

DAHER #1

LOT 5 OF KODIAK PARK AND A PORTION OF
THE SE QUARTER OF SECTION 9 AND
THE SW QUARTER OF SECTION 10, TOWNSHIP 57 NORTH,
RANGE 2 WEST, BOISE MERIDIAN,
CITY OF SANDPOINT, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT QUEST AIRCRAFT COMPANY L.L.C., A LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1–4, THE SAME TO BE KNOWN AS 'DAHER #1', BEING LOT 5 OF KODIAK PARK, AS RECORDED IN BOOK 11 OF PLATS AT PAGE 38, INST. NO. 864305, RECORDS OF BONNER COUNTY, IDAHO AND A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF SANDPOINT, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, KODIAK PARK;
THENCE ALONG THE EASTERLY OF SAID LOT 5 THE FOLLOWING SIX (6) COURSES:
1) SOUTH 00°37'26" WEST, 344.68 FEET;
2) SOUTH 57°16'29" EAST, 202.47 FEET;
3) SOUTH 32°43'28" WEST, 215.82 FEET;
4) NORTH 89°55'51" WEST, 9.69 FEET;
5) SOUTH 00°48'56" WEST, 15.33 FEET
6) SOUTH 32°41'25" WEST, 440.60 FEET;
THENCE LEAVING SAID EASTERLY LINE OF SAID LOT 5, NORTH 57°43'05" WEST, 334.34 FEET;
THENCE NORTH 89°45'30" WEST, 392.52 FEET;
THENCE SOUTH 32°40'29" WEST, 445.71 FEET;
THENCE NORTH 89°58'37" WEST, 175.12 FEET TO A POINT ON THE WEST LINE OF SECTION 10;
THENCE ALONG SAID SECTION LINE, NORTH 00°43'36" EAST, 316.21 FEET;
THENCE LEAVING SAID SECTION LINE, NORTH 89°35'50" WEST, 266.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF GREAT NORTHERN ROAD,
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:
1) ALONG A NON-TANGENTIAL CURVE 159.46 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A DELTA ANGLE OF 14°30'07" (CHORD NORTH 01°08'09" EAST, 136.62 FEET);
2) NORTH 06°06'50" WEST, 136.62 FEET;
3) ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 585.00 FEET AND A DELTA ANGLE OF 22°31'05" (CHORD NORTH 05°09'06" EAST, 228.44 FEET)
4) NORTH 16°24'36" EAST, 93.28 FEET;
THENCE LEAVING SAID RIGHT OF WAY OF GREAT NORTHERN ROAD, SOUTH 89°32'58" EAST, 585.43 FEET;
THENCE SOUTH 89°51'47" EAST, 313.75 FEET;
THENCE NORTH 00°39'59" EAST, 295.39 FEET;
THENCE SOUTH 89°41'56" EAST, 613.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

TOGETHER WITH A 60 FOOT WIDE DEDICATION TO THE CITY OF SANDPOINT FOR PUBLIC RIGHT-OF-WAY PURPOSE.

QUEST AIRCRAFT COMPANY L.L.C. _____ DATE _____
ADNAN JAMALI, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ADNAN JAMALI, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF QUEST AIRCRAFT COMPANY L.L.C., WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID L.L.C.

NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

INDEPENDENT HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF INDEPENDENT HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 2022.

INDEPENDENT HIGHWAY DISTRICT

COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "DAHER #1" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, HEREBY APPROVE THIS THIS REPLAT THIS _____ DAY OF _____, 2022.

CITY ENGINEER

SURVEYOR’S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTIONS 9 & 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF SANDPOINT, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 _____ DATE _____



APPROVAL OF THE CITY OF SANDPOINT

I, _____, MAYOR OF THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

MAYOR _____ CITY CLERK _____

CITY PLANNER

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

CITY PLANNER

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF SANDPOINT, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED..

PANHANDLE HEALTH DISTRICT SIGNATURE _____ DATE _____

WATER AND SEWER NOTE

WATER SERVICE: CITY OF SANDPOINT MUNICIPAL WATER SYSTEM.
SEWER SERVICE: CITY OF SANDPOINT MUNCPAL SEWER SYSTEM.

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 _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

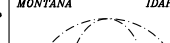
RECORDER’S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O’CLOCK __M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

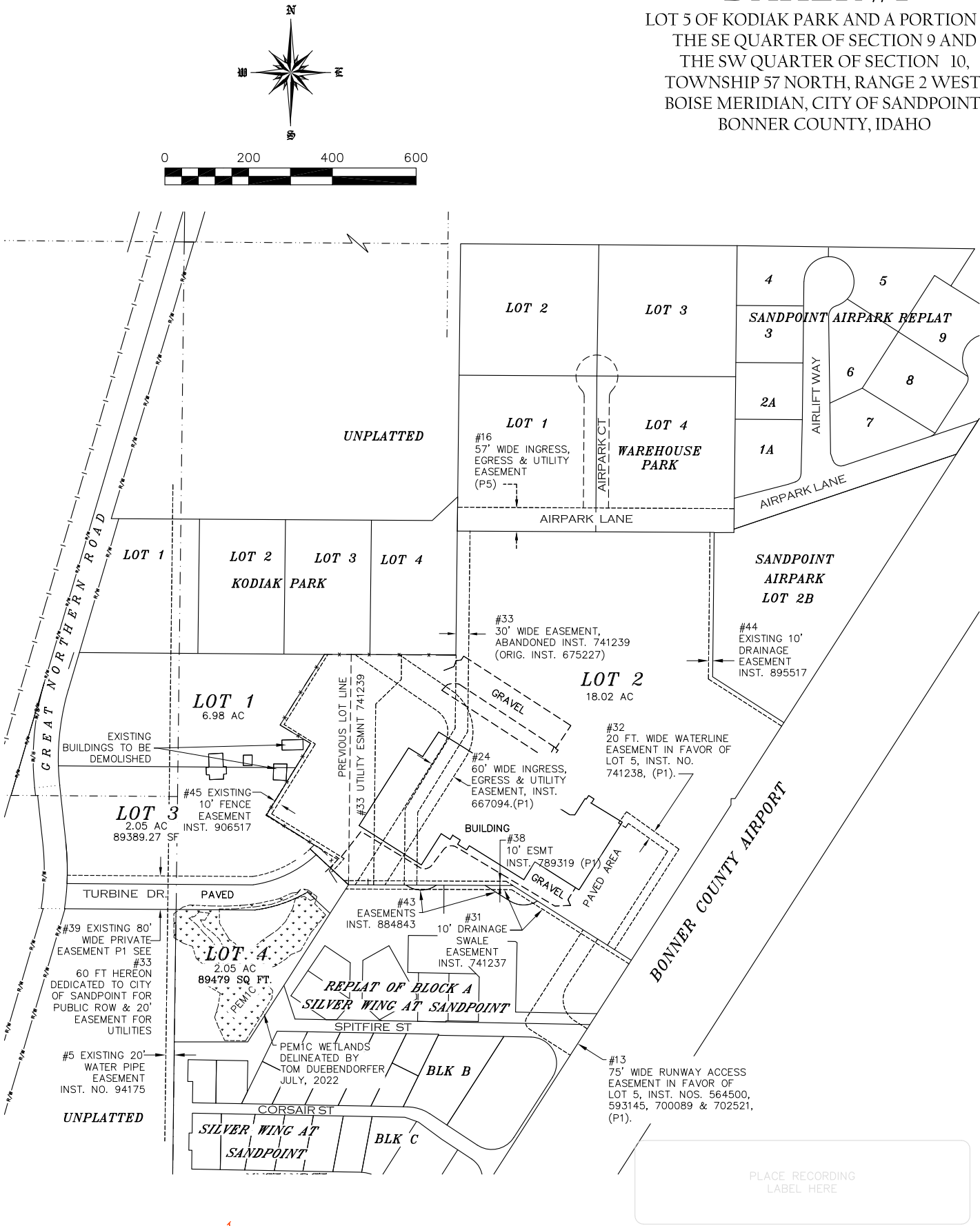
PLACE RECORDING LABEL HERE

1/4		SECTION	TOWNSHIP	RANGE	<div><div>MONTANA</div><div>IDAHO</div><div></div><div>OREGON</div><div>WASHINGTON</div></div>	DAHER #1	
<div><div></div><div></div><div></div></div>	9	57	2	<div>GLAHE & ASSOCIATES</div> <div>PROFESSIONAL LAND SURVEYORS</div> <div>303 Church Street</div> <div>Sandpoint, Idaho 83864</div> <div>208-265-4474</div>		Scale:	N/A
10	N	W	Checked By:			TLAG	Drawn By:
PROJECT #: 21-254 KODIAK QUEST REPLAT					Plot Date:	12/28/2022	Sheet:
DRAWING NAME: 21-254 KODIAK QUEST REPLAT.DWG							

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE CLTA GUARANTEE, ORDER NO. N-60660, GUARANTEE NO. G-0000955867858, DATED JANUARY 14, 2022.

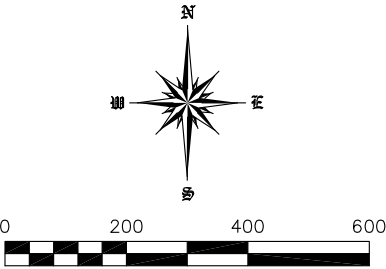
1. A COUNTY ROAD OPENED AS RECORDED SEPT. 8, 1903 IN BOOK 9 OF DEEDS AT PAGE 93, RECORDS OF BONNER CO., ID. CURRENT ROADS SHOWN.
2. A WATER MAIN EASEMENT RECORDED NOV. 20, 1936 AS INST. NO. 91984 IN BOOK 10 OF MISC. AT PAGE 616, RECORDS OF BONNER CO., ID. NO EXACT LOCATION, NOT SHOWN.
3. A POWER LINE EASEMENT GRANTED TO MOUNTAIN STATES POWER CO. RECORDED SEPT. 25, 1945 AS INST. NO. 17455, BOOK 13 OF MISC. AT PAGE 143, RECORDS OF BONNER CO., ID. NO EXACT LOCATION, NOT SHOWN.
4. A WATER MAIN EASEMENT RECORDED FEB. 12, 1964 AS INST. NO. 94174, BOOK 32 OF MISC. AT PAGE 164, RECORDS OF BONNER CO., ID. NO EXACT LOCATION, NOT SHOWN.
5. A WATERPIPE EASEMENT RECORDED FEB. 12, 1964 AS INST. NO. 94175, BOOK 32 OF MISC. AT PAGE 168, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
6. AN EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF SANDPOINT AND LARRY DONNERBERG, RECORDED JAN.18, 1978 AS INST. 195959 AND RE-RECORDED JAN. 23, 1978 AS INST. 194124, RECORDS OF BONNER CO., ID. DOES NOT AFFECT SUBJECT PROPERTY.
7. AN EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF SANDPOINT AND LARRY DONNERBERG, ETAL RECORDED JUL. 21, 1978 AS INST. 202673, MODIFIED AND RECORDED SEPT. 16, 1991 AS INST. NO. 395239, RECORDS OF BONNER CO., ID. DOES NOT AFFECT SUBJECT PROPERTY.
8. RECORD OF SURVEY RECORDED NOV. 13. 1979 AS INST. NO. 221987, RECORDS OF BONNER CO., ID.
9. RECORD OF SURVEY RECORDED OCT. 4, 1990 AS INST. NO. 370681, RECORDS OF BONNER CO., ID.
10. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN EASEMENTS RECORDED DEC. 15, 1995 AS INST. NO. 477592 (SEWER LINE) AND 477593 (SURFACE WATER DRAIN), RECORDS OF BONNER CO., ID. NOT ON SUBJECT PROPERTY, NOT SHOWN.
11. RECORD OF SURVEY RECORDED MAR. 14, 2000 AS INST. 561025, RECORDS OF BONNER CO., ID.
12. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)AS RECORDED MAR. 17, 2000 AS INST. NO. 561257, RECORDS OF BONNER CO., ID. NOT SHOWN.
13. TERMS AND CONDITIONS OF TAXI WAY EASEMENT RECORDED MAY 31, 2000 AS INST. NO. 564500, AND REVISED MAR. 17, 2006 AS INST. NO. 700089, AND APR. 21, 2006 AS INST. NO. 702511 TO CORRECT LEGAL DESCRIPTION OF REVISED TAXI WAY EASEMENT, RECORDS OF BONNER CO., ID. SHOWN.
14. NOTICE OF LAND EXCHANGE OBLIGATION RECORDED DEC. 13, 2001 AS INST. NO. 593145, RECORDS OF BONNER CO., ID. NO AFFECT, NOT SHOWN.
15. MEMORANDUM OF UNDERSTANDING AND PUBLIC UTILITES EASEMENT AGREEMENT RECORDED SEPT. 5, 2000 AS INST. NO. 569453, RECORDS OF BONNER CO., ID. NO AFFECT TO SUBJECT PROPERTY, NOT SHOWN.
16. ALL MATTERS DELINEATED ON THE PLAT OF A SHORT PLAT OF FIRST ADDITION TO WAREHOUSE PARK RECORDED OCT. 17, 2000 IN BOOK 6 OF PLATS AT PAGE 110, INST. 571520. RECORDS OF BONNER CO., ID.
17. ALL MATTERS DELINEATED ON THE PLAT OF SANDPOINT AIRPARK RECORDED JAN. 16, 2001 IN BOOK 6 OF PLATS AT PAGE 119, INST. 575531. RECORDS OF BONNER CO., ID.
18. A POWER EASEMENT GRANTED TO NORTHERN LIGHTS RECORDED OCT. 4, 2001 AS INST. 588939. RECORDS OF BONNER CO., ID. NO EXACT LOCATION, NOT SHOWN.
19. RECORD OF SURVEY RECORDED OCT. 24, 2001 AS INST. NO. 590294, RECORDS OF BONNER CO., ID.
20. A TAXIWAY EASEMENT RECORDED JAN. 11, 2002 AS INST. NO. 594641, RECORDS OF BONNER CO., ID. SHOWN.
21. A POWER EASEMENT GRANTED TO AVISTA UTILITIES RECORDED AS INST. NO. 602634, RECORDS OF BONNER CO., ID. NO AFFECT, NOT SHOWN.
22. ALL MATTERS DELINEATED ON THE PLAT OF JOHNSON, COX & HAMILTON SHORT PLAT RECORDED DEC. 30, 2002 IN BOOK, 7 OF PLATS AT PAGE 9, INST. NO. 615614. RECORDS OF BONNER CO., ID.
23. CC&R'S RECORDED OCT. 29, 2003 AS INST. NO. 637492, RECORDS OF BONNER CO., ID. NOT SHOWN.
24. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED DEC. 29, 2004 AS INST. NO. 667094, RECORDS OF BONNER CO., ID. SHOWN.
25. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED APR. 26, 2005 AS INST. NO. 675227, RECORDS OF BONNER CO., ID. ABANDONED, NOT SHOWN, SEE #33.
26. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED FEB. 24, 2006 AS INST. NO. 698736, RECORDS OF BONNER CO., ID. ABANDONED, NOT SHOWN, SEE #32.
27. TERMS AND CONDITIONS OF TAXI WAY EASEMENT RECORDED APR. 21, 2006 AS INST. NO. 702521, RECORDS OF BONNER CO., ID. SHOWN.
28. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED JAN. 3, 2007 AS INST. NO. 720295, RECORDS OF BONNER CO., ID. SHOWN AS TURBINE DR.
29. A PURCHASE OPTION AGREEMENT BY AND BETWEEN DONALD JAY COX & KIM MARDETTE COX AND QUEST AIRCRAFT COMPANY, LLC IN A WARRANTY DEED RECORDED JAN. 3, 2007 AS INST. NO. 720298, RECORDS OF BONNER CO., ID. NOT SHOWN.
30. A RIGHT OF WAY DEED RECORDED JUN. 1, 2007 AS INST. NO. 729977, RECORDS OF BONNER CO., ID. INCLUDING ANY EASEMENTS FOR UTILITIES OR PIPELINES IN THAT PORTION OF LAND THAT IS AN ABANDONED OR VACATED ROAD OR RIGHT-OF-WAY. SHOWN AS GREAT NORTHERN RD.
31. A SWALE MAINTENANCE EASEMENT RECORDED NOV. 19, 2007 AS INST. NO. 741237, RECORDS OF BONNER CO., ID. SHOWN.
32. A WATERLINE EASEMENT RECORDED NOV. 19, 2007 AS INST. NO. 741238, ABANDONED INST. 698736, RECORDS OF BONNER CO., ID. NOT SHOWN.
33. A INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED NOV. 19, 2007 AS INST. NO. 741239, AND AMENDED ON MAR. 16, 2010 AS INST. NO. 789318, RECORDS OF BONNER CO., ID. SHOWN ON MAP AS TURBINE DRIVE.
34. A POWER EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED DEC. 18, 2007 AS INST. NO. 742961. RECORDS OF BONNER CO., ID. NO EXACT LOCATION GIVEN, NOT SHOWN.
35. ALL MATTERS AS DELINEATED ON THE REPLAT OF LOT 2, JOHNSON, COX & HAMILTON SHORT PLAT AND LOT 2, SANDPOINT AIRPARK RECORDED APR. 7, 2008 IN BOOK 9 OF PLATS AT PAGE 77, INST. 749120, RECORDS OF BONNER CO., ID.
36. AMENDED RECORD OF SURVEY (AMENDING INST. NO. 745096, JAN. 25, 2008) RECORDED NOV. 19, 2008 AS INST. NO. 762543, RECORDS OF BONNER CO., ID.
37. A POWER EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED MAY 14, 2009 AS INST. NO. 771843, RECORDS OF BONNER CO., ID. NO EXACT LOCATION GIVEN, NOT SHOWN.
38. FENCE EASEMENT AGREEMENT BETWEEN QUEST AIRCRAFT CO., L.L.C. AND SILVER WING AT SANDPOINT, L.L.C. RECORDED MAR. 16, 2010 AS INST. NO. 789319, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
39. PLAT OF KODIAK PARK RECORDED SEPT. 16, 2014 IN BOOK 11 OF PLATS AT PAGE 38, INST. 864305, RECORDS OF BONNER CO., ID.
40. A PERPETUAL EASEMENT AND RIGHT-OF-WAY DEDICATION FOR GREAT NORTHERN ROAD GRANTED TO THE CITY OF SANDPOINT RECORDED JUN. 17, 2015 AS INST. NO. 875081, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
41. RECORD OF SURVEY RECORDED JUL. 27, 2015 AS INST. NO. 876821, RECORDS OF BONNER CO., ID.
42. RECORD OF SURVEY RECORDED AUG. 28, 2015 AS INST. NO. 878514, RECORDS OF BONNER CO., ID.
43. A CLEAR SPACE EASEMENT GRANTED TO QUEST AIRCRAFT CO., L.L.C. BY SILVER WING AT SANDPOINT, L.L.C. RECORDED JAN. 27, 2016 AS INST. NO. 884843, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
44. A REAL ESTATE AGREEMENT FOR PLACEMENT AND MAINTENANCE OF A STORMWATER DRAINAGE DITCH IN FAVOR OF QUEST AIRCRAFT CO., L.L.C. RECORDED SEPT. 26, 2016 AS INST. NO. 895517, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
45. A 10 FT. WIDE FENCE REPLACEMENT AND MAINTENANCE EASEMENT GRANTED TO BONNER COUNTY RECORDED JUN. 12, 2017 AS INST. 906517, RECORDS OF BONNER CO., ID. SHOWN ON MAP.
46. RECORD OF SURVEY (GREAT NORTHERN R.O.W.) RECORDED JUL. 20. 2021 AS INST. NO. 987708, RECORDS OF BONNER CO., ID.



1/4	Section	Township	Range	MONTANA	IDAHO
	9	57	2		
	10	N	W	OREGON	WASHINGTON
PROJECT #: 21-254 KODIAK QUEST REPLAT					
DRAWING NAME: 21-254 KODIAK QUEST REPLAT.DWG					

DAHER #1 EASEMENTS DETAIL			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: 1"=200'	
Checked By: TLAG	Drawn By: TRP	Plot Date: 12/28/2022	Sheet: 2 of 3

DAHER #1
LOT 5 OF KODIAK PARK AND A PORTION OF
THE SE QUARTER OF SECTION 9 AND
THE SW QUARTER OF SECTION 10,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF SANDPOINT,
BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET OR TO BE SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP BY GLAHE, PLS 5713
- FOUND ALUMINUM CAP BY THOMPSON, PLS 962
- FOUND 5/8" REBAR AND CAP BY MILLER, PLS 6107
- FOUND 5/8" REBAR AND CAP BY RASOR, PLS 6374
- FOUND 5/8" REBAR AND CAP BY BAILEY, PLS 10559
- FOUND 5/8" REBAR AND CAP BY PROVOLT, PLS 7879
- FOUND 5/8" REBAR AND CAP BY BRISTOL, PLS 882
- FOUND 5/8" REBAR AND CAP BY EVANS, PLS 5087
- FOUND 5/8" REBAR AND CAP BY HOWE, PLS 832
- FOUND 5/8" REBAR AND CAP BY GLAHE, PLS 14879
- FOUND 1TD R/W MON, 3 1/2" BRASS CAP IN CONCRETE, MARKED AS NOTED
- FOUND 5/8" REBAR WITH CAP ILLEGIBLE, BROKEN OR MISSING
- CALCULATED POINT, NOTHING SET
- GREAT NORTHERN ROAD RIGHT OF WAY/EASEMENT LINE
- RAILROAD CENTERLINE
- EDGE OF PAVEMENT
- SECTION LINE
- SUBDIVISION OF SECTION LINE
- (R1) RECORD OF SURVEY BY PLS 13548, INST. NO. 987708, 7/20/2021.
- (R2) RECORD OF SURVEY BY PLS 5713, INST. NO. 216957, 7/15/1999.
- (P1) PLAT OF KODIAK PARK, BK. 11 OF PLATS AT PAGE 38, INST. NO. 864305, 9/16/2014.
- (P2) REPLAT OF BLOCK A SILVER WING AT SANDPOINT, BK. 10 OF PLATS AT PAGE 31, INST. NO. 795251, 7/12/2010.
- (P3) SILVER WING AT SANDPOINT, BK. 9 OF PLATS AT PAGE 118, INST. NO. 760920, 10/21/2008.
- (P4) LOTS 1 & 2 OF A REPLAT OF LOT 1 SANDPOINT AIRPARK, BK. 7 OF PLATS AT PAGE 15, INST. NO. 617820, 2/3/2003.
- (P5) WAREHOUSE PARK, BK. 6 OF PLATS AT PAGE 136, INST. NO. 582795, 6/11/2001.

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY MATCHES THAT OF (R1) AND 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. THE BASIS IS THE LINE BETWEEN CONTROL POINT #1 MONUMENTED WITH A 5/8" DIA. REBAR AND RED PLASTIC CAP MARKED "1TD CONTROL MONUMENT", AND CONTROL POINT #6, MONUMENTED WITH A 5/8" DIA. REBAR AND RED PLASTIC CAP MARKED "GLAHE CONTROL" THE COURSE IS S17°17'01"E, 4658.32 FT. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00012107. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°36'39" AT CONTROL POINT #1.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO CREATE THREE LOTS FROM ONE PLATTED LOT AND AN UNPLATTED PARCEL,
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS (CLASSIFIED AS PEM1C) ARE PRESENT ON THE SUBJECT PROPERTY AS SHOWN PER WETLAND STUDY BY TOM DUEBENDORFER, JULY, 2022.
- THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA 16017C0715E, EFFECTIVE 11/18/2009.

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	22°31'05"	565.00'	229.91'	228.44'	S05°09'06"W
C2	9°01'13"	630.00'	99.18'	99.08'	N01°36'18"W
C3	5°28'54"	630.00'	60.28'	60.25'	N05°38'46"E
C4	34°15'13"	283.42'	169.44'	166.93'	N64°24'28"E
C5	22°14'09"	343.42'	133.28'	132.44'	N71°13'48"E
C6	2°59'09"	260.00'	13.55'	13.55'	N45°52'14"E
C7	14°30'08"	630.00'	159.46'	159.03'	N01°08'09"E

LINE	BEARING	DISTANCE
L1	N16°24'39"E	93.28'
L2	N06°06'50"W	111.48'
L3	S57°46'23"E	134.41'
L4	S46°56'39"E	20.23'
L5	S46°56'39"E	105.31'
L6	S32°58'23"W	81.10'
L6	S32°40'29"W	81.18'
L7	S46°56'39"E	73.84'
L8	N06°06'50"W	25.15'
L9	S58°53'24"E	85.04'



1/4	Section	Township	Range	MONTANA	IDAHO
	9	57	2		
	10	N	W		
PROJECT #: 21-254 KODIAK QUEST REPLAT					OREGON
DRAWING NAME: 21-254 KODIAK QUEST REPLAT.DWG					WASHINGTON

PLACE RECORDING LABEL HERE

DAHER #1

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

Scale: 1"=200'
Checked By: TLAG
Date: 12/28/2022
Drawn By: TRP
Sheet: 1 of 3