

914182

3K12 pg. 85

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SHOONG PLAZA

SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF KOOTENAI, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SHOONG FAMILY FOUNDATION, A NEW MEXICO NON-PROFIT 501(C)3, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "SHOONG PLAZA", LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1;

THENCE N0°40'24"W ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 625.75 FEET (RECORD: N0°40'24"W, 625.69 FEET);

THENCE N89°19'36"E, 25.00 FEET (RECORD: N89°14'19"E, 25.00 FEET) TO THE EAST RIGHT OF WAY LINE OF MOORE ROAD AND THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ALSO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 900012;

THENCE ALONG THE BOUNDARY OF SAID QUITCLAIM DEED PARCEL THE FOLLOWING FOUR COURSES:

- 1) N0°40'24"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 115.68 FEET (RECORD: N0°40'24"W, 115.72 FEET);
- 2) N89°14'30"E, 376.50 FEET (RECORD: N89°14'19"E, 376.42 FEET);
- 3) S0°40'24"E, 115.68 FEET (RECORD: S0°40'24"E, 115.72 FEET);
- 4) S89°14'30"W, 376.50 FEET (RECORD: S89°14'19"W, 376.42 FEET) TO THE TRUE POINT OF BEGINNING.

A 28 FOOT WIDE INGRESS, EGRESS & UTILITIES EASEMENT BENEFITING LOTS 1 AND 2 AS SHOWN HEREON IS HEREBY GRANTED.

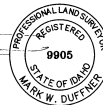
Rosemary Shoong
ROSEMARY SHOONG, PRESIDENT
SHOONG FAMILY FOUNDATION
A NEW MEXICO NON-PROFIT 501(C)3

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 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL 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 26TH DAY OF SEPTEMBER, 2017.

MARK W. DUFFNER, PLS 9905



COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREON DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2017. APPROVED THIS 6TH DAY OF NOVEMBER, 2017.

Cheryl D. Rine
BONNER COUNTY TREASURER

CITY ENGINEER'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED FOR ITS EFFECTS ON CITY UTILITIES AND ROADWAYS. APPROVED THIS 26TH DAY OF OCTOBER, 2017.

Mark W. Duffner
CITY OF KOOTENAI ENGINEER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SHOONG PLAZA" 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 26TH DAY OF OCTOBER, 2017.

Robert R. May
BONNER COUNTY SURVEYOR

APPROVAL OF THE CITY OF KOOTENAI

I, *Nancy Lewis*, MAYOR OF THE CITY OF KOOTENAI, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT "SHOONG PLAZA" HAS BEEN EXAMINED AND APPROVED BY KOOTENAI CITY COUNCIL, DATED THIS DAY OF 24TH NOV., 2017.

Nancy Lewis
MAYOR OF KOOTENAI
Ronda L. Whitlock
CITY OF KOOTENAI CLERK

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Bonner

ON THIS 14TH DAY OF October, IN THE YEAR OF 2017, BEFORE ME PERSONALLY APPEARED ROSEMARY SHOONG, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE SHOONG FAMILY FOUNDATION, A NEW MEXICO NON-PROFIT 501(C)3 WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME ON BEHALF OF THE SHOONG FAMILY FOUNDATION, A NEW MEXICO NON-PROFIT 501(C)3 AND ACKNOWLEDGED TO ME THAT THE THE SHOONG FAMILY FOUNDATION, A NEW MEXICO NON-PROFIT 501(C)3 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: Sandpoint
MY COMMISSION EXPIRES: 2/12/21

Kristina S. Owens
NOTARY PUBLIC



PANHANDLE HEALTH DISTRICT 1

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

DATED THIS 5TH DAY OF October, 2017.

Robert R. May
PANHANDLE HEALTH DISTRICT 1

RECORDER'S CERTIFICATE

FILED THIS 8TH DAY OF NOVEMBER, 2017, AT 9:33 A.M., AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT No. 914182 FEE: 11.00

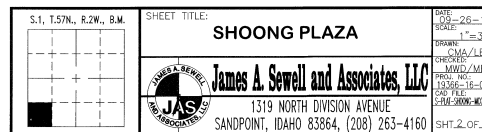
Kandi L. Flaherty
BONNER COUNTY RECORDER

Instrument # 914182, B: 12 p. 85
Bonner County, Idaho
11/08/2017: 09:33 AM No. of Pages: 2
Recorded: 11/08/2017 Fee: \$11.00
Sanitary Restrictions: None
Date of Issuance: 11/08/2017

S.1, T.57N, R.2W, B.M.	SHEET TITLE: SHOONG PLAZA	DATE: 10-26-17
	James A. Sewell and Associates, LLC	OWNER: NONE
	1319 NORTH DIVISION AVENUE SANDPOINT, IDAHO 83864, (208) 263-4160	OWNER/LEASER: JAS/LEM
		PREPARED BY: JAS/LEM
		DATE: 10-26-17
		SCALE: AS SHOWN HERE
		SHEET 1 OF 2

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