

NORTH QUARTER
 PER C.P. 24380000
 24380000
 BASIS OF BEARING
 N89°54'41"E 2631.27' (R-1/4)
 NORTHWEST CORNER
 COUNTRYSIDE TRAIL
 PER C.P. 24380000

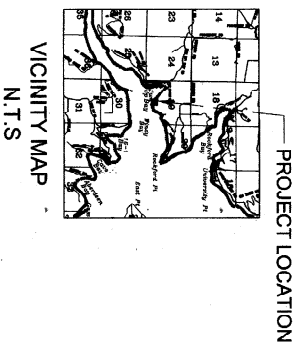
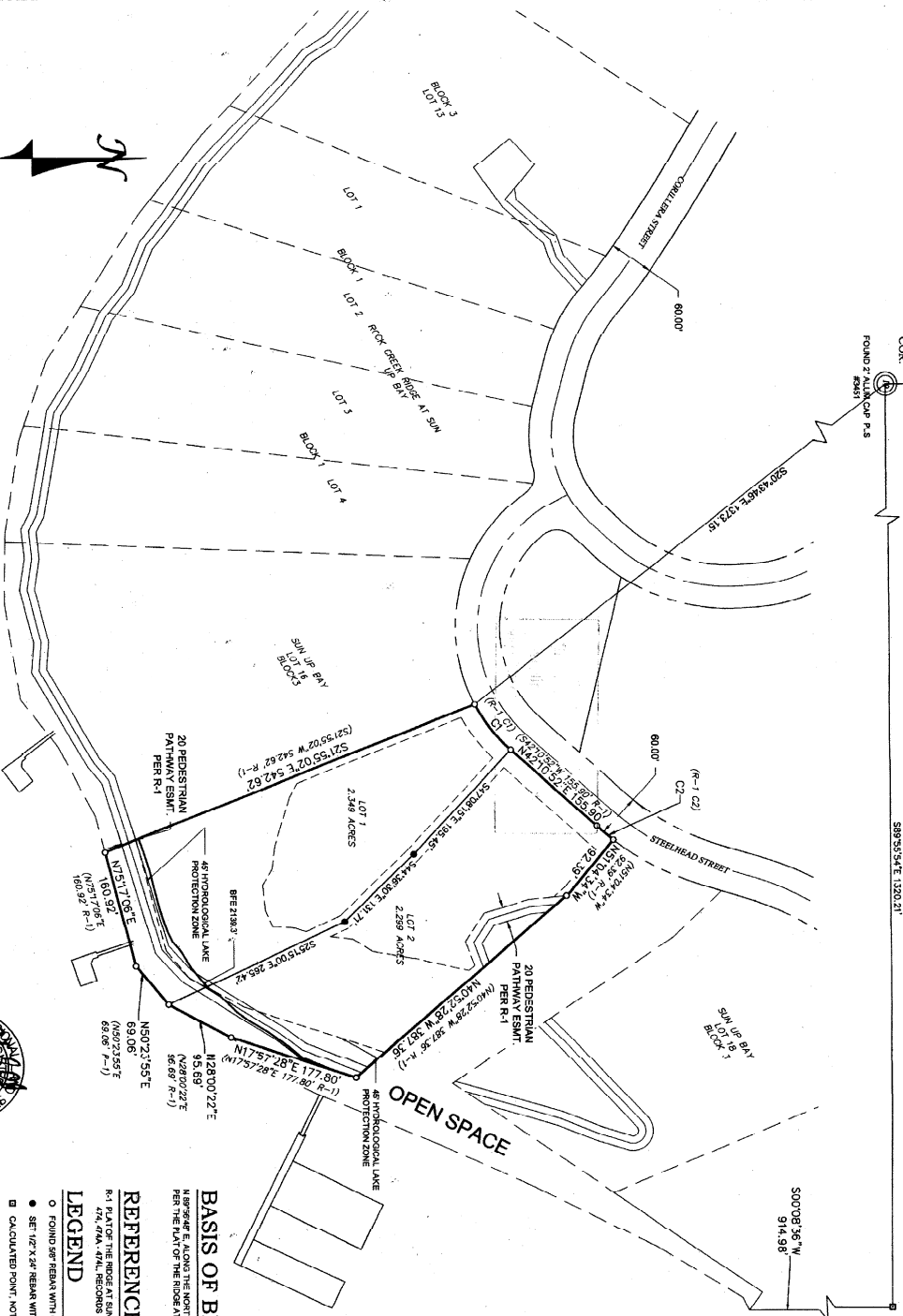
ROCK CREEK RIDGE AT SUN UP BAY

1ST ADDITION

A SUBDIVISION OF LOT 17 BLOCK 3, PER THE PLAT OF THE RIDGE AT SUN UP BAY IN
 THE SOUTHEAST 1/4, IN SECTION 19,
 TOWNSHIP 48 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

BOOK K PAGE 445
 INST. # 2451401000

CENTER QUARTER
 FOUND 2" ALUMINUM P.S.
 8483
 899°55'54"E 1320.21'



BASIS OF BEARING

N.BEARING IS ALONG THE NORTH LINE OF THE S.W. 1/4 OF SECTION 19, T. 48 N., R. 4W., 34N. KOOTENAI COUNTY, IDAHO.
 PER THE PLAT OF THE RIDGE AT SUN UP BAY RECORDED IN BOOK LAT PAGES 414, 414A, 414B, 414C.

REFERENCES

K-1 PLAT OF THE RIDGE AT SUN UP BAY, LARSEN & L. LEMWISER P.S. 8871, FILED IN BOOK OF PLATS AT PAGES 414, 414A, 414B, 414C, 414D, 414E, 414F, 414G, 414H, 414I, 414J, 414K, 414L, 414M, 414N, 414O, 414P, 414Q, 414R, 414S, 414T, 414U, 414V, 414W, 414X, 414Y, 414Z.

LEGEND

- FOUND 5/8" IRON WITH O.P. CAP MARKED L.S. 8887
- SET 1/2" X 24" BEAM WITH YELLOW PLASTIC CAP MARKED AS PLS 8887
- CALCULATED POINT NOTHING FOUND OR SET



NOTES
 LOT 1 4214850.00 FT.
 LOT 2 4214850.00 FT.

VERTICAL DATUM NAVD 88
 GEOID 09



ROCK CREEK RIDGE AT SUN UP BAY 1ST ADDITION
 SECTION 19 TOWNSHIP 48 NORTH, RANGE 4 WEST,
 BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

DATE SUBMITTED 5/20/2013	DRAWN BY: RLI	PROJECT No.: 13-024	SHEET 1
CHECKED BY: KWL	PROJECT No.: 13-024		

JOHNSON
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ROCK CREEK RIDGE AT SUN UP BAY 1ST ADDITION

A SUBDIVISION OF LOT 17 BLOCK 3, PER THE PLAT OF THE RIDGE AT SUN UP BAY IN THE SOUTHEAST 1/4, IN SECTION 19, TOWNSHIP 48 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

BOOK K PAGE 4454
INST. # 245144000

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT ROCK CREEK RIDGE AT SUN UP BAY, LLC, AN UNINCORPORATED LIABILITY COMPANY HEREBY CERTIFIES THAT IT OWNS AND HAS FULL POWER TO CONVEY TO THE SUBDIVISION OF LOT 17 BLOCK 3, PER THE PLAT OF THE RIDGE AT SUN UP BAY IN THE SOUTHEAST 1/4, IN SECTION 19, TOWNSHIP 48 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 17 BLOCK 3 THE RIDGE AT SUN UP BAY AS RECORDED IN BOOK J, PAGES 574-574-14.

LOTS WITHIN THIS PLAT BE SUBJECT TO THE RIDGE AT SUN UP BAY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER INSTRUMENT NUMBER 229194900 ST. AND ERECTION GUIDELINES FOR THE RIDGE AT SUN UP BAY PLAT.

INTERIOR SPRINKLER SYSTEMS FOR THE FIRE PROTECTION SHALL BE INSTALLED WITHIN EACH RESIDENCE PRIOR OCCUPANCY.

BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS OTHERWISE INDICATED BY THE BUILDING ENVELOPES FOR LOTS 1 AND 2 BLOCK 1:

- FRONT YARD 25'
- SIDE YARD 20'
- REAR YARD 20'
- FLANKING YARD 5'

GRAINFIELDS FOR THE INDIVIDUAL LOTS WITHIN THIS PLAT SHALL BE IN ACCORDANCE WITH THE RIDGE AT SUN UP BAY APPROVED TEST HOLE AND GRAINFIELD LOCATION PLAT DATED MARCH 7 2007 ON FILE WITH THE PANHANDLE HEALTH DISTRICT. ADDITIONAL TEST HOLES FOR NEWLY CREATED LOTS WILL HAVE ADDITIONAL APPROVED TEST HOLES LOCATED WITHIN THE PLAT BE SUBJECT TO THE RIDGE AT SUN UP BAY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER INSTRUMENT NO. 2291949000 AND ERECTION GUIDELINES FOR THE RIDGE AT SUN UP BAY PLAT.

THE ROAD WITHIN THE SUBDIVISION ARE PRIVATE AND SHALL REMAIN SO UNTIL SUCH TIME AS SAID ROAD ARE CONSTRUCTED TO HIGHWAY DISTRICT STANDARDS AND ARE EXCEPTED INTO THE HIGHWAY DISTRICT SYSTEM.

Robert Anderson 3/1/14

NOTARY PUBLIC

STATE OF ~~Washington~~ Idaho) S.S.
COUNTY OF ~~Spokane~~ Kootenai

ON THIS 1st DAY OF March IN THE YEAR OF 2014 BEFORE ME, Melinda J. Marjany, Notary Public, known and identified to me to be the manager of ROCK CREEK RIDGE AT SUN UP BAY, LLC, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE DESCRIBED THE SAME.

NOTARY PUBLIC, Melinda J. Marjany
RESIDING AT Spokane, WA 99201-17
COMMISSION EXPIRES: 2/11/2017

Notary Public
State of Washington
Melinda J Marjany
My Comm. Exp. 02-01-17

Curve Table

Curve #	Length	Radius	Delta	Chord	Direction
C1	76.32	225.00	0201'15"	78.91	S52°05'24"W
C2	26.07	380.00	004°22'58"	29.06	S39°59'23"W

Record Curve Table

Curve #	Length	Radius	Delta	Chord	Direction
(R-101)	79.32	225.00	0201'15"	78.91	S52°05'24"W
(R-102)	29.07	380.00	004°22'58"	29.06	S39°59'23"W

KOOTENAI COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT HAS BEEN RECORDED IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, THIS 14th DAY OF April 2014 AT THE REQUEST OF ROCK CREEK RIDGE AT SUN UP BAY, LLC. (SEE PLAT IN PAGE 5) 145,445,145 AND UNDER INSTRUMENT NO. 245144000

Jim Brannon by Allyson Williams - Deputy Feb. 11 11.00

KOOTENAI COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREBY PLATTED LANDS HAVE BEEN PAID THROUGH Debra J. Shover Deputy 12/15/13 DAY OF March 2014 THAT THE REQUIRED TAXES ON THE HEREBY PLATTED LANDS HAVE BEEN PAID THROUGH Debra J. Shover Deputy 12/15/13 DAY OF March 2014

KOOTENAI COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF KOOTENAI COUNTY, IDAHO, THIS 2nd DAY OF April 2014

CHAIRMAN - James Morrison
MEMBER - James Morrison

WORLEY HIGHWAY DISTRICT CERTIFICATE

THIS PLAT APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF KOOTENAI COUNTY, IDAHO, THIS 14 DAY OF March 2014 THE ROAD IN THIS SUBDIVISION ARE PRIVATE AND SHALL REMAIN SO UNTIL SUCH TIME AS SAID ROAD ARE CONSTRUCTED TO HIGHWAY DISTRICT STANDARDS AND ARE ACCEPTED INTO THE HIGHWAY DISTRICT SYSTEM.

PANHANDLE HEALTH DISTRICT

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 56-128 TO 56-128 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELING OR SHEDS SHALL BE ERRECTED UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED AND UPTED. THIS PLAT APPROVED THIS 15th DAY OF February 2014

SANITARY RESTRICTION IS HEREBY SATISFIED AND UPTED THIS 15th DAY OF February 2014

KOOTENAI COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING THIS 20th DAY OF April 2014



SURVEYOR'S CERTIFICATE

I, Chad J. Johnson, a Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this is a true and correct copy of the PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPROPRIATE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

Chad J. Johnson 4-16-14
DATE

ROCK CREEK RIDGE AT SUN UP BAY 1ST ADDITION
SECTION 19, TOWNSHIP 48 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

DATE SUBMITTED: 3/27/14 FILED: 3/27/14 PROJECT NO.: 13242 DWG

FILE NAME: 13242 DWG CHECKED BY: CS SHEET 2 OF 2

Johnson Surveying
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idaho@johnsonsurvey.com