






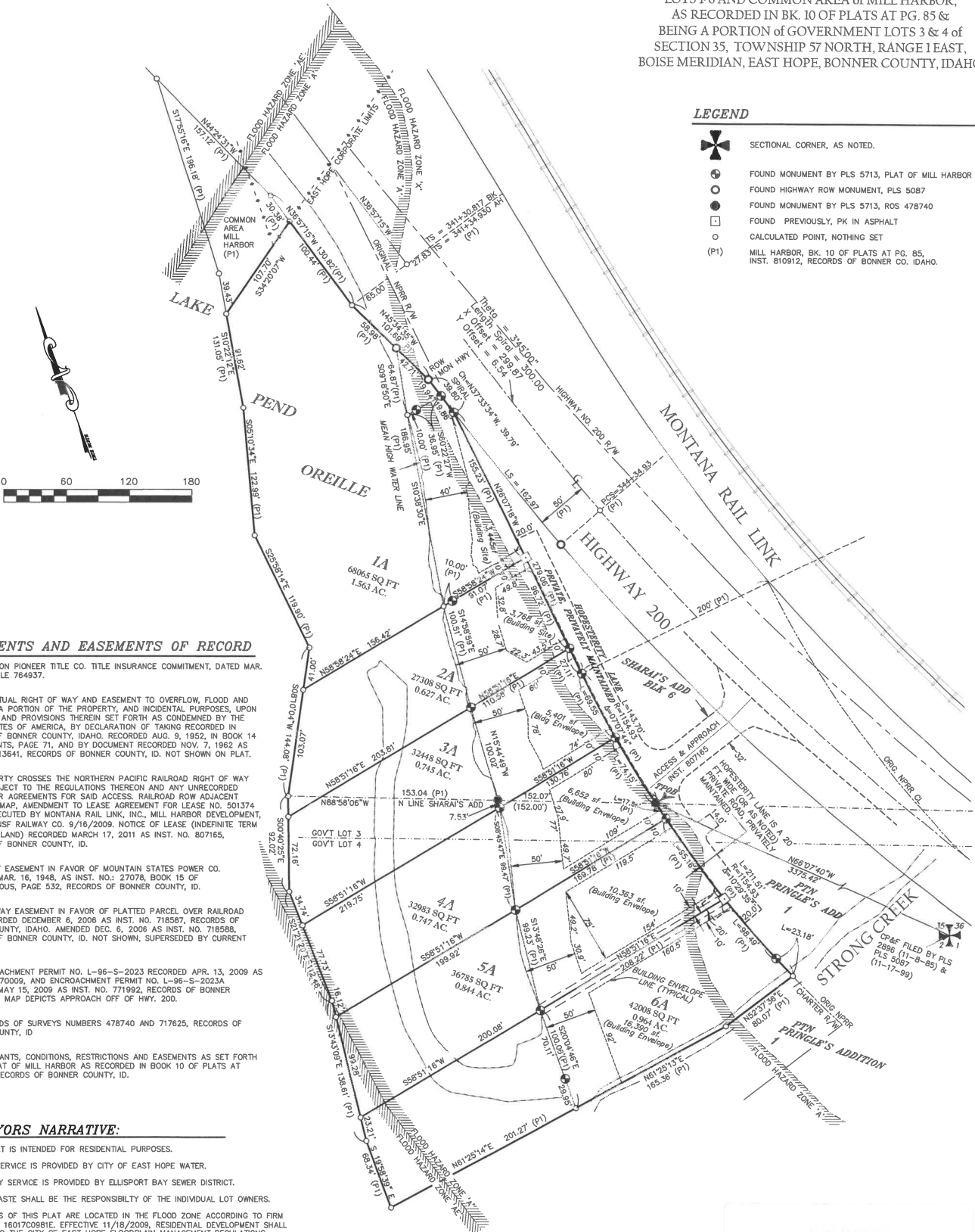


# REPLAT OF MILL HARBOR

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
-  MILL HARBOR, BK. 10 OF PLATS AT PG. 85, INST. 610912, 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, 1952 AS INST. NO. 113641, 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 O4HOPE EXECUTED BY MONTANA RAIL LINK, INC., MILL HARBOR DEVELOPMENT, LLC AND BNSF RAILWAY CO. 9/16/2009. 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. 16, 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. 718587, RECORDS OF BONNER COUNTY, IDAHO. AMENDED DEC. 6, 2006 AS INST. NO. 718588, RECORDS OF BONNER COUNTY, ID. NOT SHOWN, SUPERSEDED BY CURRENT EASEMENT.
- E. ENCROACHMENT PERMIT NO. L-96-S-2023 RECORDED APR. 13, 2009 AS INST. NO. 770009, AND ENCROACHMENT 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 16017C0981E, EFFECTIVE 11/18/2009, RESIDENTIAL DEVELOPMENT SHALL CONFORM TO THE CITY OF EAST HOPE FLOODPLAIN MANAGEMENT REGULATIONS.
6. AN APPROVED ENCROACHMENT PERMIT FO 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.



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  
208-285-4474

Scale: 1"=60'  
Checked By: TLAG  
Drawn By: TRP/SWO  
Plot Date: 12/8/2021  
Sheet: 1 of 2