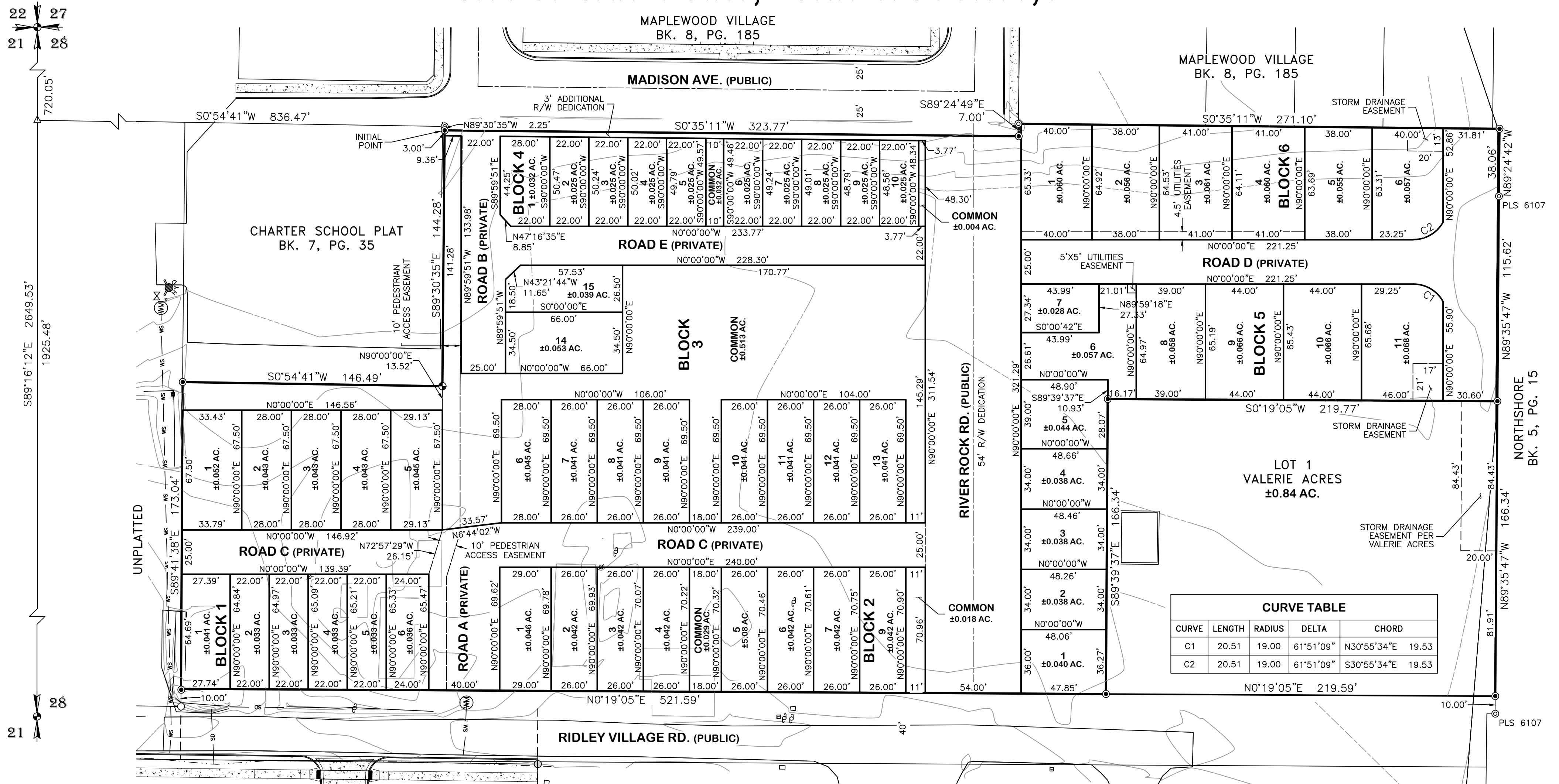


PRELIMINARY PLAT - RIDLEY VILLAGE COURT P.U.D.

A REPLAT OF LOT 2 OF VALERIE ACRES, SECTION 28, T. 57 N., R. 2 W., B.M.,
CITY OF SANDPOINT, BONNER COUNTY, ID



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	20.51	19.00	61°51'09"	N30°55'34"E 19.53
C2	20.51	19.00	61°51'09"	S30°55'34"E 19.53

LEGEND

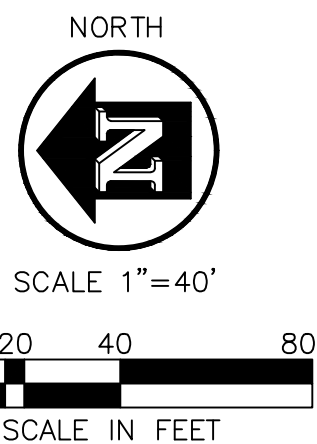
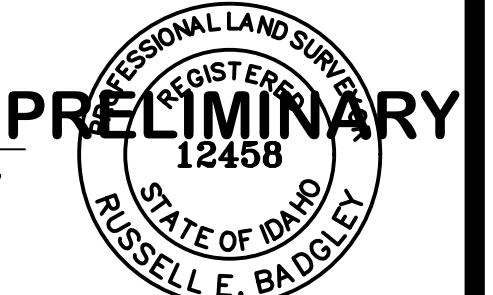
- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 20538
- FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5576 UNLESS OTHERWISE NOTED
- ⊙ FOUND 3/4" REBAR WITH ALUM CAP, PLS 6019
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

NOTES

1. PROPOSED WATER SUPPLY IS CITY OF SANDPOINT.
2. PROPOSED SEWER SERVICE IS CITY OF SANDPOINT.
3. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
4. PROJECT IS LOCATED WITHIN SANDPOINT FIRE DISTRICT.
5. CONTOURS ARE FIELD LOCATED (NAVD88 DATUM).
6. NO WATER COURSES ARE PRESENT (USGS MAP).
7. NO WETLANDS ARE PRESENT (USFWS NWI MAP).
8. NO FLOOD HAZARD AREAS ARE PRESENT (FIRM, PANEL 16017C0716E, ZONE X).
9. THE PRIVATE ROADS ARE ALSO DEDICATED AS UTILITIES EASEMENTS.
10. ALL OF THE COMMON LOTS ARE SUBJECT TO A STORM WATER DRAINAGE EASEMENT FOR THE RETENTION AND CONVEYANCE OF STORM WATER.
11. ALL OF THE COMMON LOTS ARE SUBJECT TO A UTILITIES EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES SERVING ALL OF THE LOTS.

BASIS OF BEARING

THE STATE PLANE COORDINATE SYSTEM OF IDAHO - WEST ZONE, NAD83(2011) EPOCH 2010.



SECTION 28, TWP 57N, RNG 2W, B.M.	SHEET TITLE: PRELIMINARY PLAT RIDLEY VILLAGE COURT P.U.D.	DATE: 11-3-25 SCALE: 1"=40' DRAWN: REB CHECKED: TDR
	James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	PROJ. NO.: 01210-24-003 CAD FILE NO.: S-RIDLEY COURT-PUD PLAT SHT. 1 OF 1