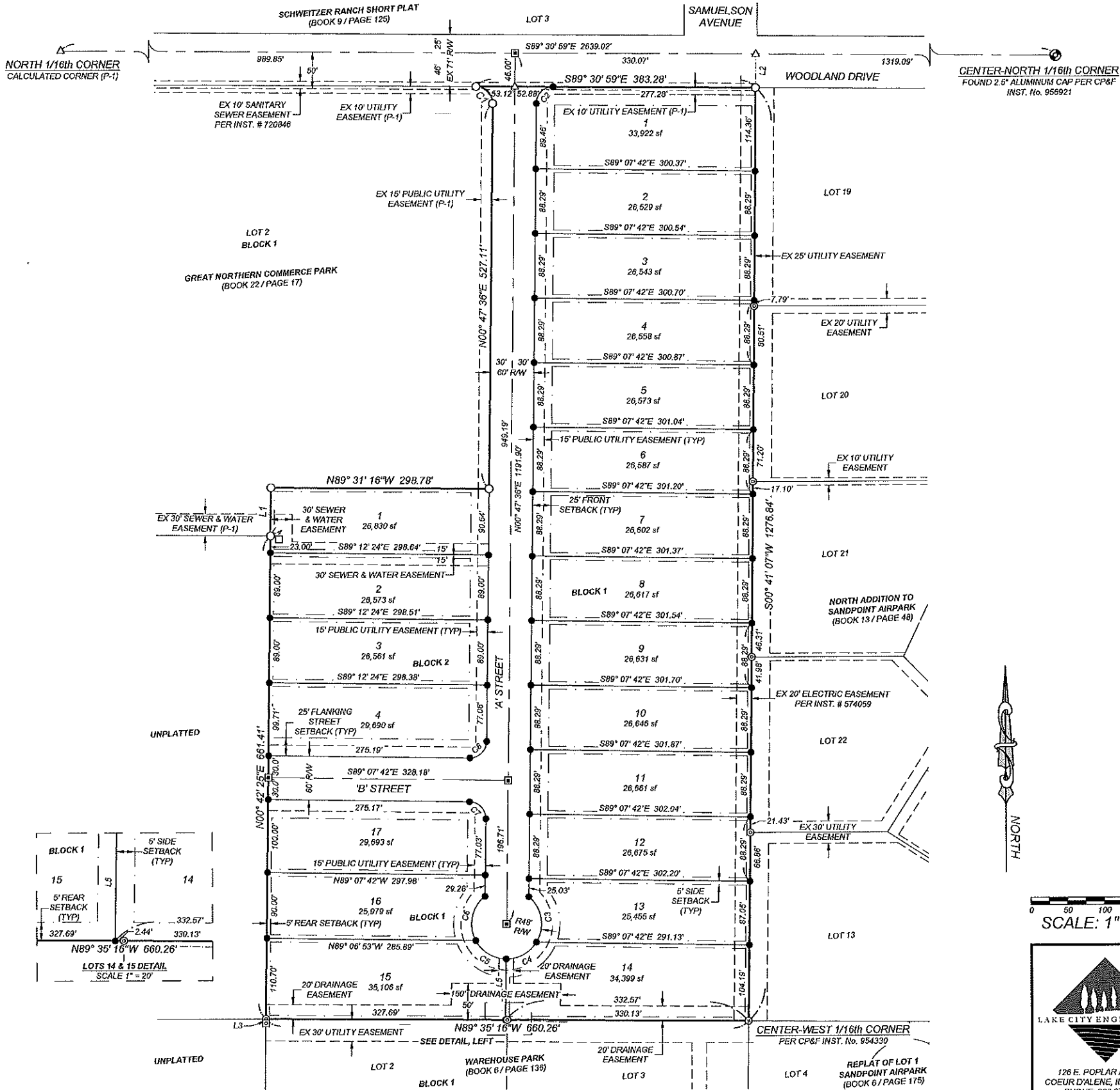


GREAT NORTHERN COMMERCE PARK FIRST ADDITION

PRELIMINARY PLAT

A REPLAT OF LOT 1, BLOCK 1 OF THE PLAT OF GREAT NORTHERN COMMERCE PARK LYING IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF SANDPOINT, BONNER COUNTY, IDAHO



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS S89°30'59\"E, SHOWN HEREON AND ON (P-1) AS THE CENTER LINE OF WOODLAND DRIVE, FROM THE NORTH SIXTEENTH CORNER TO THE CENTER-NORTH SIXTEENTH CORNER AS MEASURED.

REFERENCE DOCUMENTS

- (P-1) PLAT OF GREAT NORTHERN COMMERCE PARK PREPARED BY TRUE LINE SURVEYING AND FILED AT BOOK 22 OF PLATS, PAGE 77, INSTRUMENT No. 1042097, RECORDS OF BONNER COUNTY, IDAHO.
- (P-2) SHORT PLAT OF WAREHOUSE PARK PREPARED BY TRUE NORTH, INC. AND FILED AT BOOK 6 OF PLATS, PAGE 135, INSTRUMENT No. 582795, RECORDS OF BONNER COUNTY, IDAHO.
- (P-3) PLAT OF TIMELINE ESTATES PREPARED BY TUCKER, BROWN & VERMEER, LLC AND FILED AT BOOK 9 OF PLATS, PAGE 63, INSTRUMENT No. 745806, RECORDS OF BONNER COUNTY, IDAHO.
- (P-4) SHORT PLAT OF SCHWEITZER RANCH 2ND ADDITION PREPARED BY PREPARED BY ADVANCED TECHNOLOGY SURVEYING & ENGINEERING AND FILED AT BOOK 10 OF PLATS, PAGE 106, INSTRUMENT No. 818096, RECORDS OF BONNER COUNTY, IDAHO.
- (P-5) PLAT OF NORTH ADDITION TO SANDPOINT AIRPARK PREPARED BY LANCE G. MILLER, P.L.S. AND FILED AT BOOK 13 OF PLATS, PAGE 48, INSTRUMENT No. 928768, RECORDS OF BONNER COUNTY, IDAHO.
- (R-1) RECORD OF SURVEY PREPARED BY TUCKER, BROWN & VERMEER, LLC AND FILED AT INSTRUMENT No. 681802, RECORDS OF BONNER COUNTY, IDAHO.
- (R-2) RECORD OF SURVEY PREPARED BY GLAHE & ASSOCIATES AND FILED AT INSTRUMENT No. 787238, RECORDS OF BONNER COUNTY, IDAHO.
- (R-3) RECORD OF SURVEY PREPARED BY ADVANCED TECHNOLOGY SURVEYING & ENGINEERING AND FILED AT INSTRUMENT No. 788823, RECORDS OF BONNER COUNTY, IDAHO.
- (R-4) RECORD OF SURVEY PREPARED BY MECKEL ENGINEERING & SURVEYING AND FILED AT INSTRUMENT No. 960168, RECORDS OF BONNER COUNTY, IDAHO.
- (R-5) RECORD OF SURVEY PREPARED BY GLAHE & ASSOCIATES AND FILED AT INSTRUMENT No. 987708, RECORDS OF BONNER COUNTY, IDAHO.

LEGEND

- SET 5/8\"X 30\" REBAR WITH YELLOW PLASTIC CAP MARKED \"H2 PLS 12110\"
- SET 5/8\"X 30\" REBAR WITH ALUMINUM CAP MARKED \"H2 PLS 12110\"
- FOUND 5/8\" REBAR WITH YELLOW PLASTIC CAP MARKED \"PLS 13727\"
- ⊙ FOUND 5/8\" REBAR WITH YELLOW PLASTIC CAP MARKED \"MILLER PLS 6107\"
- ⊙ FOUND 5/8\" REBAR WITH YELLOW PLASTIC CAP MARKED \"PLS 5087\"
- FOUND 5/8\" REBAR WITH YELLOW PLASTIC CAP MARKED \"PROVOLT PLS 7879\"
- FOUND 5/8\" REBAR
- △ CALCULATED POINT, NOTHING FOUND OR SET

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- SETBACK LINE

NOTES

- THERE WAS NO ATTEMPT MADE TO SHOW ALL OF THE PHYSICAL FEATURES OF THIS PROPERTY, NOR ANY EASEMENTS OF RECORD, EXCEPT FOR THOSE SHOWN HEREON.
- PROJECT BOUNDARY AREA : 15.58 ACRES
- SANITARY SEWER PROVIDED BY CITY OF SANDPOINT.
- DOMESTIC WATER PROVIDED BY CITY OF SANDPOINT.
- SETBACKS : FRONT : 25'
REAR / SIDE : 5'
FLANKING STREET : 25'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	36.25'	23.00'	090°18'35"	S44°21'41\"E	32.61'
C2	36.00'	23.00'	089°41'25"	N45°38'19\"E	32.44'
C3	68.78'	48.00'	082°06'10"	N09°28'23\"W	63.05'
C4	49.61'	48.00'	059°12'55"	N61°11'09\"E	47.43'
C5	51.06'	48.00'	060°57'05"	S58°43'51\"E	48.69'
C6	67.33'	48.00'	080°21'59"	S11°55'41\"W	61.94'
C7	36.10'	23.00'	089°55'19"	N44°10'03\"W	32.50'
C8	36.16'	23.00'	090°04'41"	N45°49'57\"E	32.55'

Line Table		
Line #	Bearing	Length
L1	S00°42'25\"W	66.00'
L2	N00°41'07\"E	46.00'
L3	S00°03'41\"W	6.07'
L4	S67°50'42\"E	12.33'
L5	N00°47'38\"E	83.37'

SCALE: 1\" = 100'



CHECKED BY:	JAB
DRAFTED BY:	SMA
SCALE:	1\" = 100'
DATE:	2/25/2025
JOB NO:	LCE 24-059