





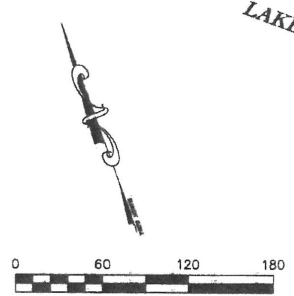


REPLAT OF MILL HARBOR

LOTS 1-6 AND COMMON AREA OF MILL HARBOR,
AS RECORDED IN BK. 10 OF PLATS AT PG. 85 &
BEING A PORTION OF GOVERNMENT LOTS 3 & 4 of
SECTION 35, TOWNSHIP 57 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, EAST HOPE, BONNER COUNTY, IDAHO

LEGEND

-  SECTIONAL CORNER, AS NOTED.
-  FOUND MONUMENT BY PLS 5713, PLAT OF MILL HARBOR
-  FOUND HIGHWAY ROW MONUMENT, PLS 5087
-  FOUND MONUMENT BY PLS 5713, ROS 478740
-  FOUND PREVIOUSLY, PK IN ASPHALT
-  CALCULATED POINT, NOTHING SET
- (P1) MILL HARBOR, BK. 10 OF PLATS AT PG. 85, INST. 810912, RECORDS OF BONNER CO. IDAHO.



DOCUMENTS AND EASEMENTS OF RECORD

AS SHOWN ON PIONEER TITLE CO. TITLE INSURANCE COMMITMENT, DATED MAR. 19, 2021, FILE 764937.

A. PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONDEMNED BY THE UNITED STATES OF AMERICA, BY DECLARATION OF TAKING RECORDED IN RECORDS OF BONNER COUNTY, IDAHO, RECORDED AUG. 9, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 71, AND BY DOCUMENT RECORDED NOV. 7, 1962 AS INST. NO. 113841, RECORDS OF BONNER COUNTY, ID. NOT SHOWN ON PLAT.

B. PROPERTY CROSSES THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND IS SUBJECT TO THE REGULATIONS THEREON AND ANY UNRECORDED LICENSES OR AGREEMENTS FOR SAID ACCESS, RAILROAD ROW ADJACENT SHOWN ON MAP, AMENDMENT TO LEASE AGREEMENT FOR LEASE NO. 501374 04HOPE EXECUTED BY MONTANA RAIL LINK, INC., MILL HARBOR DEVELOPMENT, LLC AND BNSF RAILWAY CO. 9/18/2009. NOTICE OF LEASE (INDEFINITE TERM LEASE FOR LAND) RECORDED MARCH 17, 2011 AS INST. NO. 807165, RECORDS OF BONNER COUNTY, ID.

C. UTILITY EASEMENT IN FAVOR OF MOUNTAIN STATES POWER CO. RECORDED MAR. 15, 1948, AS INST. NO. 27078, BOOK 15 OF MISCELLANEOUS, PAGE 532, RECORDS OF BONNER COUNTY, ID.

D. ROADWAY EASEMENT IN FAVOR OF PLATTED PARCEL OVER RAILROAD LAND RECORDED DECEMBER 6, 2006 AS INST. NO. 718567, RECORDS OF BONNER COUNTY, IDAHO, AMENDED DEC. 6, 2006 AS INST. NO. 718568, RECORDS OF BONNER COUNTY, ID. NOT SHOWN, SUPERSEDED BY CURRENT EASEMENT.

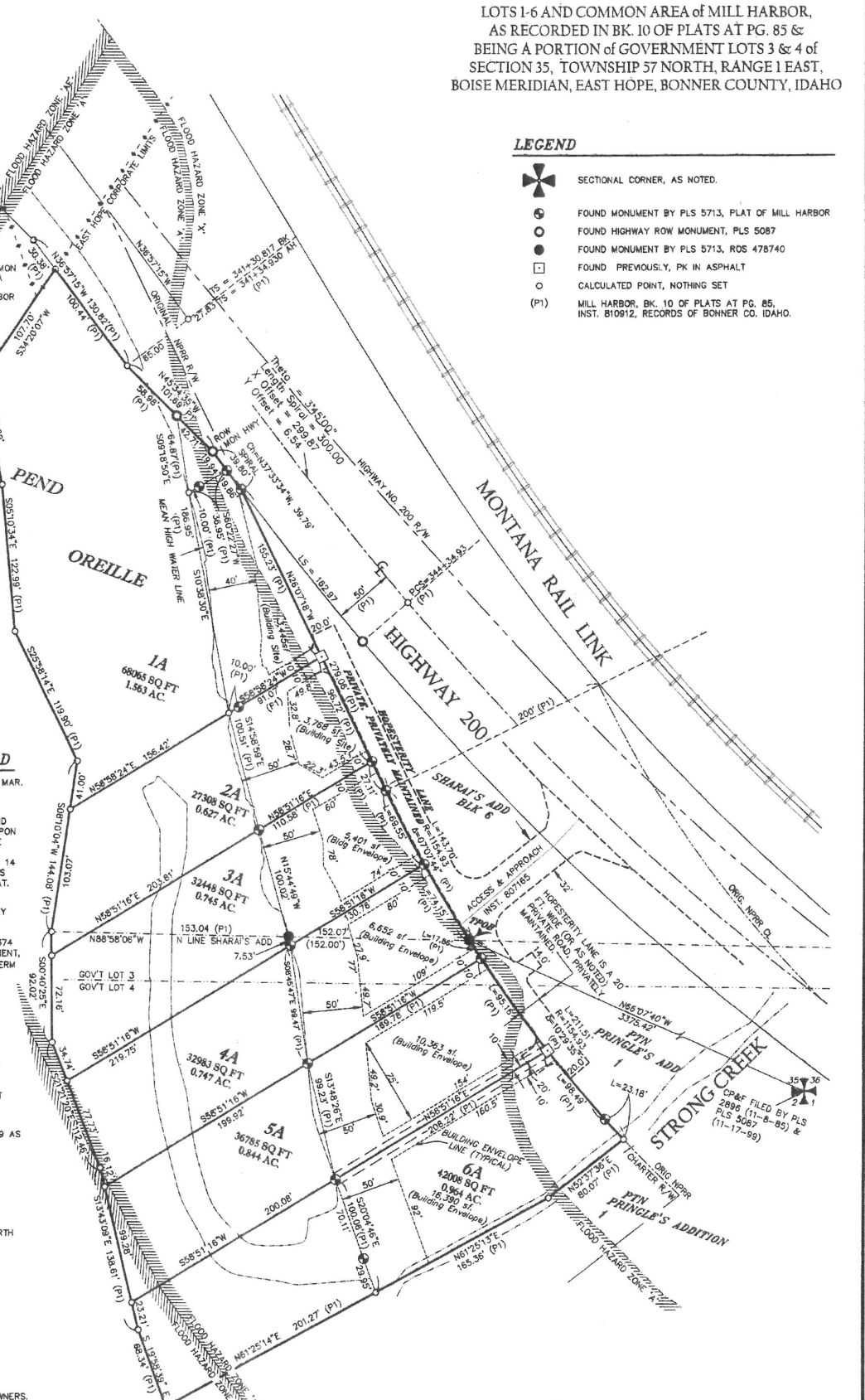
E. ENROACHMENT PERMIT NO. L-96-S-2023 RECORDED APR. 13, 2009 AS INST. NO. 770009, AND ENROACHMENT PERMIT NO. L-96-S-2023A RECORDED MAY 15, 2009 AS INST. NO. 771992, RECORDS OF BONNER COUNTY, ID. MAP DEPICTS APPROACH OFF OF HWY. 200.

F. RECORDS OF SURVEYS NUMBERS 478740 AND 717625, RECORDS OF BONNER COUNTY, ID.

G. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH ON THE PLAT OF MILL HARBOR AS RECORDED IN BOOK 10 OF PLATS AT PAGE 85, RECORDS OF BONNER COUNTY, ID.




SURVEYORS NARRATIVE:

1. THIS PLAT IS INTENDED FOR RESIDENTIAL PURPOSES.
2. WATER SERVICE IS PROVIDED BY CITY OF EAST HOPE WATER.
3. SANITARY SERVICE IS PROVIDED BY ELLISPORT BAY SEWER DISTRICT.
4. SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
5. PORTIONS OF THIS PLAT ARE LOCATED IN THE FLOOD ZONE ACCORDING TO FIRM MAP PANEL 160170981E, EFFECTIVE 11/18/2009, RESIDENTIAL DEVELOPMENT SHALL CONFORM TO THE CITY OF EAST HOPE FLOODPLAIN MANAGEMENT REGULATIONS.
6. AN APPROVED ENROACHMENT PERMIT FOR ACCESS ROAD APPROACH IS ON FILE WITH THE IDAHO TRANSPORTATION DEPARTMENT (ITD).
7. SETBACKS SHOWN AT TIME OF PLATTING AND SHOULD BE VERIFIED WITH THE CITY OF EAST HOPE PRIOR TO CONSTRUCTION.
8. A INGRESS, EGRESS AND UTILITY EASEMENT IS HEREBY GRANTED TO THE HOMEOWNER'S ASSOCIATION OVER AND ACROSS THE ENTIRE ACCESS ROAD AND APPROACH STRUCTURE INCLUDING TURNOUTS AS SHOWN.



Instrument # 1828731, B, 19 P, 20 CONFORMED COPY
Bonner County, Sandpoint, Idaho
07/21/2022 03:22:46 PM No. of Pages: 2
Record Fee: \$11.00
Exam Fee: \$11.00
Index Fee: \$11.00



1/4	Section	Township	Range	MONTANA	IDAHO
	35	57 N	1 E		
PROJECT # 21-104 MILL HARBOR LLC DRAWING NAME: 21-104 MILL HARBOR REPLAT 2021.DWG					

REPLAT MILL HARBOR

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: 1"=60'
Checked By: TLG	Drawn By: TRP/SWO	
Plot Date: 8/2/2022	Sheet: 1 of 2	

REPLAT OF MILL HARBOR

LOTS 1-6 AND COMMON AREA OF MILL HARBOR, AS RECORDED IN BK. 10 OF PLATS AT PG. 85 & BEING A PORTION OF GOVERNMENT LOTS 3 & 4 of SECTION 35, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, EAST HOPE, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT MILL HARBOR DEVELOPMENT LLC, A 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 REPLATED INTO LOTS 1A THROUGH 8A, THE SAME TO BE KNOWN AS "REPLAT OF MILL HARBOR", BEING A PORTION OF "MILL HARBOR" AS RECORDED IN BOOK 10 OF PLATS AT PAGE 85, RECORDS OF BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, THENCE NORTH 68°27'40" WEST, A DISTANCE OF 3275.42 FEET TO A 5/8" RED BARS CHINA MOUNTAIN RAIL LINK ORIGINAL 400 FOOT CHARTER RIGHT OF WAY, SAID POINT LIES ON A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 58°44'58" EAST, 1154.83 FEET DISTANT, AND IS 155.84 FEET TO THE RIGHT OF AND RADIAL TO STATION 348+87.71 OF U.S. HIGHWAY NO. 10-A, PROJECT NO. F-5121(13). SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG SAID MONTANA RAIL LINK RIGHT OF WAY, ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1154.83 FEET, THROUGH A CENTRAL ANGLE OF 7°07'44" (THE CHORD OF WHICH BEARS N29°41'10"W, 143.80 FEET) AND AN ARC DISTANCE OF 143.70 FEET TO A POINT OF TANGENCY;

THENCE NORTH 28°07'19" WEST, A DISTANCE OF 279.06 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY NO. 10-A, SAID POINT FALLS ON A SEGMENT OF SPIRAL CURVE TO THE RIGHT, (THE FULL LENGTH OF WHICH AT CENTERLINE BEING 3457.07', WITH A SPIRAL LENGTH OF 107.07'), THE CHORD OF WHICH BEARS N10°47'08" WEST, A DISTANCE OF 33.80 FEET TO THE POINT OF BEGINNING; SAID WESTERLY RIGHT OF WAY, ALONG SAID SPIRAL CURVE TO THE RIGHT, HAVING A RADIUS OF 33.80 FEET, THROUGH A CENTRAL ANGLE OF 14° 2' 23" (THE CHORD OF WHICH BEARS N10°47'08" WEST, A DISTANCE OF 33.80 FEET);

THENCE NORTH 42°34'35" WEST, A DISTANCE OF 101.69 FEET TO A POINT OF SPIRAL TANGENCY AT AN OFFSET OF 65.00 FEET RIGHT OF SAID HIGHWAY EQUATION STATION NO. 341+30.82 BACK = 341+34.83 AHEAD;

THENCE NORTH 30°57'15" WEST, A DISTANCE OF 100.44 FEET;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 34°20'07" WEST, A DISTANCE OF 107.70 FEET TO A POINT ON THE MEAN ORDINARY HIGH WATER LINE OF POND OREILLE LAKE PRIOR TO THE CONSTRUCTION OF ALBENI FALLS DAM, AT AN ELEVATION OF 2048.0 FEET ABOVE SEA LEVEL, BY NODV "1929" SPECIFICATIONS;

THENCE SOUTHERLY ALONG SAID LOW WATER LINE (PRE-CONSTRUCTION MEAN HIGH WATER LINE) THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 10°22'12" EAST, 91.82 FEET;
- SOUTH 05°10'34" EAST, 122.99 FEET;
- SOUTH 25°38'14" EAST, 119.90 FEET;
- SOUTH 08°10'04" WEST, 144.08 FEET;
- SOUTH 03°40'25" EAST, 92.02 FEET;
- SOUTH 21°21'20" EAST, 112.46 FEET;
- SOUTH 15°43'09" EAST, 136.61 FEET;
- SOUTH 19°58'39" EAST, 66.34 FEET;
- THENCE LEAVING SAID LOW WATER LINE (PRE-CONSTRUCTION MEAN HIGH WATER LINE), NORTH 61°25'14" EAST, 201.27 FEET;
- THENCE NORTH 61°25'13" EAST, 186.36 FEET;
- THENCE NORTH 52°27'36" EAST, 80.07 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT OF WAY OF SAID NORTHERN PACIFIC RAILWAY, SAID POINT IS ON A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 46°19'23" EAST, 1154.93 FEET DISTANT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1154.93 FEET, THROUGH A CENTRAL ANGLE OF 10°29'35" (THE CHORD OF WHICH BEARS NORTH 38°29'50" WEST, 211.22 FEET) AND AN ARC DISTANCE OF 211.51 FEET, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO: ALL OTHER EASEMENTS OF RECORD.

John R. Lynam
 JOHN R. LYMAN, MANAGING MEMBER.
 DATE: 5/12/2022

ACKNOWLEDGMENT

STATE OF Idaho
 COUNTY OF Bonner
 ON THIS 29 DAY OF MAY, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN R. LYMAN, MANAGING MEMBER OF BONNER COUNTY DEVELOPMENT LLC, WHO DECLARED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID LLC.

John R. Lyman
 NOTARY PUBLIC

RESIDING AT: Boise, ID
 MY COMMISSION EXPIRES: August 7, 2025

Kathryn June Keene
 KATHRYN JUNE KEENE
 Notary Public - State of Idaho
 Commission Number 20181838
 My Commission Expires 08/07/2028

APPROVAL OF THE CITY OF EAST HOPE

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE EAST HOPE, IDAHO CITY COUNCIL ON THE 8 DAY OF JULY, 2022.
 MAYOR: Sharon Fleisher DATE: 7/8/2022
 CITY CLERK: Cheryl Grant DATE: 7/8/2022

CITY ENGINEER

THIS PLAT HAS BEEN EXAMINED AND APPROVED FOR ITS EFFECT ON CITY UTILITIES AND ROADWAYS THIS 29 DAY OF JULY, 2022.
John R. Lyman
 CITY ENGINEER, CITY OF EAST HOPE

PLANNING ADMINISTRATOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 29th DAY OF June, 2022.
Clare Marie Mailey
 PLANNING ADMINISTRATOR, CITY OF EAST HOPE

SURVEYOR'S CERTIFICATE

I, TYSON L.A. CLARE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATELY AND CORRECTLY LOCATED IN SECTION 35, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF EAST HOPE, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

Tyson L.A. Clare
 TYSON L.A. CLARE, PLS 14879
 DATE: 5-12-22



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "REPLAT OF MILL HARBOR" 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 29 DAY OF MAY, 2022.

Debra L. May
 BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (CPE) REPRESENTING THE ELLISPORT BAY SEWER DISTRICT. THE ENGINEER HAS REVIEWED THE PLAT AND THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS IMPOSED ON THE DEVELOPER. THE ENGINEER HAS REVIEWED THE PLAT AND THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS IMPOSED ON THE DEVELOPER. THE ENGINEER HAS REVIEWED THE PLAT AND THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS IMPOSED ON THE DEVELOPER. THE ENGINEER HAS REVIEWED THE PLAT AND THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS IMPOSED ON THE DEVELOPER. THE ENGINEER HAS REVIEWED THE PLAT AND THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS IMPOSED ON THE DEVELOPER.

DATE: 5/15/2022
Samuel B. Smith
 PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY EAST HOPE WATER SYSTEM
 SEWER SERVICE: SEWAGE DISPOSAL BY ELLISPORT BAY SEWER DISTRICT

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 2021.

DATED THIS 29th DAY OF June, 2022.
Christina Koster
 BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS 29th DAY OF MAY, 2022, AT 2:00 O'CLOCK P.M., IN BOOK 10 OF PLATS AT PAGE 85, RECORDS OF BONNER COUNTY, IDAHO, AS INSTRUMENT NO. 2022-001838.
Christina Koster
 COUNTY RECORDER BY DEPUTY
 \$ 150 FEE

Instrument: 11188731 B, 15 P, 20
 Recorder: County, Bonner, Idaho
 7/21/2022 03:22:48 PM, of Pages: 2
 2022-001838
 2022-001838

Section	35	Range	1	Township	57 N
Block	1	Range	1	Township	57 N
Project #	21-104	Mill Harbor LLC			
Drawers Name:	21-104 MILL HARBOR	2021-01			



REPLAT MILL HARBOR
 CLARE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 303 Church Street
 Sandpoint, Idaho 83864
 208-285-4474