

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 867698-S, DATED OCTOBER 8, 2019.

1. ANY CLAIM ARISING FROM THE DIFFERENCE IN THE MEAN HIGH WATER LINE OF SAND CREEK AND THE MEANDER LINE AS SHOWN BY THE ORIGINAL GOVERNMENT SURVEY.
2. RIGHT, TITLE AND INTEREST OF THE STATE OF IDAHO WITHIN THE NATURAL BED OF SAND CREEK BELOW THE ORDINARY HIGH WATER LINE, AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS WATERWARD OF SAID ORDINARY LOW WATER LINE.
3. EASEMENT FOR RIGHT OF WAY GRANTED TO BONNER COUNTY, INST. NO. 59086, BK. 42 OF DEEDS, PG. 617. NOT SHOWN HEREON.
4. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE SUBJECT PROPERTY GRANTED TO THE U.S.A. BY JUDGMENT ON DECLARATION OF TAKING, BK.12 OF JUDGMENTS, PG. 96, 8/11/12952.
5. A RAILROAD EASEMENT GRANTED TO SPOKANE INTERNATIONAL RAILROAD COMPANY, INST. NO. 48222, BK. 20 OF MISC., PG. 536, 2/10/1954. AS SHOWN HEREON.
6. A UTILITIES EASEMENT GRANTED TO THE CITY OF SANDPOINT, IDAHO, INST. NO. 438967, 1/18/1994. NOT SHOWN HEREON.
7. ALL MATTERS, CC&R's, EASEMENTS, ETC., AS DISCLOSED BY RECORD OF SURVEY, INST. NO. 513676, 11/6/1997.
8. A UTILITIES EASEMENT GRANTED TO MOUNTAIN STATES POWER CO., INST. NO. 517238, 1/12/1998. NOT SHOWN HEREON (BLANKET EASEMENT).
9. A UTILITIES EASEMENT GRANTED TO THE WASHINGTON WATER POWER COMPANY, INST. NO. 526964, 4/6/1998. NOT SHOWN HEREON.
10. A RIGHT OF WAY EASEMENT (BOYER AVE) GRANTED TO CITY OF SANDPOINT, INST. NO. 656515, 8/6/2004. AS SHOWN HEREON.

GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PORTION OF LOT 2, BLOCK 1, UNIVERSITY PLACE, INTO 4 LOTS, AS SHOWN.
- B) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- C) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAP AND WETLAND STUDY BY TOM DUEBENDORFER, APRIL, 2020.
- D) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0716E, EFFECTIVE 11/18/2009.
- E) THE 10' & 8' WIDE UTILITIES EASEMENTS AS SHOWN (SEE SHEET 2) ARE HEREBY GRANTED TO ALL UTILITY PROVIDERS OF THIS PLAT.
- F) ALL LAND WITHIN THE BOUNDARY OF THIS SHORT 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 AND M&W HOLDINGS, LLC, DATED 9/3/2021 AND RECORDED AS INSTRUMENT NO. 991044. ANY FUTURE SUBDIVISION OR REPLAT OF ALL LAND WITHIN THE BOUNDARY OF THIS SHORT PLAT WILL ALSO BE SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE AFOREMENTIONED DOCUMENTS.
- G) DIRECT LOT ACCESS TO N. BOYER AVE. IS PROHIBITED.
- H) THIS PLAT IS SUBJECT TO THE CC&R'S AS RECORDED IN INST. NO. _____

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

RECORD REFERENCES

- (R1) RECORD OF SURVEY, PLS 882, INST. NO. 215514, 6/18/1979
- (R2) RECORD OF SURVEY, PLS 882, INST. NO. 454845, 10/28/1994
- (R3) SAND CREEK PLACE, BK. 4, PG. 95, INST. NO. 378125, 7/23/1990
- (R4) REPLAT OF LOT 4 SAND CREEK PLACE, BK. 4, PG. 182, INST. NO. 433572, 10/12/1993
- (R5) RECORD OF SURVEY, PLS 5576, INST. NO. 513676, 11/6/1997
- (R6) RECORD OF SURVEY, PLS 5087, INST. NO. 554275, 10/26/1999
- (R7) PIETSCH SUBDIVISION, BK. 6, PG. 93, INST. NO. 565869, 6/27/2000
- (R8) RECORD OF SURVEY, PLS 10677, INST. NO. 808432, 4/14/2011
- (R9) RECORD OF SURVEY, PLS 14879, INST. NO. 916022, 12/21/2017
- (R10) UNIVERSITY PLACE, BK. 17, PG. 53, INST. NO. 992172, AND UNIVERSITY PLACE PHASE 2A, BK. 17, PG. 54, INST. NO. 992256, 9/23/2021

**UNIVERSITY PLACE
PHASE 4**

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



NOT TO SCALE

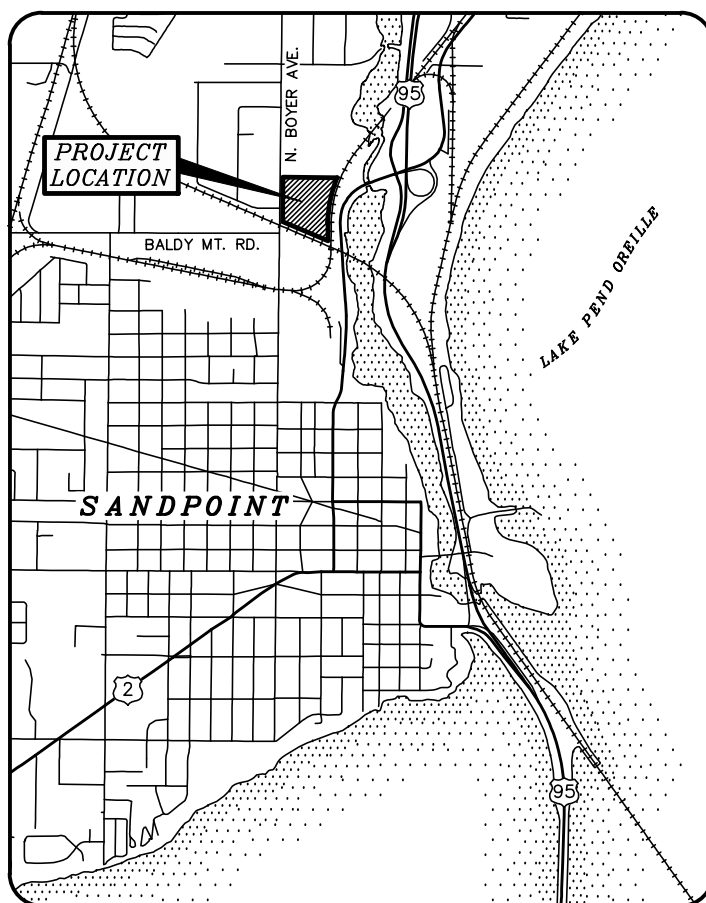
LEGEND

SECTIONAL CORNER, AS NOTED.

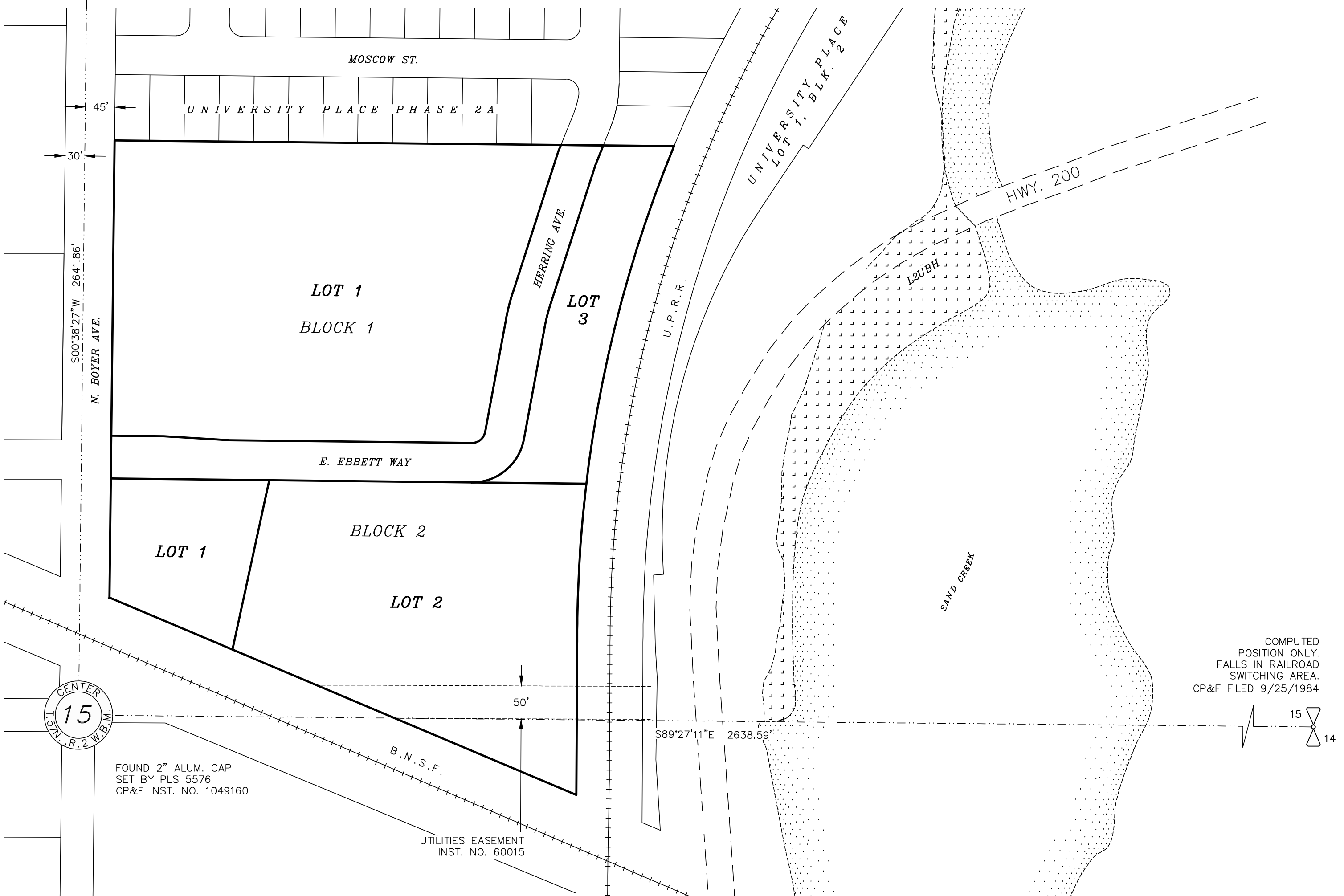
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF LOT 2 OF BLOCK 1, UNIVERSITY PLACE, INTO LOTS AND STREETS AS SHOWN HEREON.

VICINITY MAP



10
15
FOUND REFERENCE MARKS
SET BY PLS 6107
CP&F INST. NO. 807628



COMPUTED POSITION ONLY. FALLS IN RAILROAD SWITCHING AREA. CP&F FILED 9/25/1984



FOUND 2" ALUM. CAP
SET BY PLS 5576
CP&F INST. NO. 1049160

UTILITIES EASEMENT
INST. NO. 60015

PLACE RECORDING LABEL HERE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	15	57 N	2 W		
PROJECT # 22-02B MULGREW DRAWING NAME: 22-02B MULGREW PHASE 4					

**UNIVERSITY PLACE
PHASE 4**

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

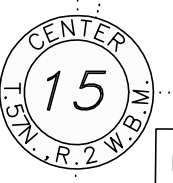
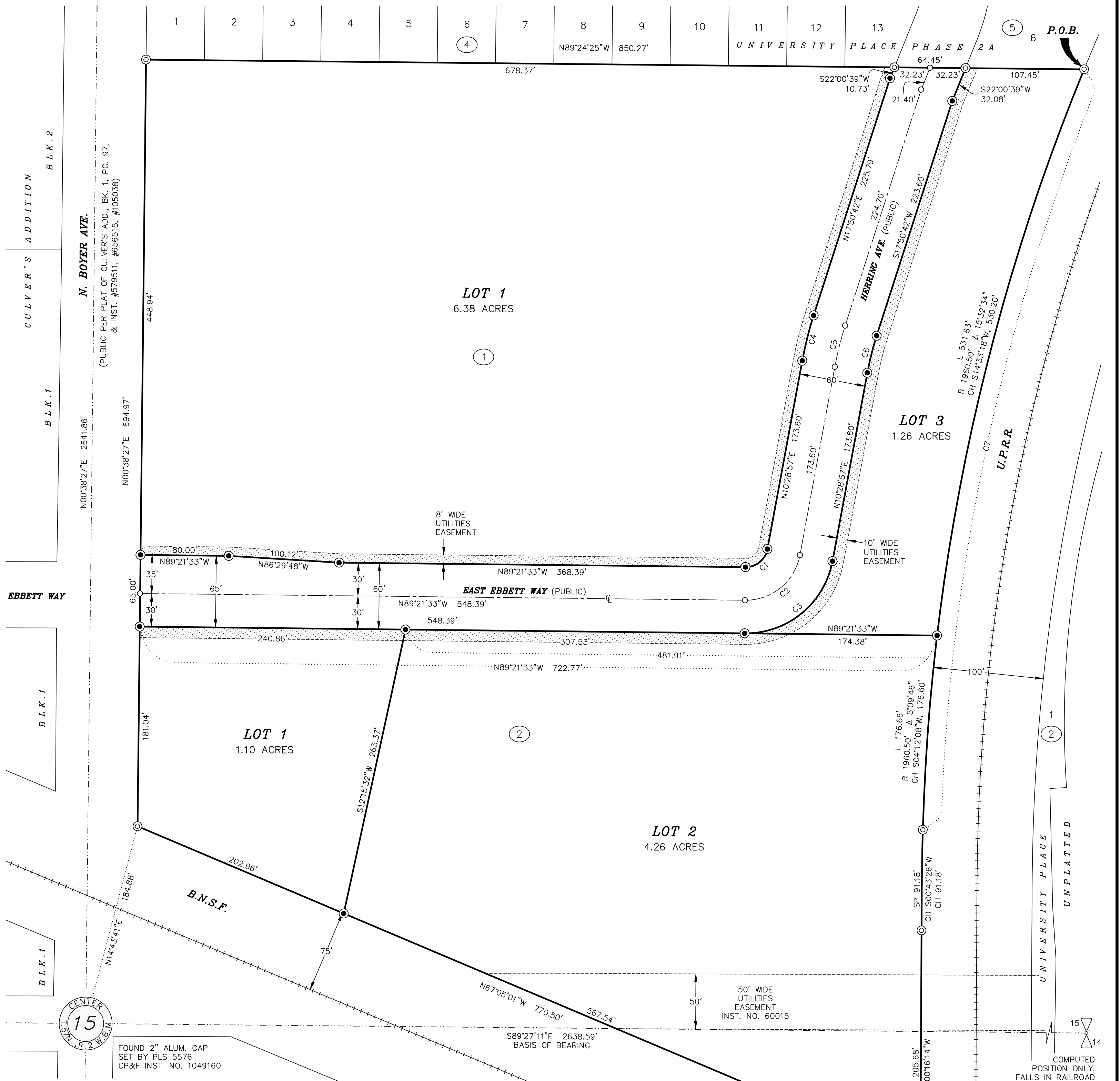
Scale: N/A
Checked By: SLT
Plot Date: 10/7/2025
Drawn By: SWO
Sheet: 1 of 3

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	27.98'	20.00'	80°09'30"	25.75'	N50°33'42"E
C2	69.95'	50.00'	80°09'30"	64.38'	N50°33'42"E
C3	111.92'	80.00'	80°09'30"	103.02'	S50°33'42"W
C4	42.41'	330.00'	7°21'45"	42.38'	N14°09'50"E
C5	38.55'	300.00'	7°21'45"	38.52'	N14°09'50"E
C6	34.70'	270.00'	7°21'45"	34.67'	S14°09'50"W
C7	708.49'	1960.50'	20°42'20"	704.64'	S11°58'25"W

UNIVERSITY PLACE PHASE 4

LYING IN A PORTION OF THE E 1/2 OF SECTION 15,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF SANDPOINT,
BONNER COUNTY, IDAHO

10
15
NORTH 1/4 CORNER
SECTION 15
FOUND REFERENCE MARKS
BY PLS 6107
CP&F INST. NO. 807628



FOUND 2" ALUM. CAP
SET BY PLS 5576
CP&F INST. NO. 1049160

COMPUTED
POSITION ONLY.
FALLS IN RAILROAD
SWITCHING AREA.
CP&F FILED
9/25/1984

UNIVERSITY PLACE PHASE 4

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1"=60' Checked By: SLT Plot Date: 10/7/2025	Drawn By: SWO Sheet: 2 of 3
1/4	SECTION	TOWNSHIP	RANGE	MONTANA IDAHO OREGON WASHINGTON	
	15	57 N	2 W	PROJECT #: 22-02B MULGREW DRAWING NAME: 22-02B MULGREW PHASE 4	

- LEGEND**
- ⊙ / ● FOUND / SET 5/8" X 24" REBAR & CAP, PLS 6603
 - ① BLOCK NUMBER (TYPICAL)
 - ▨ 10' & 8' WIDE UTILITIES EASEMENT; SEE NOTE 'E', SHEET 1
 - COMPUTED POINT



PLACE RECORDING LABEL HERE

UNIVERSITY PLACE PHASE 4

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT M & W HOLDINGS LLC, AN IDAHO 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 AND STREETS, GRANTED FOR THE PURPOSES SHOWN HEREON, THE SAME TO BE KNOWN AS 'UNIVERSITY PLACE PHASE 4' BEING A PORTION OF LOT 2 OF BLOCK 1 OF THE PLAT OF UNIVERSITY PLACE, AS RECORDED IN BOOK 17 OF PLATS, PG. 53, RECORDS OF BONNER COUNTY, IDAHO, LYING IN THE E 1/2 OF SECTION 15, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF SANDPOINT, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF UNIVERSITY PLACE PHASE 2A, AS RECORDED IN BOOK 17 OF PLATS, PG. 54, RECORDS OF BONNER COUNTY, IDAHO; COMMON WITH THE WESTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE SPOKANE INTERNATIONAL RAILROAD), SAID RAILROAD SHOWN ON THE RIGHT OF WAY AND TRACK MAP, SPOKANE INTERNATIONAL RAILWAY, BONNER COUNTY, STATION 3832+32.4 TO STATION 4031+46.2, DATED JUNE 30, 1917; MARKED WITH A 5/8" REBAR AND CAP BY PLS 6603;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK 1, UNIVERSITY PLACE, AND ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

1. 708.49 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1960.50 FEET AND A DELTA ANGLE OF 20°42'20" (CHORD SOUTH 11°58'25" WEST, 704.64 FEET) TO A 5/8" REBAR AND CAP BY PLS 6603 AND A POINT OF SPIRAL CURVATURE, RECORD RAILROAD STATION 4028+89.5 PCS, SAID CURVE IS A RAILROAD TAPER CURVE TO THE LEFT, WHICH HAS A CENTERLINE ARC LENGTH OF 90.00 FEET AND A SPIRAL DELTA OF 1'21";
2. 91.18 FEET ALONG SAID SPIRAL CURVE TO THE LEFT (CHORD SOUTH 00°43'26" WEST, 91.18 FEET), WHICH IS OFFSET 50 FEET RIGHT OF SAID DESCRIBED CENTERLINE CURVE, TO A POINT OF TANGENCY, RECORD RAILROAD STATION 4029+79.5 PT, MARKED WITH A 5/8" REBAR AND CAP BY PLS 6603;
3. SOUTH 00°16'14" WEST, 205.68 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, AND AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF THE BURLINGTON NORTHERN SANTA FE (B.N.S.F.) RAILROAD, MARKED WITH A 5/8" REBAR AND CAP BY PLS 6603;

THENCE LEAVING SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY, AND ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 1, COMMON WITH SAID NORTHERLY B.N.S.F. RAILROAD RIGHT-OF-WAY, NORTH 67°05'01" WEST, 770.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, AND AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF NORTH BOYER AVENUE, MARKED WITH A 5/8" REBAR AND CAP BY PLS 6603;

THENCE LEAVING SAID SOUTHERLY LINE AND SAID NORTHERLY B.N.S.F. RAILROAD RIGHT-OF-WAY, AND ALONG THE WESTERLY LINE OF SAID LOT 2, BLOCK 1, COMMON WITH SAID EASTERLY ROAD RIGHT-OF-WAY, NORTH 00°38'27" EAST, 694.97 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF UNIVERSITY PLACE PHASE 2A, MARKED WITH A 5/8" REBAR AND CAP BY PLS 6603;

THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY ROAD RIGHT-OF-WAY, ALONG THE SOUTH LINE OF SAID PLAT OF UNIVERSITY PLACE PHASE 2A, SOUTH 89°24'25" EAST, 850.27 FEET TO THE **POINT OF BEGINNING**;

EAST EBBETT WAY, AND HERRING AVENUE, WITH VARYING WIDTHS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF SANDPOINT FOR RIGHT-OF-WAY PURPOSES.

THE 10 FT. & 8 FT. WIDE UTILITIES EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO ALL UTILITY PROVIDERS OF THIS PLAT.

M&W HOLDINGS, LLC, DEREK MULGREW, MANAGER

DATE

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEREK MULGREW, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF M&W HOLDINGS, LLC, WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SAID LLC.

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 _____, 20____.

INDEPENDENT HIGHWAY DISTRICT

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 _____, 20____.

MAYOR

CITY CLERK

CITY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY PLANNER

CITY ENGINEER

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY ENGINEER

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 _____, 20____.

BONNER COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, SCOTT L. TOLDNESS, PLS 6603, 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 SECTION 15, 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.

SCOTT L. TOLDNESS, PLS 6603

DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR UNIVERSITY PLACE PHASE 4 BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF SANDPOINT. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, 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 FACILITIES SHALL BE ALLOWED.

DATE

HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

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

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ 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

PREPARED FOR:
M&W HOLDINGS, LLC
SANDPOINT, ID 83864



1/4	Section	Township	Range	MONTANA IDAHO		UNIVERSITY PLACE PHASE 4		
	15	57 N	2 W	OREGON WASHINGTON		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A	Drawn By: SWO
PROJECT #: 22-028 MULGREW					Checked By: SLT		Plot Date: 10/7/2025	Sheet: 3 of 3
DRAWING NAME: 22-028 MULGREW PHASE 4								