

SAND HILL ESTATES #3 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED

AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEARS NORTH 88°33'42" EAST, A DISTANCE OF 2641.61 FEET, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN VOLUME 5 OF SURVEYS, PAGE 1215;

THENCE NORTH 00°51'55" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 454.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°51'55" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 288.01 FEET;

THENCE LEAVING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, NORTH 88°33'42" EAST, A DISTANCE OF 2642.73 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00°46'44" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 288.02 FEET;

THENCE LEAVING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, SOUTH 88°33'42" WEST ALONG THE NORTH LINE OF SAND HILL ESTATES #2 MAJOR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 254, RECORDS OF ADAMS COUNTY, WASHINGTON, A DISTANCE OF 2642.29 FEET TO THE POINT OF BEGINNING;

CONTAINING 761,043.38 SQUARE FEET OR 17.471 ACRES, MORE OR LESS.

SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

DEDICATING 40.00 FEET FOR THE EAST SIDE OF 7TH AVENUE, AS SHOWN HEREON.

DEDICATING 38.00 FEET FOR THE WEST SIDE OF 14TH AVENUE, AS SHOWN HEREON. SECTION DETERMINED BY THE CITY OF OTHELLO ON SAND HILL ESTATES #1.

DEDICATING 60.00 FEET FOR 9TH AVENUE, 11TH AVENUE, 13TH AVENUE, AND MT. BAKER STREET, AS SHOWN HEREON.

DEDICATION

THE OWNER OF THE LAND DESCRIBED HEREIN IN FEE SIMPLE IS THE OWNER DECLARES THIS PLAT AND DEDICATES TO THE PUBLIC FOREVER, ALL STREETS, ROADS, ALLEYS, EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN THEREON FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USES SHOWN ON THIS PLAT.

DATED _____

ANGEL GARZA (PRESIDENT)

OWNER INFORMATION

ANGEL AND YOLANDA GARZA
P.O. BOX 464
OTHELLO, WASHINGTON 99344

SURVEYOR'S NOTES

1. PROPOSED LOTS WILL BE SERVED BY THE CITY OF OTHELLO SEWER AND WATER.
2. PRELIMINARY SURVEY FOR THIS PLAT PERFORMED ON AUGUST 14TH, 2020.
3. THIS PROJECT IS ON THE USBR AND CITY OF OTHELLO VERTICAL DATUM.
4. THE HORIZONTAL DATUM FOR THIS PROJECT IS WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
5. ALL LOT LINES ADJACENT TO EXISTING OR PROPOSED PUBLIC RIGHTS-OF-WAY HAVE A 10.0' UTILITY EASEMENT.
6. SEE LINE AND CURVE TABLES ON SHEET 7 OF 7.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS.
COUNTY OF ADAMS)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

NOTARY PUBLIC

NAME _____

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

CITY ENGINEER CERTIFICATION

EXAMINED AND APPROVED BY THE OTHELLO PUBLIC WORKS DEPARTMENT ON _____, 20____.

CITY ENGINEER

CITY COUNCIL CERTIFICATION

EXAMINED AND APPROVED BY THE OTHELLO CITY COUNCIL ON _____, 20____.

CITY ADMINISTRATOR

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH ARE NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF ADAMS COUNTY HAVE BEEN FULLY PAID.

ADAMS COUNTY TREASURER

DATE _____

AUDITORS CERTIFICATION

FILED FOR RECORD AT THE REQUEST OF SAND HILL ESTATES, LLC THIS _____ DAY OF _____, 20____ AT _____ M., AND RECORDED IN VOLUME _____ OF PLATS, AT PAGE _____ RECORDS OF ADAMS COUNTY, WASHINGTON.

ADAMS COUNTY AUDITOR

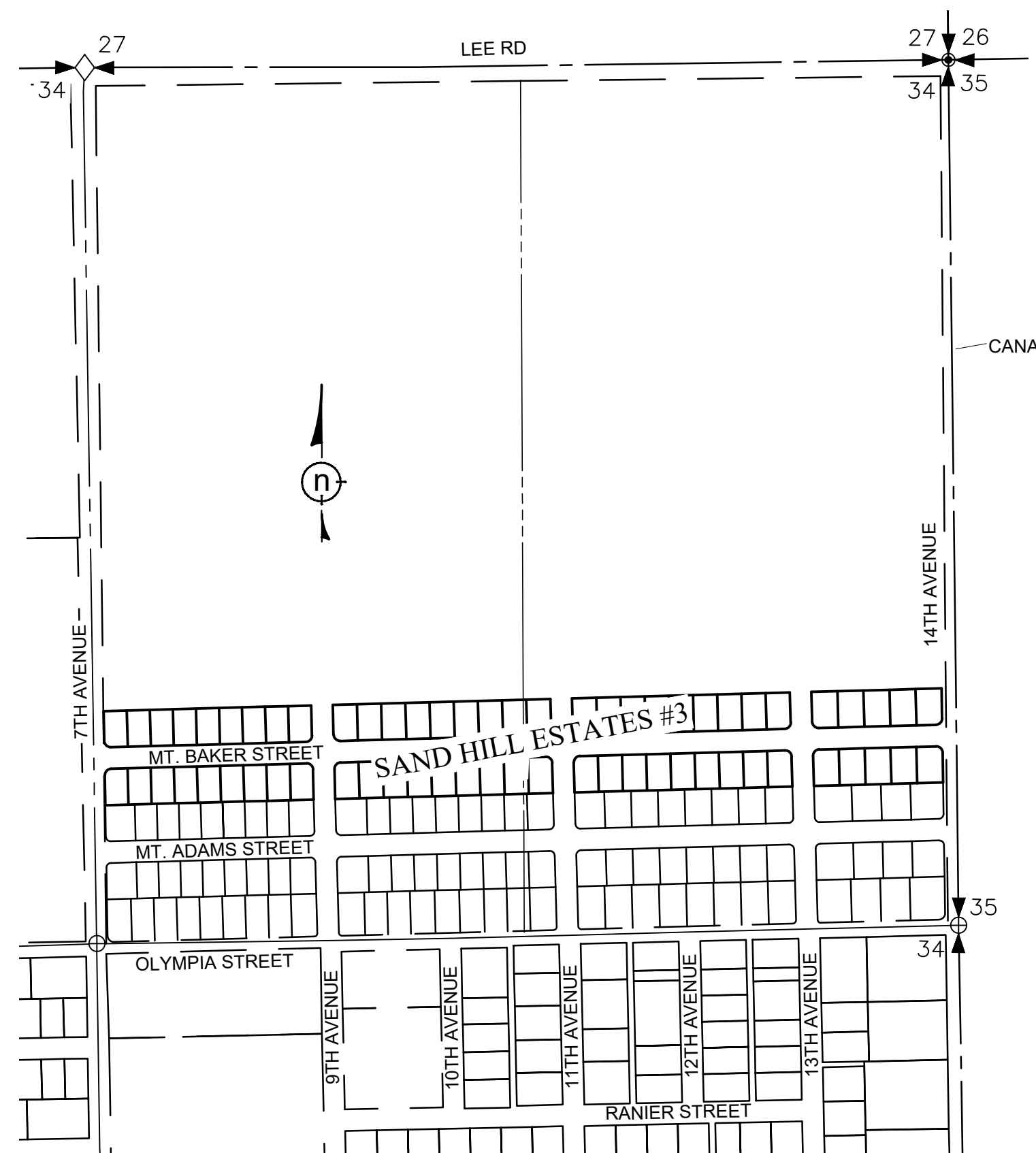
BY DEPUTY AUDITOR

SURVEYOR'S CERTIFICATION AND DECLARATION

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED.

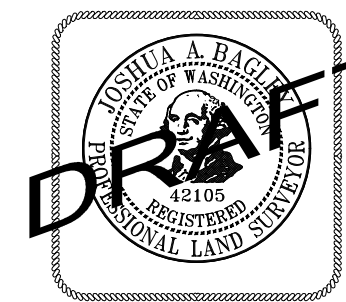
I HEREBY DECLARE THAT THE PLAT OF SAND HILL ESTATES #3 MAJOR PLAT IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF; AND THAT PROPER MONUMENTS HAVE BEEN SET AND LOT CORNERS ARE STAKED ON THE GROUND.

NAME OF SURVEYOR: JOSHUA A. BAGLEY



VICINITY MAP

1:400



CERTIFICATE NUMBER: 42105

7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

PROJECT NUMBER: 2020-185
DATE: DECEMBER, 2020

SAND HILL ESTATES #3 MAJOR PLAT

EQUIPMENT & PROCEDURES

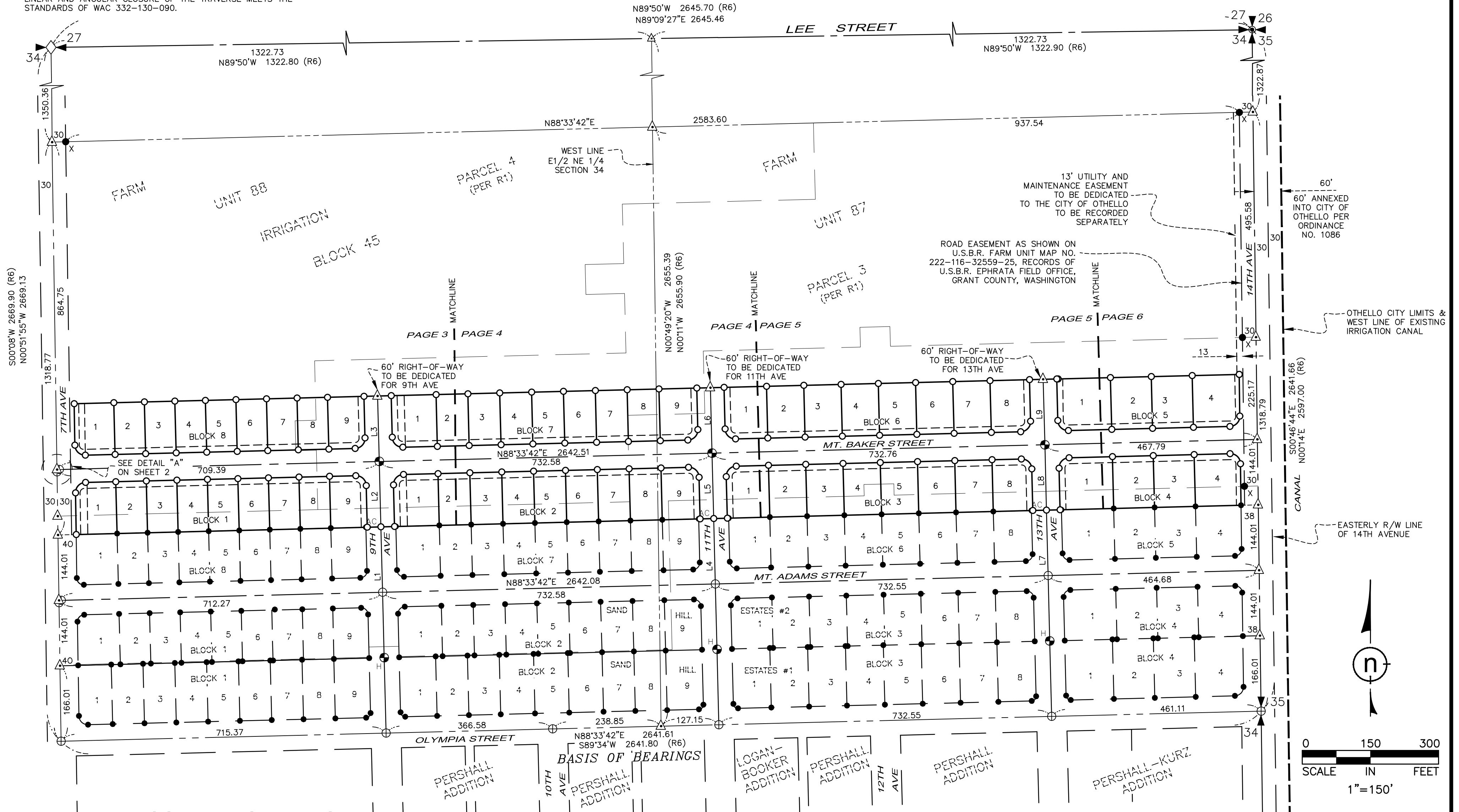
THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BEARS N88°33'42"E AS SHOWN ON THE PLAT OF SAND HILL ESTATES #1 MAJOR PLAT (R8), RECORDED IN VOLUME 3 OF PLATS, PAGE 243, RECORDS OF ADAMS COUNTY, WASHINGTON.



RECORD INFORMATION

- R1 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON
- R2 = PLAT OF PERSHALL ADDITION, A.F.N. 141203, RECORDS OF ADAMS COUNTY, WASHINGTON
- R3 = PLAT OF PERSHALL-KURZ ADDITION, A.F.N. 94901, RECORDS OF ADAMS COUNTY, WASHINGTON
- R4 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 365, RECORDS OF ADAMS COUNTY, WASHINGTON
- R5 = MIGRANT PRE-SCHOOL SHORT PLAT, VOLUME 1, PAGE 344, A.F.N. 295297, RECORDS OF ADAMS COUNTY, WASHINGTON.
- R6 = FINAL FARM UNIT PLAT OF IRRIGATION BLOCK 45, DATED 9/25/1962.
- R7 = OTHELLO MUNICIPAL CODE 16.29.120
- R8 = PLAT OF SAND HILL ESTATES #1 MAJOR PLAT, VOLUME 3, PAGE 243, A.F.N. 318253, RECORDS OF ADAMS COUNTY, WASHINGTON.
- R9 = PLAT OF SAND HILL ESTATES #2 MAJOR PLAT, VOLUME 3, PAGE 254-257, A.F.N. 325254, RECORDS OF ADAMS COUNTY, WASHINGTON.

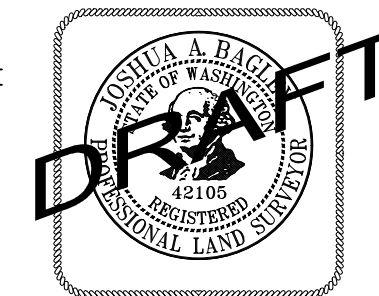
LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"x30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- X ● = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE

- H ● = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ◆ = WITNESS CORNER SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- = CENTER LINE
- = ADJOINER LINE
- = SECTION LINE
- - - = 1/4 SECTION LINE
- - - = 1/16 SECTION LINE
- = CITY LIMITS



SECTION INDEX



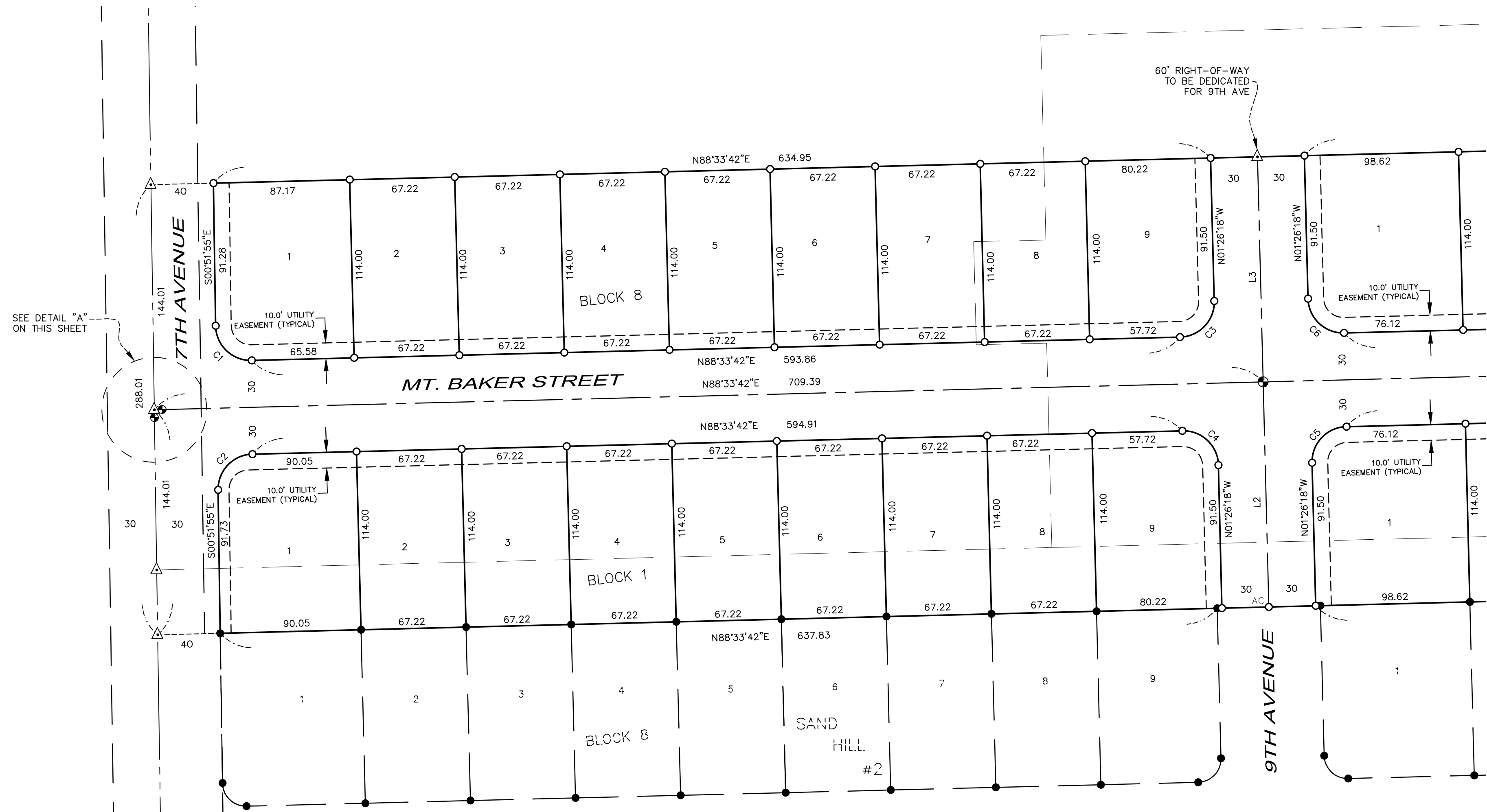
7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEY.COM

PROJECT NUMBER: 2020-185
 DATE: DECEMBER, 2020

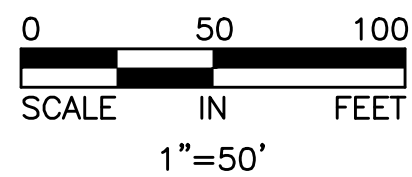
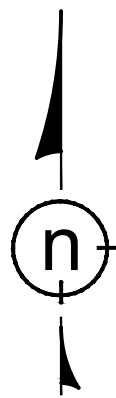
SHEET 2 OF 7

SAND HILL ESTATES #3 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON



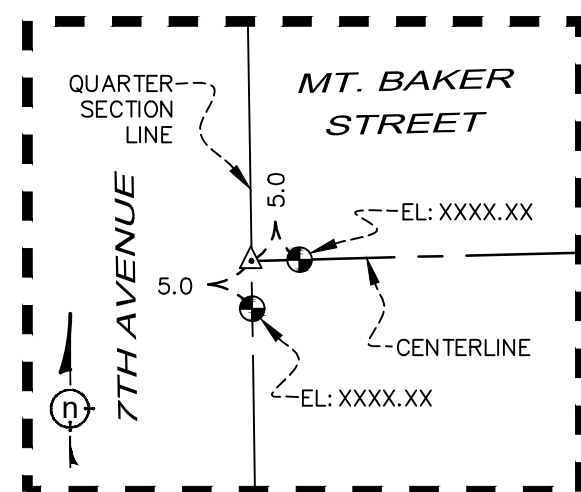
SEE DETAIL "A" ON THIS SHEET



SECTION INDEX

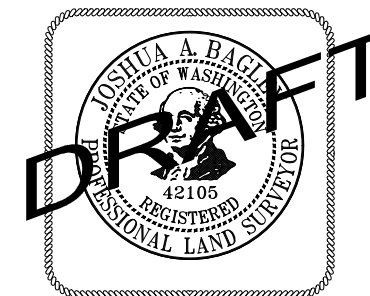
DETAIL "A"

SCALE = 1:20



LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- X ● = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- ⊙ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊙ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- = CENTER LINE
- = ADJOINER LINE
- - - = SECTION LINE
- - - = 1/4 SECTION LINE
- - - = 1/16 SECTION LINE
- - - = CITY LIMITS



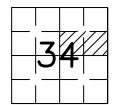
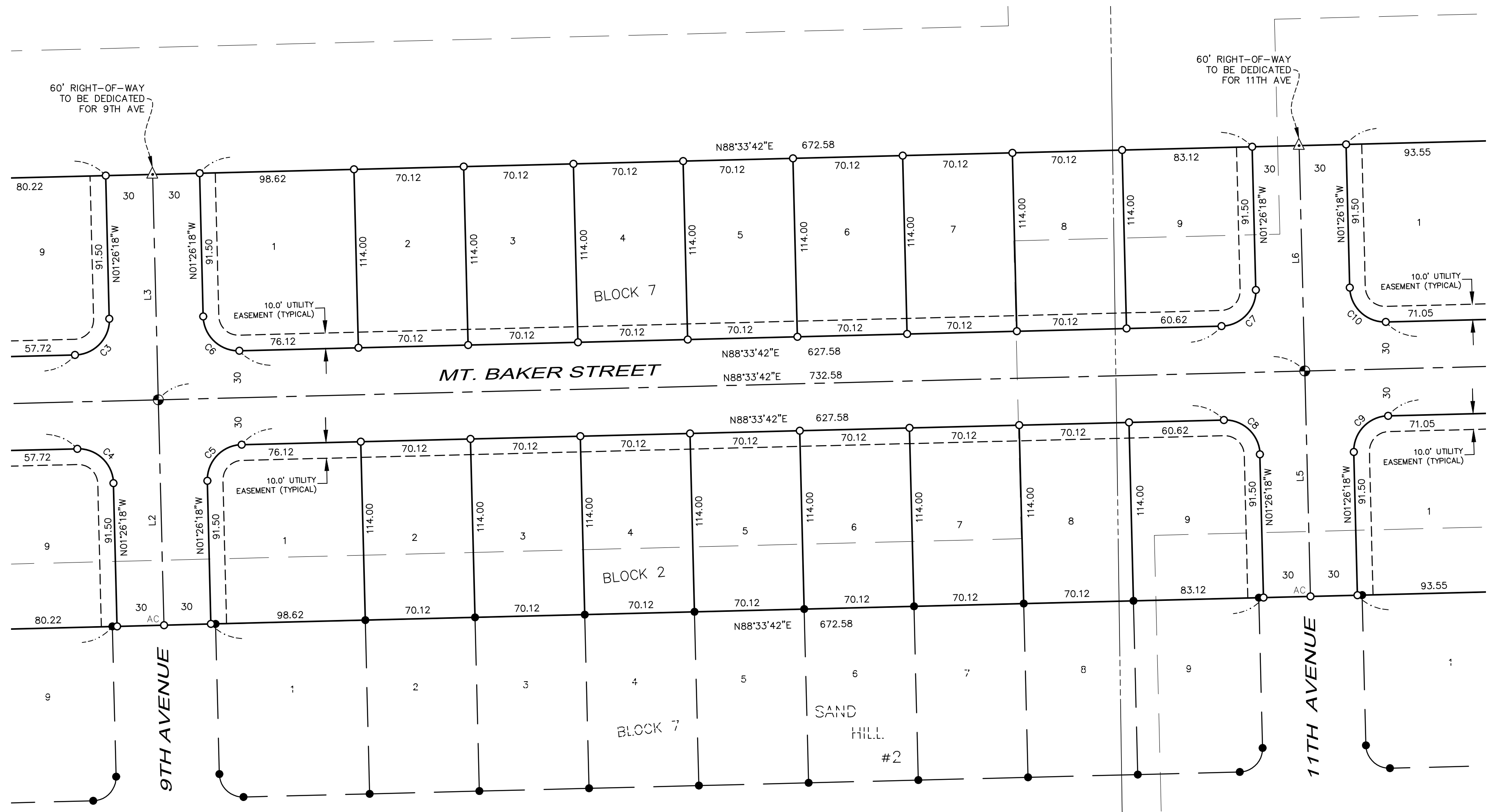
7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEY.COM

PROJECT NUMBER: 2020-185
 DATE: DECEMBER, 2020

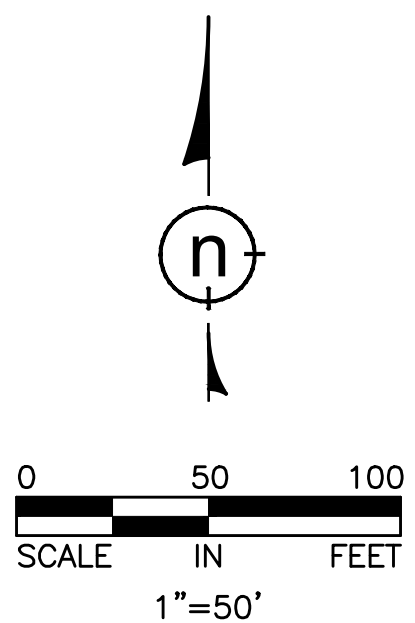
SHEET 3 OF 7

SAND HILL ESTATES #3 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

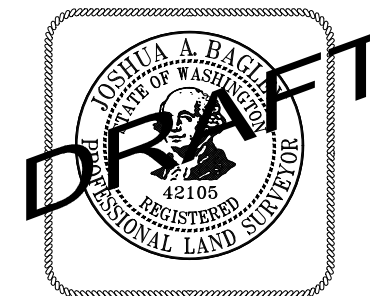


SECTION INDEX



LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- X ● = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- ⊙ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊙ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- = CENTER LINE
- = ADJOINER LINE
- = SECTION LINE
- - - = 1/4 SECTION LINE
- - - = 1/16 SECTION LINE
- - - = CITY LIMITS



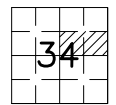
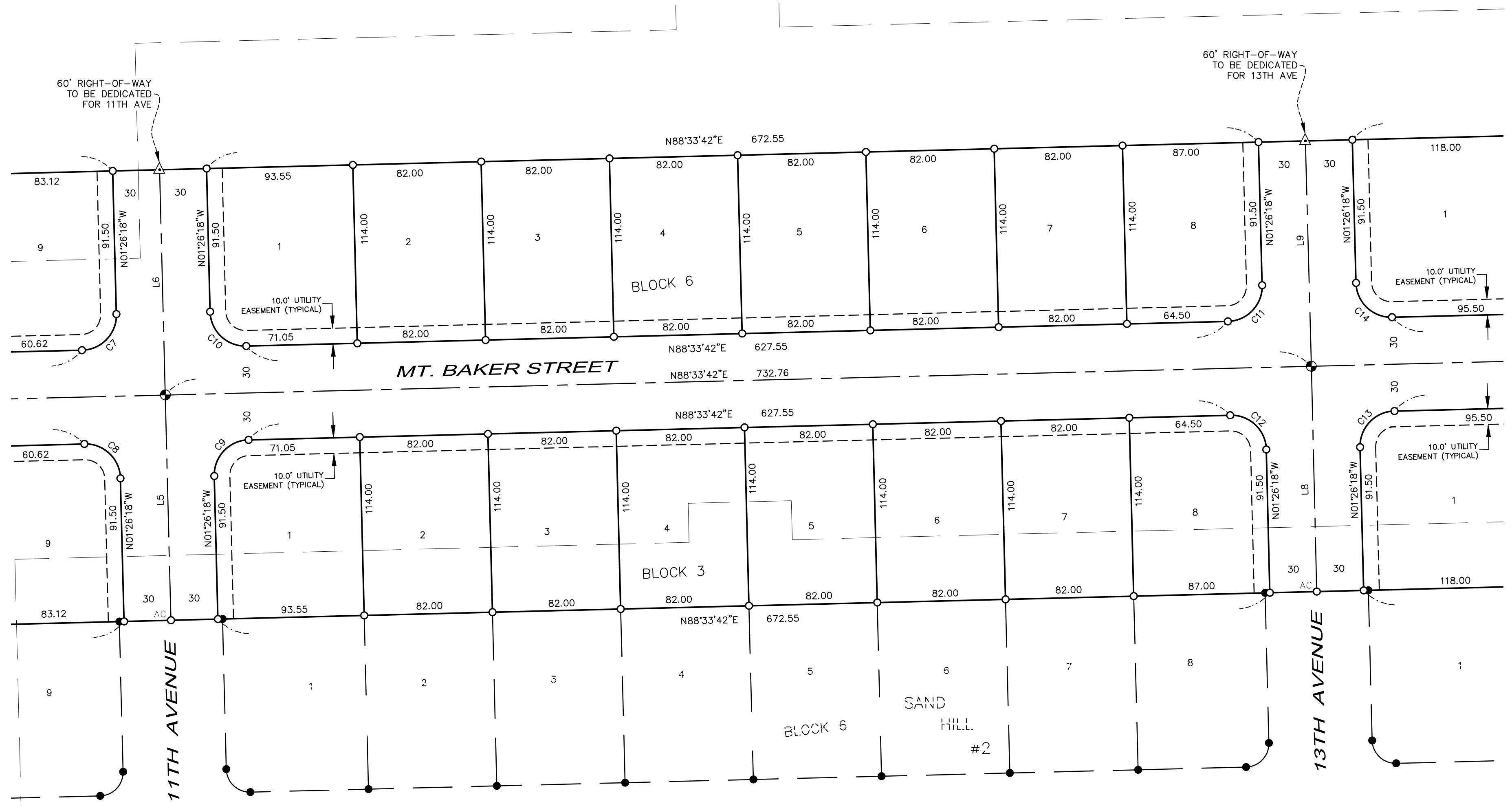
7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

PROJECT NUMBER: 2020-185
DATE: DECEMBER, 2020

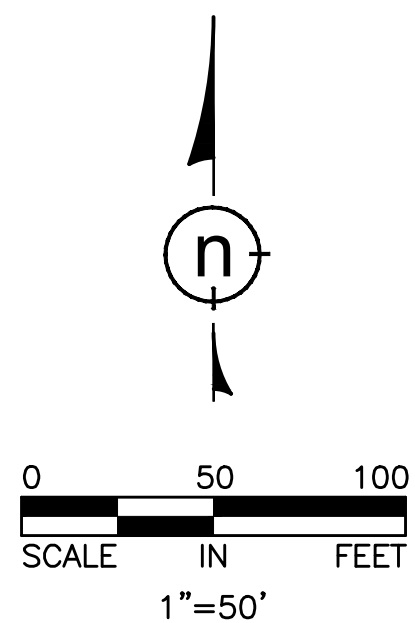
SHEET 4 OF 7

SAND HILL ESTATES #3 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON



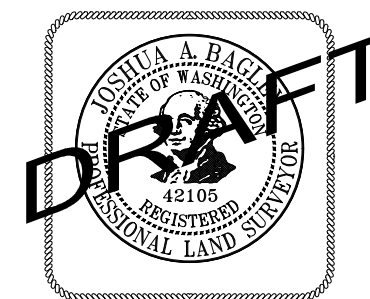
SECTION INDEX



LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- X ● = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE

- H ● = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊙ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- · - · - = CENTER LINE
- · - - - = ADJOINER LINE
- · - - - = SECTION LINE
- · - - - = 1/4 SECTION LINE
- · - - - = 1/16 SECTION LINE
- - - - - = CITY LIMITS



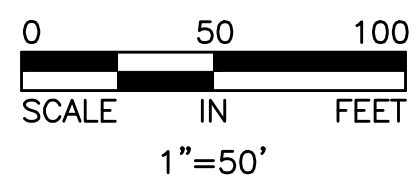
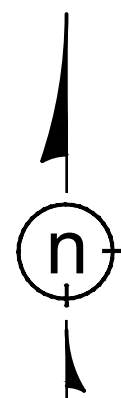
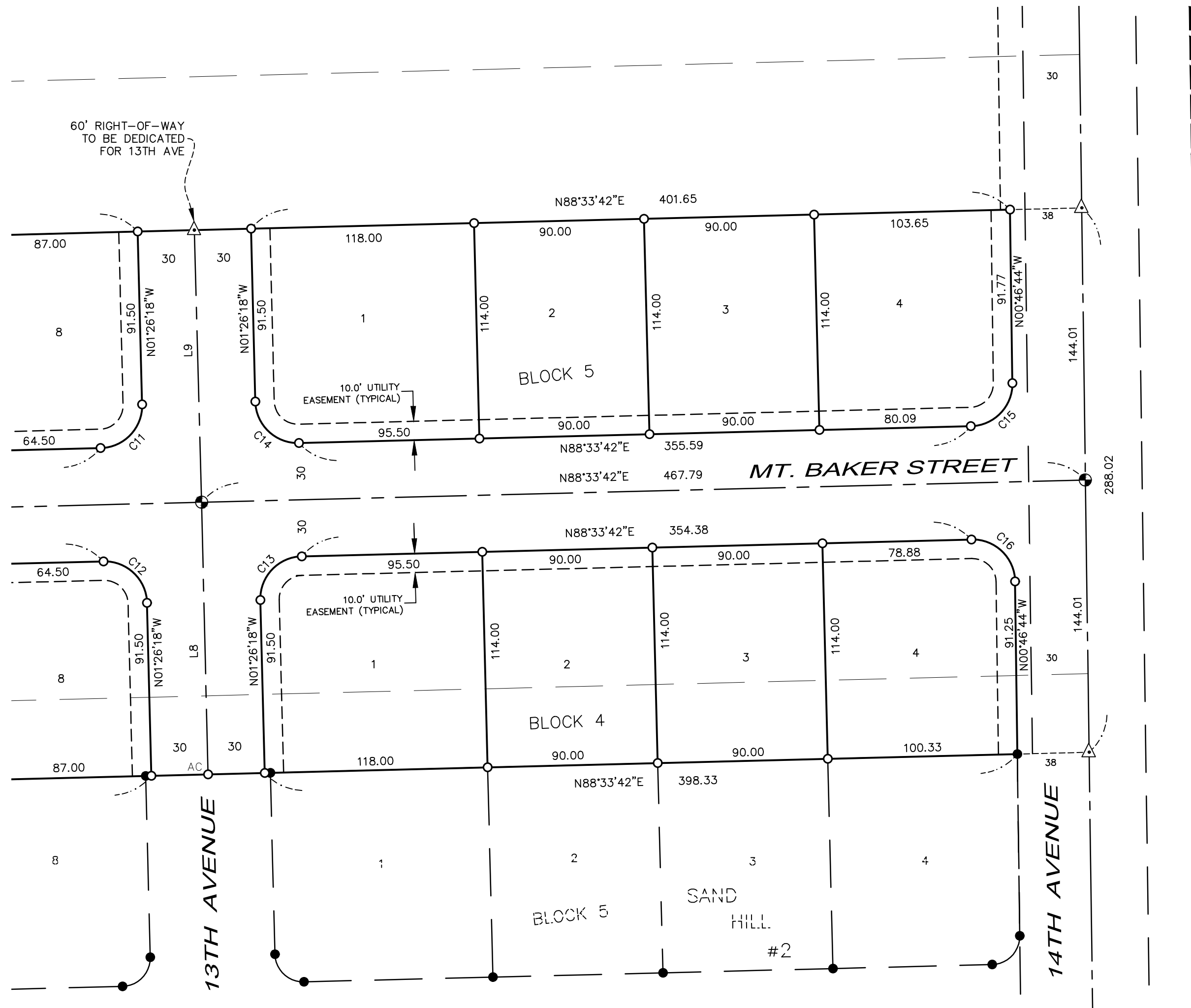
7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEYING.COM

PROJECT NUMBER: 2020-185
 DATE: DECEMBER, 2020

SHEET 5 OF 7

SAND HILL ESTATES #3 MAJOR PLAT

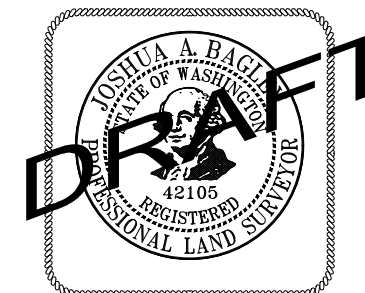
A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON



SECTION INDEX

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- X ● = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- ⊙ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊙ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- · — · — = CENTER LINE
- · — · — · — = ADJOINER LINE
- · — · — · — · — = SECTION LINE
- · — · — · — · — · — = 1/4 SECTION LINE
- · — · — · — · — · — · — = 1/16 SECTION LINE
- - - - - = CITY LIMITS



7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEY.COM

PROJECT NUMBER: 2020-185
 DATE: DECEMBER, 2020

SHEET 6 OF 7

SAND HILL ESTATES #3 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION

BUREAU OF RECLAMATION CONCURRENCE FOR THIS PLAT IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.310

DRAIN CONSTRUCTION:
RISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINING OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL USE, UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMICAL FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE EAST COLUMBIA BASIN IRRIGATION DISTRICT AND IS SUBJECT TO THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS PLAT IS SERVED BY CITY STREETS, IRRIGABLE LAND WITHIN THE ROAD RIGHT OF WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO CITY OF OTHELLO AND PAYABLE TO THE EAST COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

EAST COLUMBIA BASIN IRRIGATION DISTRICT DATE

BUREAU OF RECLAMATION DATE

IRRIGATION APPROVAL

WATER SUPPLY:
CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

BUREAU OF RECLAMATION DATE

USBR NOTES

LANDOWNERS WITHIN THE COLUMBIA BASIN PROJECT AREA SHOULD BE AWARE OF EXISTING RECLAMATION AND IRRIGATION DISTRICTS RIGHTS TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN PROJECT FACILITIES AS NECESSARY, ANY WORK THAT WILL INVOLVE THESE FACILITIES OR THE EXISTING RIGHTS OF WAY MUST BE REVIEWED AND APPROVED BY RECLAMATION AND THE AFFECTED DISTRICT PRIOR TO PROCEEDING, STRUCTURES INCLUDING, BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING ARE PROHIBITED FROM ENCROACHING UPON EXISTING RIGHT OF WAY CORRIDORS WITHOUT PRIOR APPROVAL BY RECLAMATION AND THE DISTRICT.

UNDERGROUND IRRIGATION AND DRAINAGE FACILITIES:

BUILDINGS AND OTHER PERMANENT STRUCTURES ARE NOT TO BE ERECTED ABOVE UNDERGROUND COLUMBIA BASIN PROJECT IRRIGATION AND DRAINAGE FACILITIES, ANY ENCROACHMENTS ONTO CBP RIGHTS OF WAY INCLUDING BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING REQUIRE A DISTRICT PERMIT.

IRRIGATION EASEMENT NOTE

THE USBR IRRIGATION FACILITY EASEMENTS (CANALS, DRAINS, ETC.), SHOWN ON THE REFERENCED FARM UNIT PLAT MAPS WERE POSITIONED ON THE MAJOR PLAT USING BEST FIT PROPORTIONING AND BALANCING METHODS BY RELATING MEASURED SECTION LINES AND FARM UNIT LINES TO THE RECORD USBR SECTION LINES AND FARM UNIT LINES.

THESE EASEMENT LOCATIONS MAY NOT EXACTLY FIT THE ACTUAL POSITIONS OF THE IRRIGATION FACILITIES ON THE GROUND. IT IS THE RESPONSIBILITY OF THE OWNER/PURCHASERS OF LOTS IN THE MAJOR PLAT TO COORDINATE WITH THE UNITED STATES BUREAU OF RECLAMATION AND/OR THE IRRIGATION DISTRICT TO DETERMINE THE EXACT LOCATION OF THE IRRIGATION FACILITIES ON THE GROUND PRIOR TO ANY CONSTRUCTION ACTIVITIES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°26'18" E	144.00
L2	S 01°26'18" E	144.00
L3	S 01°26'18" E	144.00
L4	S 01°26'18" E	144.00
L5	S 01°26'18" E	144.00
L6	S 01°26'18" E	144.00
L7	S 01°26'18" E	144.00
L8	S 01°21'24" E	143.96
L9	S 01°31'12" E	144.04

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	35.57	22.50	90°34'23"	S 46°09'07" E	31.98
C2	35.12	22.50	89°25'37"	N 43°50'54" E	31.66
C3	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C4	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C5	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C6	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C7	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C8	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C9	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C10	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C11	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C12	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C13	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C14	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C15	35.08	22.50	89°20'26"	N 43°53'29" E	31.64
C16	35.60	22.50	90°39'34"	S 46°06'31" E	32.00

LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	1	10,094.53	0.232
2		7,663.33	0.176
3		7,663.33	0.176
4		7,663.33	0.176
5		7,663.33	0.176
6		7,663.33	0.176
7		7,663.33	0.176
8		7,663.33	0.176
9		9,036.69	0.207

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	2	11,134.04	0.256
2		7,993.68	0.184
3		7,993.68	0.184
4		7,993.68	0.184
5		7,993.68	0.184
6		7,993.68	0.184
7		7,993.68	0.184
8		7,993.68	0.184
9		9,367.04	0.215

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	3	10,556.06	0.242
2		9,348.00	0.215
3		9,348.00	0.215
4		9,348.00	0.215
5		9,348.00	0.215
6		9,348.00	0.215
7		9,348.00	0.215
8		9,809.36	0.225

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	4	13,343.36	0.306
2		10,260.00	0.236
3		10,260.00	0.236
4		11,401.17	0.262

LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	5	13,343.36	0.306
2		10,260.00	0.236
3		10,260.00	0.236
4		11,635.31	0.267

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	6	10,556.06	0.242
2		9,348.00	0.215
3		9,348.00	0.215
4		9,348.00	0.215
5		9,348.00	0.215
6		9,348.00	0.215
7		9,348.00	0.215
8		9,809.36	0.225

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	7	11,134.04	0.256
2		7,993.68	0.184
3		7,993.68	0.184
4		7,993.68	0.184
5		7,993.68	0.184
6		7,993.68	0.184
7		7,993.68	0.184
8		7,993.68	0.184
9		9,367.04	0.215

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	8	9,891.03	0.227
2		7,663.33	0.176
3		7,663.33	0.176
4		7,663.33	0.176
5		7,663.33	0.176
6		7,663.33	0.176
7		7,663.33	0.176
8		7,663.33	0.176
9		9,036.69	0.207



7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

PROJECT NUMBER: 2020-185
DATE: DECEMBER, 2020