

COUNTY TREASURER’S CERTIFICATE

I hereby certify that the required taxes on the below described property have been fully paid to and including the year 20__.

Dated this ____ day of _____,20__.

Boundary County Treasurer

COUNTY COMMISSIONERS’ CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners' of Boundary County, Idaho.

Dated this _____day of _____, 2025

Chairman of the Board of County Commissioners

PANHANDLE HEALTH DISTRICT
CERTIFICATE OF APPROVAL

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by issuance of a certificate of disapproval.

Date

Health District Signature

PLAT
POULTON PINES SUBDIVISION
IN
SECS. 21 & 22
TOWNSHIP 62 NORTH, RANGE 1 EAST, B.M.
BOUNDARY COUNTY, IDAHO
FOR
POULTON FAMILY TRUST
SHEET 2 OF 3

OWNERS’ CERTIFICATION

Be it known that Carrie L. Figgins as Trustee of THE BILLIE and PATRICIA I. POULTON FAMILY TRUST, has caused to be surveyed into lots a parcel of land situated in the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twenty-one (21) and the Northwest Quarter (NW1/4) of Section Twenty-two (22), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

BEGINNING at the northwest corner of said E1/2 NE1/4 which is marked on the ground by a 5/8” rebar and aluminum cap stamped PLS 3628; thence, along the north line of said Section 21, S 89°55’59” E, 1308.52 feet to the northeast corner of Section 21 which is marked on the ground by an aluminum monument stamped PLS 882; thence, along the north line of said NW1/4, S 89°09’03” E, 417.19 feet to the northwest corner of Lot Six (6) of North Ridge Estates Second Addition as recorded in Book 2 of Plats, Page 87, as Instrument No. 221666, Boundary County, Idaho records which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 6050; thence, leaving said north line and along the west line of said Lot 6, S 00°50’46” W, 624.75 feet to the southwest corner of said Lot 6 which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 6050; thence, along the south line of Lots Seven (7), Eight (8), and Nine (9) of said North Ridge Estates Second Addition, S 89°09’14” E, 895.79 feet to the northerly corner of Lot Eight (8) of North Ridge Estates 1st Addition as recorded in Book 2 of Plats, Page 63, as Instrument Number 181485, Boundary County, Idaho records which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, leaving said south line and along the northwesterly line of said Lot 8, S 46°52’54” W, 421.16 feet to the westerly corner of said Lot 8 which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the southwesterly line of Lot 8, S 57°52’39” E, 273.78 to the intersection with the northwesterly right of way of Chokecherry Drive which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along said right of way S 32°10’04” W, 60.01 feet to the easterly corner of Lot Seven (7) of said North Ridge Estates 1st Addition which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, leaving said right of way and along the northeasterly line of said Lot 7, N 57°52’56” W, 289.56 feet to the northerly corner of Lot 7 which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the northwesterly line of Lot 7, S 46°56’10” W, 343.27 feet to the westerly corner of Lot 7 which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the north line of that tract shown on Book 5 of Surveys, Page 146, as Instrument No. 214927, Boundary County, Idaho records, N 89°12’52” W, 395.53 feet to the northwest corner thereof which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 6050; thence, along the west line of said tract S 01°27’40” E, 411.50 feet to the southwest corner thereof and the intersection with the northerly right of way of Chokecherry Drive which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along said right of way the following Three (3) courses: S 61°28’39” W, 136.94 feet to a 5/8” rebar and plastic cap stamped PLS 3628; thence, along a non-tangential curve to the left having a central angle of 09°40’56”, (radial bearing = S28°30’03”E), a radius of 755.01 feet, for an arc length of 127.58 feet (chord = S 56°39’29” W, 127.43 feet) to a 5/8” rebar and plastic cap stamped PLS 3628; thence S 51°54’59” W, 97.59 feet to the southeast corner of Lot 4B of the Amended Plat of Lots 4 and 13, North Ridge Estates 1st Addition as recorded in Book 2 of Plats Page 84, as Instrument No. 216865, Boundary County, Idaho records which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 6050; thence, leaving said right of way and along the east line of said Lot 4B, N 11°18’25” W, 193.36 feet to the northeast corner of Lot 4B which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the north line of Lot 4B, N 79°21’28” W, 136.66 feet to the east corner of Amended Lot 4A of the Amended Plat of Lots 4 and 13, North Ridge Estates 1st Addition as recorded in Book 3 of Plats, Page 69, as Instrument No. 285212, Boundary County, Idaho records which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the northerly boundary of said Lot 4A the following Three (3) courses: N 33°10’24” W, 284.25 feet to a 5/8” rebar and plastic cap stamped PLS 6050; thence N 80°51’11” W, 131.22 feet to a 5/8” rebar and plastic cap stamped PLS 6050; thence S 30°56’59” W, 149.69 feet to the northeast corner of Lot Three (3) of North Ridge Estates 1st Addition as recorded on said Book 2 of Plats, Page 63 which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the northeasterly line of said Lot 3, N 45°34’17” W, 271.62 feet to the northeast corner of Lot Two (2) of said North Ridge Estates 1st Addition which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the northeasterly line of said Lot 2, N 46°28’50” W, 244.80 feet to the northeast corner of Lot One (1) of said North Ridge Estates 1st Addition which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the north line of said Lot 1, N 68°18’43” W, 274.08 feet to the northwesterly corner thereof which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the westerly line of Lot 1, S 33°21’35” W, 231.44 feet to the intersection with the northerly right of way of Chokecherry Drive which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along said right of way the following Three (3) courses: on a non-tangential curve to the right having a central angle of 12°12’17”, (radial bearing = N 73°04’24” E), a radius of 210.48 feet, for an arc length of 44.84 feet (chord = N 10°49’27” W, 44.75 feet) to a 5/8” rebar and plastic cap stamped PLS 3628; thence N 04°52’16” W, 204.01 feet; thence N 32°58’04” W, 40.81 feet to the intersection with the west line of the E1/2 NE1/4 of Section 21 which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, leaving said right of way and along said west line N 00°58’31” E, 918.60 feet to the POINT OF BEGINNING, encompassing an area of 62.18 acres.

AND

BEGINNING at a 5/8” rebar and plastic cap stamped PLS 3628 on the south line of said E1/2 NE1/4 which is N 89°08’20” W, 291.62 feet from the southeast corner of the E1/2 NE1/4; thence, continuing along said south line N 89°08’20” W, 1018.29 feet to the southwest corner of the E1/2 NE1/4 which is marked on the ground by 5/8” rebar and aluminum cap stamped PLS 3628; thence, along the west line of the E1/2 NE1/4, N 00°58’31” E, 940.87 feet to the southwest corner of that tract shown on Book 5 of Surveys, Page 211, as Instrument No. 218680, Boundary County, Idaho records which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 6050; thence, leaving said west line and along the south line of said tract S 89°00’43” E, 138.32 feet to the southeast corner thereof which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 6050; thence, along the easterly line of said tract N 37°25’22” E, 228.41 feet to the intersection with the southerly right of way of Chokecherry Drive which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along said right of way on a non-tangential curve to the right having a central angle of 10°35’36” (radial bearing = S 31°59’12” W), a radius of 707.54 feet, for an arc length of 130.82 feet (chord = S 52°43’00” E, 130.63 feet) to the northerly corner of Lot 13B of the Amended Plat of Lot 13A North Ridge Estates 1st Addition as recorded in Book 4 of Plats, Page 10, as Instrument No. 296983, Boundary County, Idaho records which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, leaving said right of way and along the boundary of said Lot 13B, the following Four (4) courses: S 40°11’54” W, 271.16 feet to a 5/8” rebar and plastic cap stamped PLS 6050; thence S 17°47’51” E, 118.04 feet to a 5/8” rebar and plastic cap stamped PLS 3628; thence S 46°42’30” E, 207.84 feet to a 5/8” rebar and plastic cap stamped PLS 6050; thence N 35°03’24” E, 317.16 feet to the intersection with the southerly right of way of Chokecherry Drive which is marked on the ground by a 5/8” rebar and plastic cap stamped PLS 3628; thence, along said right of way S 43°28’43” E, 169.67 feet to a 5/8” rebar and plastic cap stamped PLS 3628; thence, along a curve to the left having a central angle of 32°42’23”, a radius of 226.19 feet, for an arc length of 129.12 feet (chord = S 59°49’54” E, 127.37 feet) to a point in an asphalt driveway which is marked on the ground by a PK nail with brass shiner stamped PLS 3628; thence, leaving said right of way and along the westerly line of Lot Three (3), Block Two (2) of the Amended Plat of North Ridge Estates as recorded in Book 2 of Plats, Page 62, as Instrument No. 181483, Boundary County, Idaho records the following Two (2) courses: S 17°53’15” W, 177.93 feet to a PK nail with brass shiner stamped PLS 3628; thence S 26°47’37” E, 362.86 feet to a 5/8” rebar and plastic cap stamped PLS 3628; thence, along the southwesterly line of that parcel described in Instrument No. 275064, S 27°40’39” E, 195.53 feet to the POINT OF BEGINNING, encompassing an area of 15.72 acres.

Poulton Way and Pats Lane, private roads within Poulton Pines Subdivision, are hereby dedicated to the use of the owners of lots within the subdivision.

The 10-foot utility easement is hereby dedicated along all front, side, and rear lot lines.

CARRIE L. FIGGINS (Trustee THE BILLIE & PATRICIA I. POULTON FAMILY TRUST

DATE-----

PLANNING & ZONING CERTIFICATE

This Long Plat has been Examined and approved per Boundary County application No. 23-0113.

Boundary County Planning Administrator Date

COUNTY ROAD SUPERINTENDENT’S
CERTIFICATION

I hereby certify that this plat has been examined and approved this _____ day of _____, 2025.

Boundary County Road Superintendent

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
ss.

County of Boundary)

I hereby certify that on this _____ day of _____, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Carrie L. Figgins, as Trustee of The Billie and Patricia Poulton Family Trust, known to me to be the person who executed the foregoing Owners' Certificate and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes herein stated, on behalf of said trust.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at:



J. R. S. SURVEYING, INC.	
P. O. BOX 3099 – 6476 S. MAIN ST. BONNERS FERRY, IDAHO 83805 208-267-7555	
PLAT-POULTON PINES SUBDIVISION	
FOR: POULTON FAMILY TRUST	
DWN BY-JDM/CK	06-16-2025
SECS. 21/22, T62N, R1E, B.M.	SHEET 2 OF 3
BOUNDARY COUNTY, IDAHO	JOB #22-111