

SEVEN SISTERS SUBDIVISION

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF KOOTENAI, BONNER COUNTY, IDAHO.

APPROVAL OF THE CITY OF KOOTENAI

I, Margaret Ajfelde, MAYOR OF THE CITY OF KOOTENAI, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY
THAT THIS PLAT OF SEVEN SISTERS SUBDIVISION
HAS BEEN EXAMINED AND APPROVED THIS 2nd DAY OF Oct, 2020.
Margaret Ajfelde MAYOR
Greg Gault CITY CLERK

CITY ENGINEER
DIRECTOR OF PUBLIC WORKS

THIS PLAT HAS BEEN EXAMINED AND
APPROVED THIS 28th DAY OF September, 2020.
D. P. S. DE (Seal of City of Kootenai)
CITY ENGINEER
DIRECTOR OF PUBLIC WORKS

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT TAXES ON THIS PLAT HAVE
BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 1999.
APPROVED THIS 12th DAY OF October, 2020.
Shannon Suggs
BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDING,
DWELLING, OR SHELTER SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.
THIS PLAT APPROVED THIS 28th DAY OF Sept, 2020.
Robert Camp
PANHANDLE HEALTH DISTRICT 1
SANITARY RESTRICTION SATISFIED AND LIFTED THIS 28th DAY OF Sept, 2020.
Robert Camp
PANHANDLE HEALTH DISTRICT 1

WATER AND SEWER SERVICE NOTE

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY THE CITY OF SANDPOINT MUNICIPAL WATER SYSTEM.
SEWER SERVICE FOR THESE LOTS WILL BE PROVIDED BY THE KOOTENAI-PONDERAY SEWER DISTRICT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY IN
SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND
LOCAL ORDINANCES.

DATED THIS 21st DAY OF June, 2020.
Dance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF SEVEN SISTERS SUBDIVISION
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 17th DAY OF July, 2020.

William A. Stockman
BONNER COUNTY SURVEYOR

ACKNOWLEDGEMENT

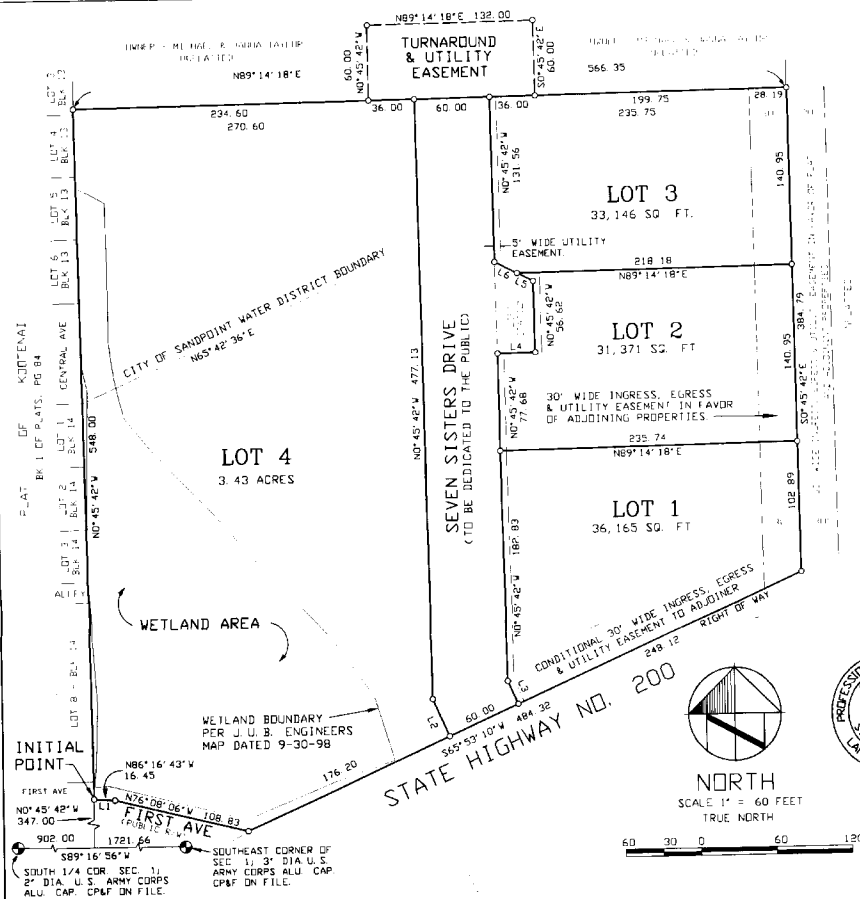
STATE OF Idaho ss
COUNTY OF Latah

ON THIS 10 DAY OF July, IN THE YEAR OF 2020, BEFORE ME PERSONALLY APPEARED Michael J. Taylor
KNOWN OR IDENTIFIED TO ME OR PROVED TO ME ON THE OATH OF
TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY
EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING AT: Boise, ID 83725
MY COMMISSION EXPIRES: 22nd, 8, 2022
Sandra F. Chase
NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

FILED THIS 11th DAY OF Oct, 2020 AT 11:37 A.M. IN BOOK 6 OF PLATS,
PAGE 109 AT THE REQUEST OF Dance Miller MARIE SCOTT
571510
INSTRUMENT NO. 571510
BONNER COUNTY RECORDER



OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT MICHAEL A. TAYLOR AND JANNA J. TAYLOR, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF
THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS AND STREETS. THE SAME
TO BE KNOWN AS SEVEN SISTERS SUBDIVISION, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 1; THENCE SOUTH 89°16'56"W ALONG
THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1721.66 FEET; THENCE NORTH 0°45'42" WEST A DISTANCE
OF 247.00 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT, THENCE NORTH 0°45'42" WEST A DISTANCE
OF 548.00 FEET; THENCE NORTH 89°14'18" EAST A DISTANCE OF 566.35 FEET; THENCE SOUTH 0°45'42" EAST A DISTANCE
OF 384.79 FEET; THENCE SOUTH 65°53'10" WEST A DISTANCE OF 484.32 FEET; THENCE NORTH 76°08'05" WEST A
DISTANCE OF 108.83 FEET; THENCE NORTH 86°16'43" WEST A DISTANCE OF 16.45 FEET TO THE INITIAL POINT.

SEVEN SISTERS DRIVE AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT OF WAY PURPOSES.

Michael A. Taylor
MICHAEL A. TAYLOR
Janna J. Taylor
JANNA J. TAYLOR

LINE TABLE

LINE	DISTANCE	BEARING
1	16.45	N86°16'43"W
2	28.45	N04°06'50"W
3	20.00	N04°06'50"W
4	26.00	N89°14'18"E
5	19.99	N65°38'00"W
6	19.99	N65°38'00"W

LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 6107"
- MONUMENTATION AS NOTED

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED
UPON BEARINGS FROM THE PLAT OF
HOLLYFORD SUBDIVISION PHASE TWO BY
PLS 974, AND SECTION SUBDIVISION DATA
PROVIDED BY PLS 974.