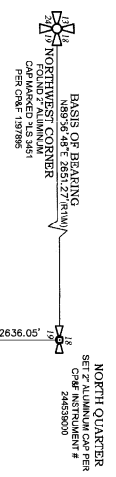


# ROCK CREEK RIDGE AT SUN UP BAY

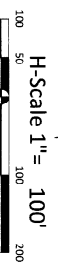
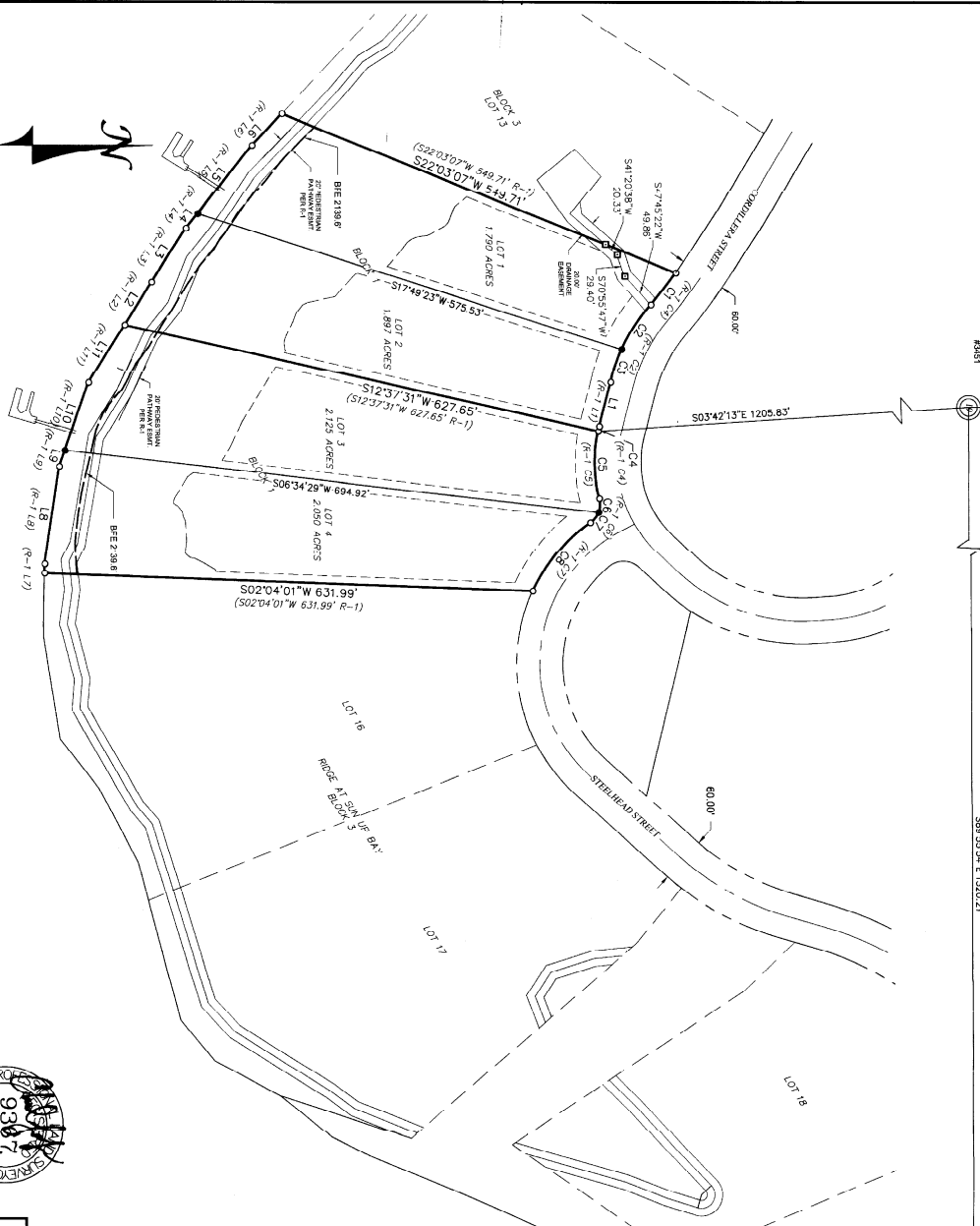
## A SUBDIVISION OF LOT 14 AND 15 BLOCK 3, PER THE PLAT OF THE RIDGE AT SUN UP BAY, IN THE SOUTH 1/2, IN SECTION 19, TOWNSHIP 48 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

BOOK **L** PAGE **444**  
 INST. # **2450918000**



CENTER QUARTER  
 FOUND MAIN CAP P33  
 46453

S89°55'44\"/>
 1320.21'

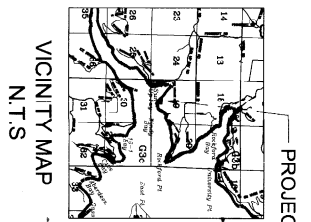


VERTICAL DATUM NAVD 88  
 GEOID 09



**NOTES**

- BUILDING AREA: 0 FT
- LOT 1: 2,448 SQ. FT.
- LOT 2: 2,448 SQ. FT.
- LOT 3: 4,297 SQ. FT.
- LOT 4: 4,645 SQ. FT.



**BASIS OF BEARING**

N 89°28'26.72\"/>
 E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 19, T. 48 N., R. 4W. 8M, KOOTENAI COUNTY, IDAHO, PER PLAT OF THE RIDGE AT SUN UP BAY BK. 1, PGS. 43, 44A, 44A-1.

**REFERENCES**

R-1 PLAT OF THE RIDGE AT SUN UP BAY BY LAWRENCE L. LEINWEBER, P.L.S. 881, FILED IN BOOK 4 OF PLATS AT PAGES 474, 474A, -474L, RECORDS OF KOOTENAI COUNTY.

**LEGEND**

- FOUND SURVEIN WITH O.P.C. CAP MARKED L.S. #81
- SET 1/2\"/>
 X 3/4\"/>
 REBAR WITH YELLOW ELASTIC CAP MARKED L.S. #3987
- CALCULATED POINT, NOTHING FOUND OR SET

<b>ROCK CREEK RIDGE AT SUN UP BAY</b>	
SECTION 19, TOWNSHIP 48 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO	
DATE SUBMITTED: 5/20/2015	PROJECT NO.: 1324
DRAWN BY: JAH	SHEET 1 / 1
P.O. Box 244, 48th St., P.O. 83877 John@shinsonsurveying.com	

# ROCK CREEK RIDGE AT SUN UP BAY

## A SUBDIVISION OF LOT 14 AND 15 BLOCK 3, PER THE PLAT OF THE RIDGE AT SUN UP BAY, IN THE SOUTH 1/2, IN SECTION 19, TOWNSHIP 48 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO

### OWNER'S CERTIFICATE

NOTARY PUBLIC FOR THE INDIVIDUAL LOTS WITHIN THIS PLAT SHALL BE IN ACCORDANCE WITH THE RIDGE AT SUN UP BAY APPROVED TEST HOLE AND DRAINFIELD LOCATION PLAN DATED MARCH 7, 2011 ON FILE WITH THE ANNEHOLE HEALTH DISTRICT. ADDITIONAL TEST HOLES FOR NEWLY CREATED LOTS WILL HAVE ADDITIONAL APPROVED TEST HOLES DESIGN CALLED OUT FOR THE RIDGE AT SUN UP BAY PLAT.

LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RIDGE AT SUN UP BAY AS RECORDED IN BOOK 3 PAGES 84-84-11.

LOTS WITHIN THIS PLAT ARE SUBJECT TO THE RIDGE AT SUN UP BAY AS RECORDED IN BOOK 3 PAGES 84-84-11.

DESIGN CALLED OUT FOR THE RIDGE AT SUN UP BAY PLAT.

WATER PROVIDED BY THE RIDGE AT SUN UP BAY COMMUNITY WATER SYSTEM.

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, 2, 3 AND 4 BLOCK 1:

- REAR YARD: 12'
- SIDE YARD: 12'
- FRONT YARD: 25'
- PLANNING YARD: 15'

NOTARY PUBLIC: Melinda J. Marigny  
RESIDING AT: 3030 W. 211st St. Boise, ID 83725  
COMMISSION EXPIRES: 2/11/2017

STATE OF Idaho } ss.  
COUNTY OF Boise }

ON THIS DAY OF March 2014, I, the Notary Public, Melinda J. Marigny, do hereby certify that the above and foregoing plat of the subdivision of the Rock Creek Ridge at Sun Up Bay LLC whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

NOTARY PUBLIC: Melinda J. Marigny  
RESIDING AT: 3030 W. 211st St. Boise, ID 83725  
COMMISSION EXPIRES: 2/11/2017

### NOTARY PUBLIC

Melinda J. Marigny  
3-1-14

Curve #	Length	Radius	Delta	Chord	Direction
C1	52.58	770.00	00354.44°	52.57	S51°46'30"E
C2	70.14	225.00	07151.44°	68.86	S68°59'33"E
C3	45.02	225.00	01727.50°	44.94	S71°59'20"E
C4	6.29	190.00	00153.49°	6.29	S78°54.44"E
C5	88.36	190.00	02638.48°	81.57	N89°18'33"E
C6	18.51	30.00	03521.34°	18.22	S88°29'58"E
C7	17.72	30.00	03350.21°	17.46	S91°54.02"E
C8	117.39	225.00	02853.32°	115.06	S49°55'51"E

### Record Curve Table

Curve #	Length	Radius	Delta	Chord	Direction
(R-1 C1)	52.58	770.00	00354.44°	52.57	S51°46'30"E
(R-1 C2)	114.88	225.00	02549.44°	113.81	S87°43'28"E
(R-1 C4)	6.29	190.00	00735.48°	6.29	S78°54.45"E
(R-1 C5)	88.36	190.00	02638.48°	81.57	N89°18'33"E
(R-1 C6)	38.23	30.00	04931.28°	34.07	S89°34.48"E
(R-1 C7)	117.39	225.00	02853.32°	116.06	S49°55'51"E

Line #	Length	Direction
L1	59.02	S73°37'49"E
L2	65.69	N57°58'17"W
L3	83.21	N57°22.45"W
L4	24.40	N51°42'12"W
L5	113.43	N83°42'2"W
L6	56.46	N44°42'48"W
L8	127.59	N81°28'01"W
L9	22.45	N72°48'29"W
L10	93.55	N76°48'29"W
L11	88.48	N57°57'7"W

### Record Line Table

Line #	Length	Direction
(R-1 L1)	59.02	S73°37'49"E
(R-1 L2)	65.69	N57°58'17"W
(R-1 L3)	83.21	N57°22.45"W
(R-1 L4)	24.40	N51°42'12"W
(R-1 L5)	113.43	N83°42'2"W
(R-1 L6)	56.46	N44°42'48"W
(R-1 L7)	119.91	N83°37'29"W
(R-1 L8)	127.59	N81°28'01"W
(R-1 L9)	22.45	N72°48'29"W
(R-1 L10)	93.55	N76°48'29"W
(R-1 L11)	88.48	N57°57'7"W

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

### KOOTENAI COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO THIS 3<sup>rd</sup> DAY OF March, 2014 AT 12:24 P.M. AND DAY RECORDED IN BOOK 444 OF PLATS PAGES 444 AND UNDER INSTRUMENT NO. 25051800 AT THE REQUEST OF ROCK CREEK RIDGE AT SUN UP BAY LLC.

CLERK: Dana Leary, Deputy DATE: 3-1-2014

388 BRANNON KOOTENAI COUNTY RECORDER

### KOOTENAI COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THIS 3<sup>rd</sup> DAY OF March, 2014 THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH Boise KOOTENAI COUNTY TREASURER Christy Lopez

### KOOTENAI COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF KOOTENAI COUNTY, IDAHO, THIS 28<sup>th</sup> DAY OF March, 2014

CLERK: John W. ...

### WORLEY HIGHWAY DISTRICT CERTIFICATE

THIS PLAT APPROVED AND ACCEPTED BY THE WORLEY HIGHWAY DISTRICT ON THIS 12<sup>th</sup> DAY OF March, 2014. THE ROAD IN THIS SUBDIVISION ARE PRIVATE AND SHALL REMAIN SO UNTIL SUCH TIME AS SAID ROADS ARE CONSTRUCTED TO HIGHWAY DISTRICT STANDARDS AND ARE ACCEPTED INTO THE HIGHWAY DISTRICT SYSTEM.

CLERK: Wendy ...

### PANHANDLE HEALTH DISTRICT

AS PART OF THE HEALTH DISTRICT'S OBLIGATION TO THE PUBLIC UNDER THE PANHANDLE HEALTH DISTRICT ACT, THIS PLAT APPROVED THIS 11<sup>th</sup> DAY OF February, 2014.

SUMMARY RESTRICTION IS HEREBY SATISFIED AND LIFTED THIS 11<sup>th</sup> DAY OF February, 2014.

PAYOR: PANHANDLE HEALTH DISTRICT 1

### KOOTENAI COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE SAME FOR RECORDING.

DATE: 2-18-14

KOOTENAI COUNTY SURVEYOR



### SURVEYOR'S CERTIFICATE

I, CHAD J. JOHNSON, AS A REGISTERED 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 CONNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE REQUIREMENTS OF THE STATE OF IDAHO.

CHAD J. JOHNSON, SURVEYOR DATE: 2-18-14



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

DATE SURVEYED: 5/6/13  
FILE NAME: 13824.DWG

DRAWN BY: RJA  
PROJECT NO.: 13004

SHEET: 1 OF 1

Johnston Surveying  
1000 W. 20th Ave. Ste. 200  
Boise, ID 83725  
johnstonsurveying.com