

REPLAT OF LOT 5 AND COMMON AREA OF THE COVE AT STRONG CREEK

GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

"THIS IS TO CERTIFY THAT BBTB, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AS TO LOT 5, AND BBTB, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; JAMES MORROW AND VALORIE ANGEL, HUSBAND AND WIFE; R. SCOTT JONES AND JOAN PRINGLE JONES, HUSBAND AND WIFE; AND CASEY RENDEAU AND ALICIA RENDEAU, HUSBAND AND WIFE, AS TO THE COMMON AREAS, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME SHARED LOT LINES TO BE ADJUSTED AS SHOWN HEREON, THE SAME TO BE KNOWN AS "REPLAT OF LOT 5 AND COMMON AREA OF THE COVE AT STRONG CREEK," LOCATED IN A PORTION OF GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5 AND THAT PORTION OF THE COMMON AREA SITUATED NORTH OF THE OLD PRIEST RIVER ROAD RIGHT OF WAY IN "THE COVE AT STRONG CREEK," ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, AT PAGE 77, BONNER COUNTY, IDAHO.

Thomas R. Newbury
THOMAS R. NEWBURY, MANAGER
BBTB, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

James Morrow by Thomas R. Newbury P.O.A.
JAMES MORROW BY THOMAS R. NEWBURY, P.O.A.
(INSTRUMENT 919729, BONNER COUNTY RECORDS)
THOMAS R. NEWBURY, MANAGER BBTB, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

Valorie Angel by Thomas R. Newbury P.O.A.
VALORIE ANGEL BY THOMAS R. NEWBURY, P.O.A.
(INSTRUMENT 919729, BONNER COUNTY RECORDS)
THOMAS R. NEWBURY, MANAGER BBTB, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

R. Scott Jones by Thomas R. Newbury P.O.A.
R. SCOTT JONES BY THOMAS R. NEWBURY, P.O.A.
(INSTRUMENT 919730, BONNER COUNTY RECORDS)
THOMAS R. NEWBURY, MANAGER BBTB, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

Joan Pringle Jones by Thomas R. Newbury P.O.A.
JOAN PRINGLE JONES BY THOMAS R. NEWBURY, P.O.A.
(INSTRUMENT 919730, BONNER COUNTY RECORDS)
THOMAS R. NEWBURY, MANAGER BBTB, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

Casey Rendeau by Thomas R. Newbury P.O.A.
CASEY RENDEAU BY THOMAS R. NEWBURY, P.O.A.
(INSTRUMENT 919727, BONNER COUNTY RECORDS)
THOMAS R. NEWBURY, MANAGER BBTB, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

Alicia Rendeau by Thomas R. Newbury P.O.A.
ALICIA RENDEAU BY THOMAS R. NEWBURY, P.O.A.
(INSTRUMENT 919727, BONNER COUNTY RECORDS)
THOMAS R. NEWBURY, MANAGER BBTB, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Bonner

ON THIS 1st DAY OF May, IN THE YEAR OF 2018, BEFORE ME PERSONALLY APPEARED THOMAS R. NEWBURY, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF BBTB, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING AT: Sand County
MY COMMISSION EXPIRES: 2/12/21

Kristina S. Cuenca
NOTARY PUBLIC
STATE OF IDAHO

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Bonner

ON THIS 1st DAY OF May, IN THE YEAR OF 2018, BEFORE ME PERSONALLY APPEARED THOMAS R. NEWBURY, P.O.A. (INSTRUMENTS 919727, 919729 AND 919730, BONNER COUNTY RECORDS), KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENTS AS THE ATTORNEY IN FACT OF JAMES MORROW AND VALORIE ANGEL, HUSBAND AND WIFE; R. SCOTT JONES AND JOAN PRINGLE JONES, HUSBAND AND WIFE; AND CASEY RENDEAU AND ALICIA RENDEAU, HUSBAND AND WIFE, AND ACKNOWLEDGED TO ME THAT THEY SUBSCRIBED THEIR OWN NAMES AS ATTORNEY IN FACT.

I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING AT: Sand County
MY COMMISSION EXPIRES: 2/12/21

Kristina S. Cuenca
NOTARY PUBLIC
STATE OF IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE MICRO PLAT OF "REPLAT OF LOT 5 AND COMMON AREA OF THE COVE AT STRONG CREEK" 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 25 DAY OF May, 2018.

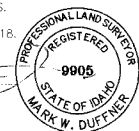
Douglas R. Miller
BONNER COUNTY SURVEYOR

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 29, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND A LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 18 DAY OF April, 2018.

MARK DUFFNER, PLS 9905



PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DCO REVIEW AND APPROVAL FOR THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. WALK AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DAIED THIS 19 DAY OF April, 2018.

PANHANDLE HEALTH DISTRICT 1

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2017.

APPROVED THIS 28 DAY OF May, 2018.

Charles B. Smith
Bonner County Treasurer
Bonner County Treasurer

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 27 DAY OF May, 2018.

David A. Smith
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS 29 DAY OF May, 2018.

James A. Sewell
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

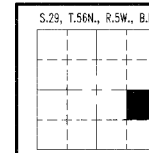
RECORDER'S CERTIFICATE

FILED THIS 29 DAY OF May, 2018, AT 11:17 A.M., AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT No. 922225 FFF: 4/11

Lyndie Shannon
BONNER COUNTY RECORDER

Instrument # 922225, 2-13 p: 16
Booked: 2018-11-19 10:41 AM by: Lyndie Shannon
Checked: 2018-11-19 10:41 AM by: Lyndie Shannon
Filed: 2018-11-19 10:41 AM by: Lyndie Shannon



SHEET TITLE: REPLAT OF LOT 5 AND COMMON AREA OF THE COVE AT STRONG CREEK		DATE: 18-18
DRAWN: LEM		SCALE: NONE
CHECKED: MWD/MET		PROJ. NO.: 13099-16-001
DATE FILED: 2018-11-19 10:41 AM		SHT 1 OF 3

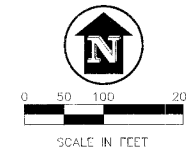
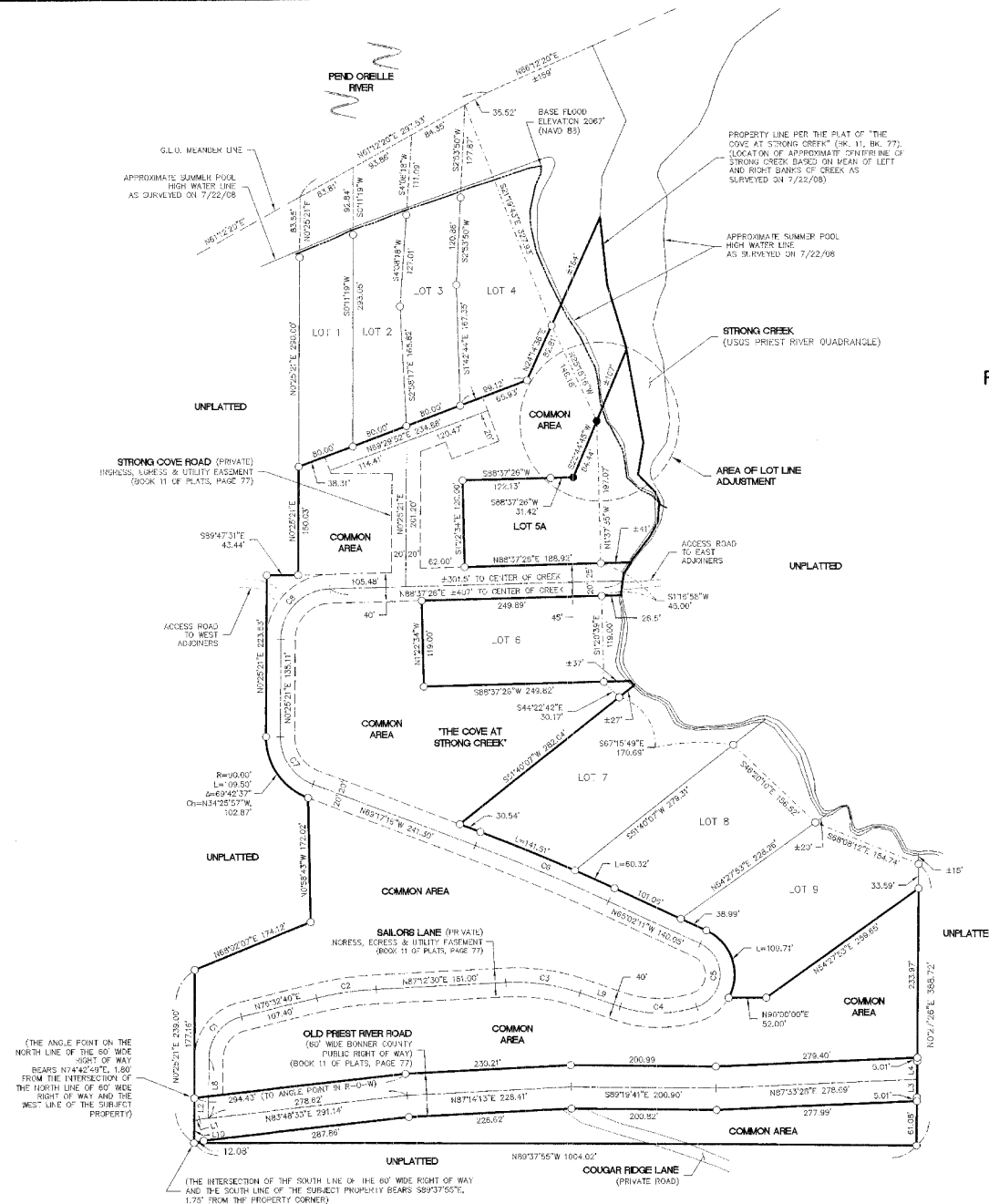
James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864, (208) 263-4160

4/18/12

DATE: 04-18-18
SCALE: 1"=40'
DRAWN: LEM
CHECKED: MWD/MET
PROJ. NO.: 13289-16-001
CAD FILE: S-1474-16-001-001.DWG
SH-2 OF 3

REPLAT OF LOT 5 AND COMMON AREA OF THE COVE AT STRONG CREEK

GOVERNMENT LOT 4, SECTION 29, TOWNSHIP 56 NORTH,
RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



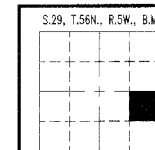
LINE	LENGTH	BEARING
L1	7.85'	N74°42'49"E
L2	31.16'	S92°52'21"W
L3	25.03'	N02°27'26"E
L4	25.03'	N02°27'26"E
L5	56.98'	N03°14'41"E
L6	55.19'	N03°14'41"E
L7	1326.13'	N02°27'26"E
L8	82.20'	N02°27'26"E
L9	59.22'	S71°00'54"E
L10	30.67'	N02°27'26"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	79.71'	60.00'	76°07'19"	N38°29'00"E	79.96'
C2	83.76'	450.00'	10°39'51"	N81°52'35"E	83.63'
C3	104.52'	275.00'	21°46'36"	S81°54'12"E	103.89'
C4	107.82'	165.00'	37°28'30"	N89°44'09"W	105.92'
C5	112.04'	47.00'	136°34'40"	N31°51'12"E	87.33'
C6	200.34'	2700.30'	41°18'35"	N67°09'45"W	206.30'
C7	85.17'	70.00'	69°42'37"	N34°25'57"W	80.01'
C8	107.76'	70.00'	88°12'08"	N44°31'24"E	97.45'

LEGEND

- SET 5/8" x 30" REBAR WITH PLASTIC CAP, PLS 9905
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 9905

Instrument 5 522225 S: 13 P: 18
Survey County: Sandpoint, Idaho
Section 29, Township 56 North, Range 5 West
Book 13 of Plats, Page 16
Date of Plat: 4/18/18



SHEET TITLE:
**REPLAT OF LOT 5 AND COMMON AREA
OF THE COVE AT STRONG CREEK**

James A. Sewell and Associates, LLC
1319 NORTH DIVISION AVENUE
SANDPOINT, IDAHO 83864, (208) 263-4160

DATE: 04-18-18
SCALE: 1"=100'
DRAWN: LEM
CHECKED: MWD/M-L
PROJ. NO.: 13099-16-001
SHEET: 3 OF 3