REPLAT OF LOT 1, BLOCK 3 OF BOYER FARM ESTATES

SECTION 10, TWP. 57N., RNG. 2W., BOISE MERIDIAN, CITY OF SANDPOINT, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE THIS IS TO CERTIFY THAT CAROUSEL HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "REPLAT OF LOT 1, BLOCK 3 OF BOYER FARM ESTATES," LOCATED IN A PORTION OF SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, BLOCK 3 OF "BOYER FARM ESTATES." JERSEY STREET IS HEREBY DEDICATED TO THE CITY OF SANDPOINT FOR PUBLIC RIGHT OF WAY, AS SHOWN HEREON.

THE 10 FEET WIDE UTILITIES EASEMENTS ARE HEREBY GRANTED TO THE UTILITY PROVIDERS OF THIS PLAT AS SHOWN HEREON.

THE 20 FEET WIDE STORMWATER EASEMENTS ARE HEREBY GRANTED TO THE LOT OWNERS OF THIS PLAT, AS SHOWN HEREON.

THE 10 FEET WIDE STORMWATER EASEMENTS, 5 FEET ON EITHER SIDE OF THE PROPERTY LINE, ARE HEREBY GRANTED TO THE LOT OWNERS OF THIS PLAT, AS SHOWN HEREON.

KELLY CARROLL, EXECUTOR	
CAROLISEL HOLDINGS LLC	

STATE OF ______ COUNTY OF ______ ON THIS __DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED KELLY CARROLL, KNOWN OR IDENTIFIED TO ME TO BE THE EXECUTOR OF CAROUSEL HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY AND ASKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY AND ASKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY AND AND SEAL THE DATE LAST ABOVE WRITTEN. NOTARY PUBLIC FOR THE STATE OF ______ MY COMMISSION EXPIRES: ______

SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

DATED THIS DAY OF	, 2025.
1740ZJA	
RON C. HEIDEMANN, PLS 17407	
2-21-25	

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 1, BLOCK 3 OF BOYER FARM 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	DAY OF	, 2025.
	BONNER COUNTY SU	JRVEYOR

PLANNING DIRECTOR'S CERTIFICATE

CITY OF SANDPOINT PLANNING DIRE	ECTOR

|--|

" HIS PLAT HEREIN OF HAS BEEN EXAMINED AND A			MESTATES
, 2025.			
	MAYOR OF SAN	NDPOINT	

CITY	OF	SANDPOINT	CLER	(

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTION TO BE DETERMINED BY PHD.

CITY OF SANDPOINT ENGINEER

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS	DAY OF
2025	

CITY OF SANDPOINT ENGINEER

INDEPENDENT HIGHWAY DISTRICT

INDEPENDENT HIGHWAY DISTRICT

COUNTY TREASURER'S CERTIFICATE

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF THE REQUEST OF SAWTOOTH LAND SURVEY!	, 2025, ATM., AT NG, LLC.
INSTRUMENT No	FEE:

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

S.10, T.57N., R.2W., B.M.					
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	+	 	\vdash		
	<u>+</u> – -	<u>-</u>			

REPLAT OF LOT 1, BLOCK 3 OF BOYER FARM ESTATES

560 W. CANFIELD AVE., STE. 200 COEUR D'ALENE, IDAHO 83815 (208) 714 - 4544

SAWTOOTH Land Surveying, LLC

WWW.SAWTOOTHLS.COM

O78 CARROLL FINAL P

2-21-25

RCH/CMA

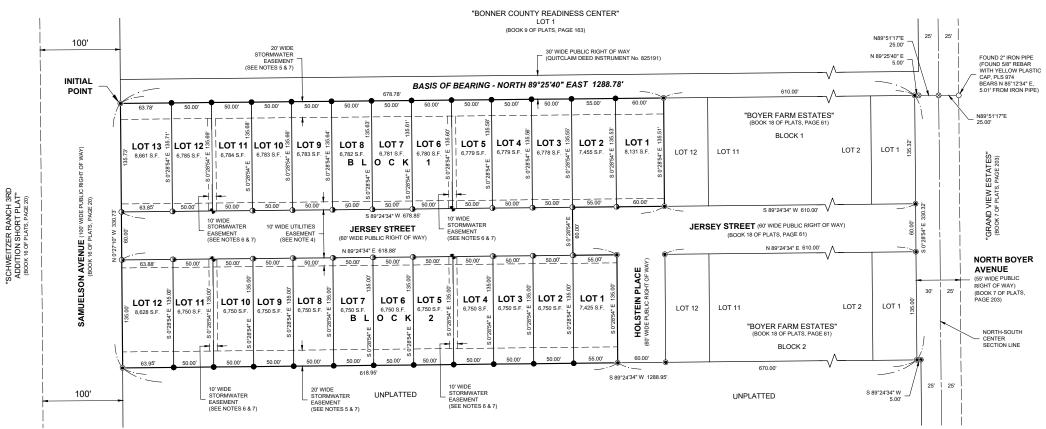
22007

NONE

CMA

REPLAT OF LOT 1, BLOCK 3 OF BOYER FARM ESTATES

SECTION 10, TWP. 57N., RNG. 2W., BOISE MERIDIAN, CITY OF SANDPOINT, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" x 24" REBAR WITH ORANGE PLASTIC CAP, PLS 17407
- SET 5/8" X 24" REBAR WITH ORANGE PLASTIC CAP, WITNESS CORNER, PLS 17407 (WITNESS CORNER SET BEHIND SIDEWALK, 0.50' FROM LOT CORNER)
- SET 5/8" X 24" REBAR WITH ORANGE PLASTIC CAP, WITNESS CORNER, PLS 17407 (WITNESS CORNER SET BEHIND DRAINAGE STRUCTURE, 2.00' FROM LOT CORNER)
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP. PLS 17407
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR, NO CAP



REFERENCES

(PER RECORDS OF BONNER COUNTY, IDAHO UNLESS OTHERWISE NOTED)

- THE PLAT "BOYER FARM ESTATES," RECORDED IN BOOK 18 OF PLATS,
- PAGE 61.
 2. THE PLAT "SCHWEITZER RANCH 3RD ADDITION SHORT PLAT",
- RECORDED IN BOOK 16 OF PLATS, PAGE 20.

 THE PLAT "BONNER COUNTY READINESS CENTER," RECORDED IN BOOK 9 OF PLATS, PAGE 163.
- 9 OF PLATS, PAGE 103.

 4. THE PLAT "GRAND VIEW ESTATES," RECORDED IN BOOK 7 OF PLATS, PAGE 203.

NOTES

- WATER IS PROVIDED BY THE CITY OF SANDPOINT.
- SEWAGE DISPOSAL PROVIDED BY THE CITY OF SANDPOINT
- 2. SEWAGE DISPOSAL PROVIDED BY THE CITY OF SANDPOINT.

 3. SUBJECT TO BOYER AVENUE RIGHT OF WAY DEED (INSTRUMENT 17014, RECORDS OF BONNER COUNTY, IDAHO).

 4. A 10 FEET WIDE UTILITIES EASEMENT IS HEREBY GRANTED TO THE
- UTILITY PROVIDERS OF THIS PLAT, AS SHOWN HEREON.

 5. A 20 FEET WIDE STORMWATER EASEMENT IS HEREBY GRANTED TO THE LOT OWNERS OF THIS PLAT, AS SHOWN HEREON.
- 6. A 10 FEET WIDE STORMWATER EASEMENT, 5 FEET ON EITHER SIDE OF THE PROPERTY LINE, IS HEREBY GRANTED TO THE LOT OWNERS OF THIS PLAT, AS SHOWN HEREON.
- THE LOT OWNERS OF THIS PLAT SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF THE STORMWATER FACILITIES WITHIN THE PORTION OF STORMWATER EASEMENT THAT IS LOCATED ON THEIR LOT, AS SHOWN HEREON. SAID LOT OWNERS SHALL ENSURE CONTINUOUS COMPLIANCE WITH THE APPROVED STORMWATER RECORD DRAWINGS PREPARED BY SCOTT BROWN, P.E., DATED FEBRUARY 5, 2025 AND SHALL NOT FILL IN OR MODIFY THE
- STORMWATER SWALES OR FACILITIES.

 NO DRIVEWAY ACCESS IS PERMITTED ONTO SAMUELSON AVENUE FROM
 LOT 13, BLOCK 1 AND LOT 12, BLOCK 2, AS SHOWN HEREON.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS PLAT IS THE NORTH BOUNDARY LINE OF BOYER FARM ESTATES, RECORDED IN BOOK 18 OF PLATS, PAGE 61, AS MEASURED BETWEEN THE FOUND NORTHWEST CORNER AND THE FOUND NORTHEAST CORNER OF SAID PLAT; SAID LINE BEARS

SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT SURVEY IS TO SUBDIVIDE LOT 1, BLOCK 3 OF BOYER FARM ESTATES, RECORDED IN BOOK 18 OF PLATS, PAGE 61

THE MONUMENTED LINES DEPICTED HEREON ARE BASED ON THE FOUND AND HELD MONUMENTS DESCRIBED AS SHOWN, UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN

THIS SURVEY WAS PERFORMED USING A REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

S.10, T.57N., R.2W., B.M.

REPLAT OF LOT 1, BLOCK 3 OF BOYER FARM ESTATES

560 W. CANFIELD AVE., STE. 200 COEUR D'ALENE, IDAHO 83815 (208) 714 - 4544

WWW.SAWTOOTHLS.COM

CMA RCH/CM/ 22007 078-CARROLL-FINAL F

2-21-25