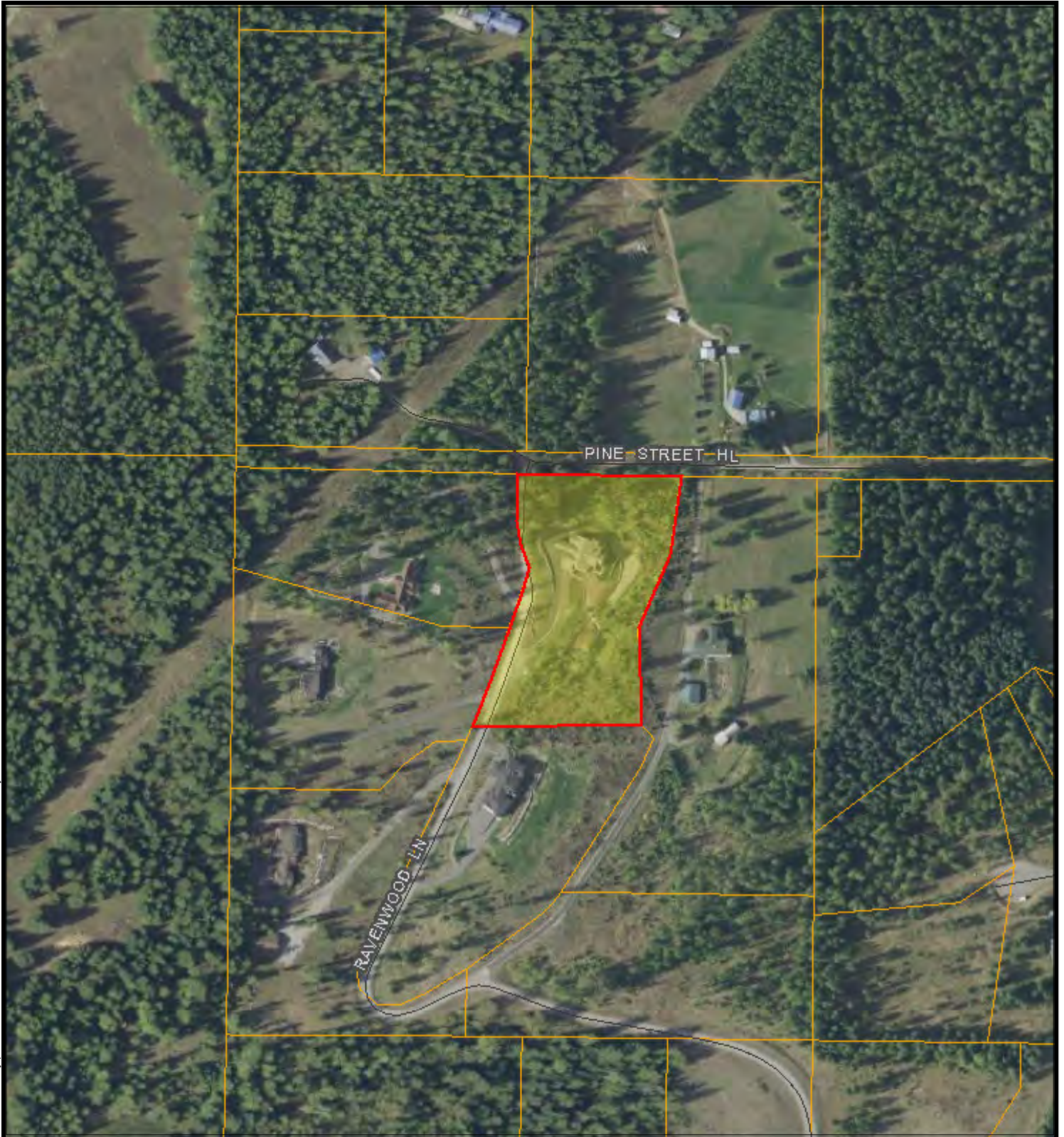


505 Ravenwood Lane



Bonner County provides the data "as is" with no claim as to its accuracy.

April 12, 2016

1:3,738

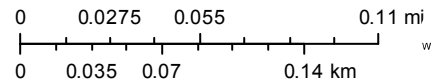
Major Roads

- Interstate
- U.S. Hwy
- State Hwy
- Arterial

Local Roads

- Collector
- Local Access
- - Seasonal Road
- Ramp/Connector

- 2017 Parcels
- Tax Roll Parcels



SANDPOINT TITLE INSURANCE
 LOCAL ROOTS, SUPERIOR SERVICE
 120 East Lake Street, Sandpoint ID 83864
 Phone: (208) 263-2222
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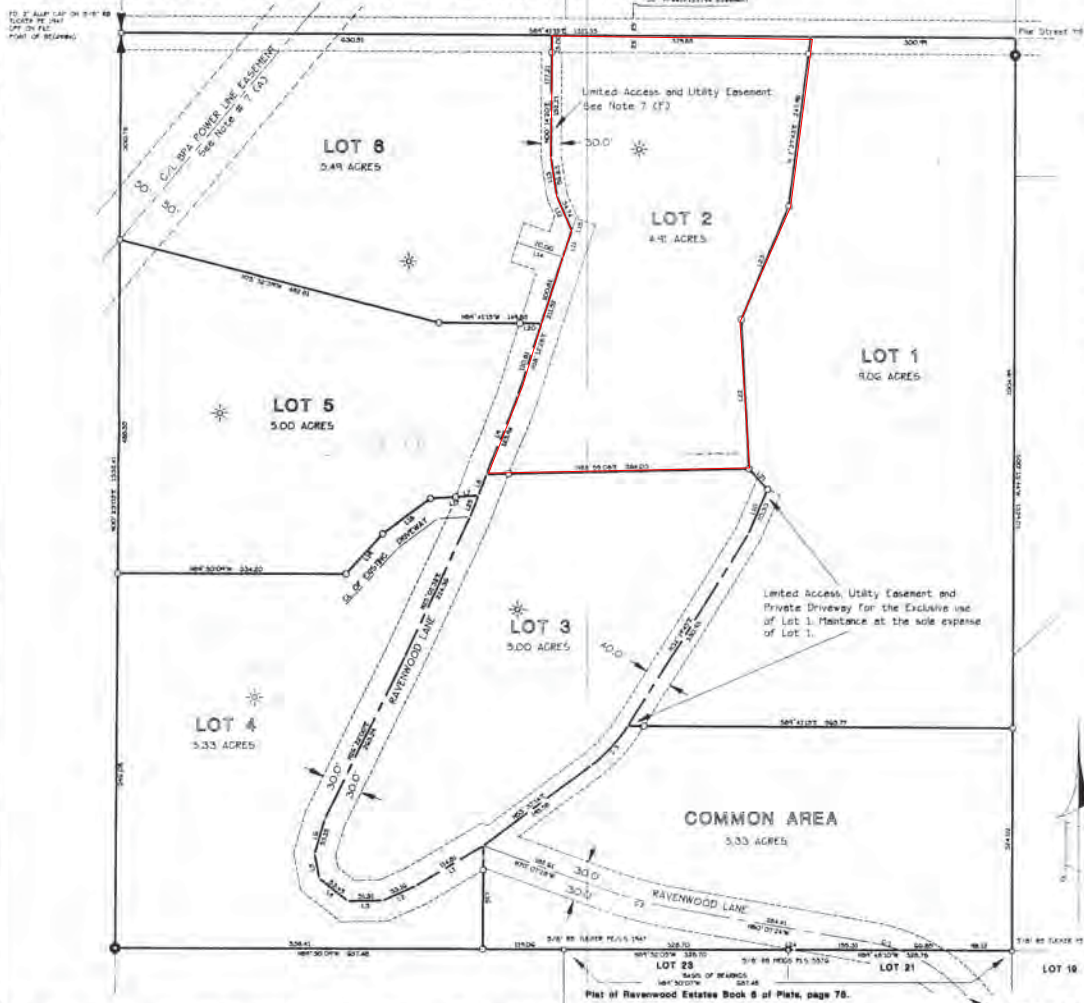
This sketch is furnished without charge solely for the purpose of assisting in locating said premises and Sandpoint Title Insurance assumes no liability for inaccuracies therein.

Created by: Sandpoint Title

WEST RIDGE ESTATES

LOCATED IN THE NW1/4SW1/4 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
 BONNER COUNTY, CITY OF DOVER, IDAHO.

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Lines

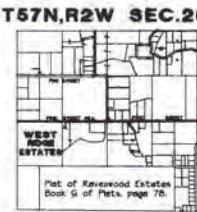
Line #	Description	Length
1	114.81	114.81
2	23.16	23.16
3	51.51	51.51
4	53.45	53.45
5	36.08	36.08
6	33.35	33.35
7	33.78	33.78
8	123.44	123.44
9	54.74	54.74
10	70.33	70.33
11	141.33	141.33
12	50.00	50.00
13	18.47	18.47
14	151.35	151.35
15	70.33	70.33
16	88.76	88.76
17	78.76	78.76
18	23.52	23.52
19	41.07	41.07
20	218.87	218.87
21	179.58	179.58
22	8.49	8.49
23	33.71	33.71

Curves

Curve #	Radius	Arc Length	Tangent	Chord
1	230.00	44.87	22.39	44.61 N75°00'18"W
2	185.86	119.73	60.00	119.51 N75°07'30"W
3	212.80	79.08	40.00	78.62 N42°58'28"E

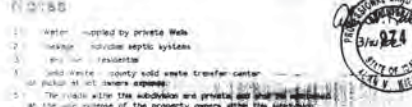
Notes

- Water supplied by private Well
- Sanitary - septic/septic system
- 30' lot residential
- 30' wide - county sold waste transfer center
- Plat of this subdivision area previously recorded at the main income of the property owners within this subdivision.
- Approved and owners:
 - Tracy A. Omer
 - Ray A. Omer
 - Section - Iowa 83564
- See Survey documents may or may not affect this plat.
- Engineering License, USA, No. 34030, B.S. of P.E., 2-15-90
- Electric Distribution Easement, Pacific Power & Light, No. 4184DA, 1-13-93
- Restriction of Easements, Conditions, and Restrictions, No. 5554M3, 2-14-00
- Masterplan & Repair, Natural Gas Cascade, No. 504704, 1-20-00, 2-11-00
- Approval of Well, Natural Gas Avista Corp, No. 590831, 1-25-00
- Restriction of Easements, Conditions and Restrictions, No. 5554M3, 2-14-00
- Corner along the North line of RAVENWOOD Book 6 of Plats, page 76, Lots 21 and 23 do not match what is shown on said plat. Re-survey shows that corners were set by the plat. The 16 corner of Lot 21 and the NW corner of Lot 23 are corners set by R.O. Omer, et al. 2/14/00 in field survey recorded as No. 504704. Accordingly, these corners do not match the locations shown on Ravenwood. Since no site were actually set on Ravenwood for these 2 corners, we accepted the Tuckar pins on the true corners which cause break and distance breaks from what is shown on Ravenwood. The Tuckar corners were set by a corner witness and should have been accepted on Ravenwood.



Notes

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WEST RIDGE ESTATES
 T57N, R2W, SEC. 20, B.M. DOVER
 BONNER COUNTY, IDAHO.

PREPARED FOR: AL ORDEK
 A SUBDIVISION MAP DATE: 02/28/2002
 PLOT FILE: CRD-PLT.DWG SHEET 2 OF 2

PREPARED BY: S.E.A. NORTHWEST CONSULTANTS INC., HOPE + SANDPOINT, IDAHO



This sketch is furnished without charge solely for the purpose of assisting in locating said premises and Sandpoint Title Insurance assumes no liability for inaccuracies therein.

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WEST RIDGE ESTATES

LOCATED IN THE NW1/4SW1/4 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN
BONNER COUNTY, CITY OF DOVER, IDAHO.

PLANNING AND ZONING ADMINISTRATOR

This plat has been approved this 20th day of May, 2002.

Debra J. Sweeney
Planning & Zoning Administrator

PANHANDLE HEALTH DISTRICT 1 APPROVAL

A sanitary restriction according to Idaho Code 50-1326 to 50-1329 is imposed on this plat. No building, dwelling or shelter shall be erected until sanitary restriction requirements are satisfied and lifted.

THIS PLAT APPROVED THIS 21st DAY OF March, 2002.

Donna A. Brown
Panhandle Health District 1

SANITARY RESTRICTIONS SATISFIED AND LIFTED THIS 21st DAY OF

March, 2002.

Donna A. Brown
Panhandle Health District 1

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: Chester A. and Patsy A. Crider, husband and wife, hereby certify that they own and have laid out into Lots the NW1/4SW1/4, of Section 20, Township 57 North, Range 2 West, Boise Meridian, City of Dover, Bonner County, Idaho embraced within the Plat known as WEST RIDGE ESTATES. And the road shown hereon as Ravenswood Lane is Private and shall be maintained by West Ridge Estates Owners' Association, Inc.

Patricia Crider
Chester A. Crider

Patsy A. Crider
Patsy A. Crider

CITY ENGINEER

This plat has been examined and approved.
Dated this 10th Day of April, 2002.

Robert M. White
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 2002.
DATED THIS 20th DAY OF May, 2002.

Cheryl D. Reed
Bonner County Treasurer.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared by me or under my direction and is based on an actual survey located in Section 20, T57N, R2W, B.M., Bonner County, Idaho, that the distances, courses and angles are shown correctly thereon and that the monuments have been placed and all lot and block corners properly set and the survey is in compliance with all provisions of applicable State law and local ordinances.

DATED THIS 21st DAY OF MARCH, 2002.

Alan V. Kiebert
ALAN V. KIEBERT, PLS 974



ACKNOWLEDGEMENT

STATE OF Idaho

COUNTY OF Bonner

On this 21st day of March, 2002, before me, the undersigned a Notary Public for said State, personally appeared Chester A. and Patsy A. Crider, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
William M. Bird
Residing at Sandpoint, Idaho
Commission Expires: 02/23/08



APPROVAL OF THE CITY OF DOVER

I, Donna A. Brown Mayor in and for the City of Dover, Bonner County, Idaho do hereby certify that this plat has been examined and approved by the City Council this 14th day of Feb, 2002.

Donna A. Brown
Mayor for the City Council

Ruth Guthrie
Attest: Ruth Guthrie, City Clerk

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein plat of WEST RIDGE 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 28th DAY OF APRIL, 2002.

William A. Strubman
Bonner County Surveyor

RECORDER'S CERTIFICATE 801901

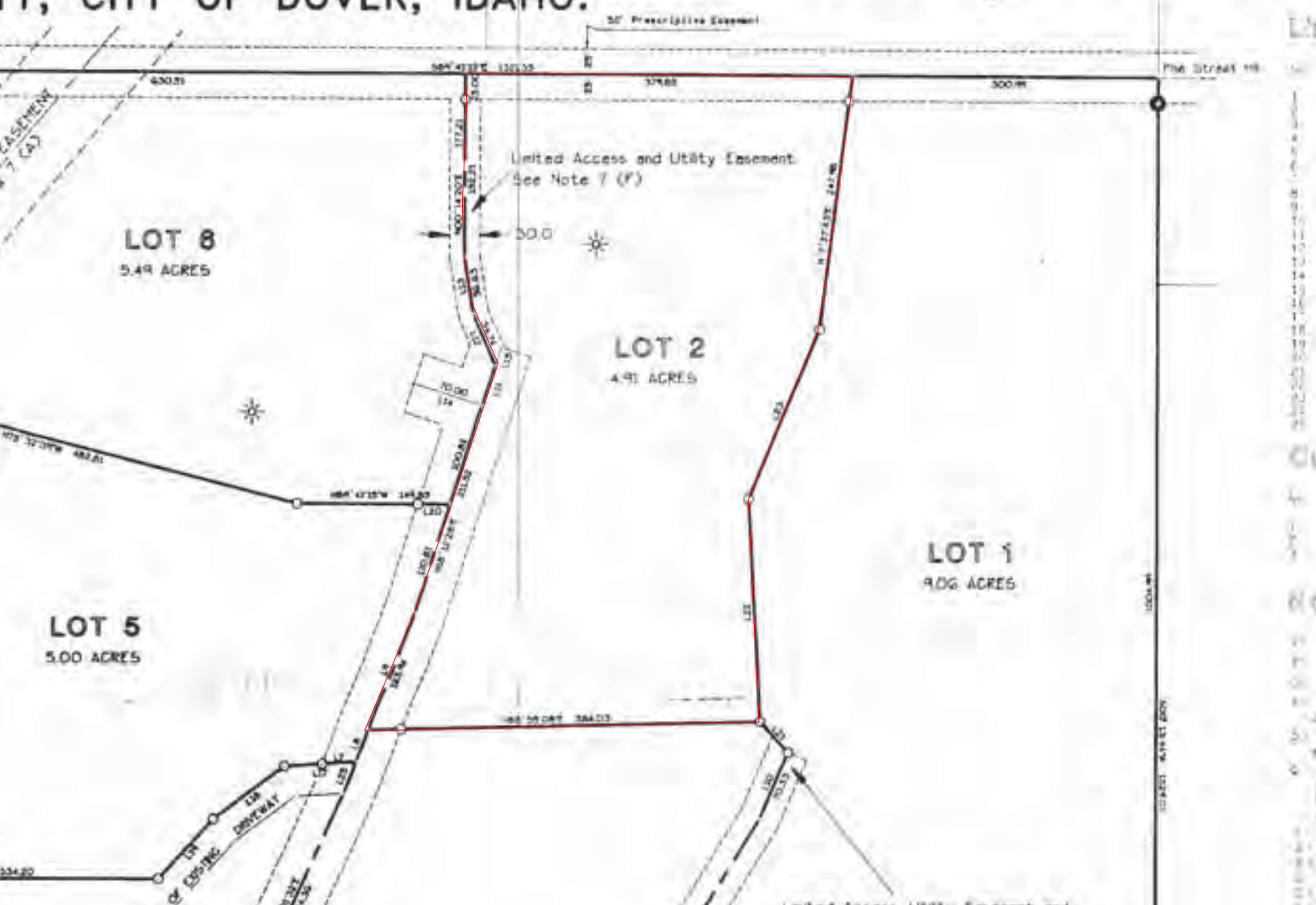
FILED THIS 24th DAY OF May, 2002, AT 4:16 P.M.
IN BOOK 16 OF PLATS AT PAGE 178
BY THE REQUEST OF Donna A. Brown Fee 11.00
Marie Scott
Bonner County Recorder

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Sandpoint WPA Insurance
120 S 2nd Ave
Sandpoint ID 83864
www.SandpointWpa.com (209) 263-2222

601901

BRIDGE ESTATES

THE NW1/4SW1/4 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 14 EAST, COUNTY OF DOVER, IDAHO.



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