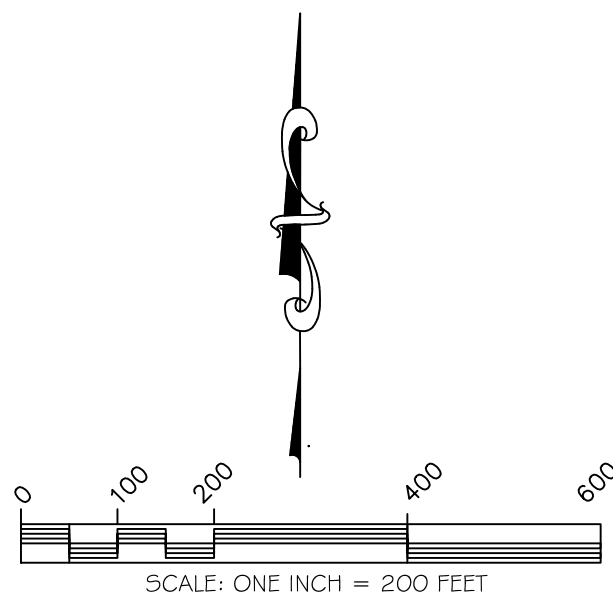




NOTE

10' utility easements are reserved along all lot lines.
Poulton Way and Pats Lane within this subdivision are 60' wide private roads,
and along with cul-de-sacs are for ingress, egress, and utilities.

WATER AND SEWER CERTIFICATION

All lots will be serviced by individual septic systems and individual wells.

DEED RESTRICTIONS AND COVENANTS

The owners of the lots platted hereon are subject to the Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument No. _____

LEGEND

- ① Found corner evidence as noted
 - Found $\frac{5}{8}$ " rebar/plastic cap - PLS 3628
 - ▲ Found $\frac{5}{8}$ " rebar/plastic cap - PLS 6050
 - ◎ Set $\frac{5}{8}$ " rebar/plastic cap - PLS 3628
 - ☐ Set PK with brass shiner PLS 3628 in asphalt driveway
 - Computed point
- NRE - North Ridge Estates

PLAT
POULTON PINES SUBDIVISION
IN
SECS. 21 & 22
TOWNSHIP 62 NORTH, RANGE 1 EAST, B.M.
BOUNDARY COUNTY, IDAHO
FOR

SHEET 1 OF 3

ADJACENT SURVEYS OF RECORD

BOOK 1 OF SURVEYS, PAGE 137
BOOK 3 OF SURVEYS, PAGE 111
BOOK 4 OF SURVEYS, PAGE 248
BOOK 5 OF SURVEYS, PAGE 146
BOOK 5 OF SURVEYS, PAGE 209
BOOK 5 OF SURVEYS, PAGE 211
BOOK 6 OF SURVEYS, PAGE 156
BOOK 8 OF SURVEYS, PAGE 113
BOOK 9 OF SURVEYS, PAGE 222
BOOK 10 OF SURVEYS, PAGE 140
BOOK 10 OF SURVEYS, PAGE 182
BOOK 2 OF PLATS, PAGE 43
MARX 3RD ADDITION
BOOK 2 OF PLATS, PAGE 48
AM. MARX 3RD ADDITION
BOOK 2 OF PLATS, PAGE 63
NORTH RIDGE EST. 1ST ADD
BOOK 2 OF PLATS, PAGE 84
AM. LOTS 4 & 13, NORTH RIDGE
EST. 1ST ADD.
BOOK 3 OF PLATS, PAGE 60
AM. LOT 1 MARX 3RD ADD.
BOOK 3 OF PLATS, PAGE 69
AM. LOT 4A, NORTH RIDGE EST.
1ST ADD.
BOOK 4 OF PLATS, PAGE 10
AM. LOT 13A, NORTH RIDGE EST.
1ST ADD.

NOTES

- 1) POULTON PINES IS COMPRISED OF 2 EXISTING PARCELS
RF62N01E211816A
RF62N01E221213A
- 2) RF62N01E211816A IS ZONED RESIDENTIAL &
AGRICULTURE/FORESTRY
RF62N01E221213A IS ZONED RESIDENTIAL
- 3) ALL LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS.
- 4) ALL LOTS WILL HAVE INDIVIDUAL WELLS,
ELECTRIC WILL BE PROVIDED BY NORTHERN LIGHTS, INC.
- 5) THIS PLAT LIES WITHIN THE AREA OF CITY IMPACT (ACI) FOR THE CITY
OF BONNERS FERRY.

LINE TABLE

LINE	BEARING	DISTANCE
L14	S51°54'59"W	97.59
L23	S42°03'14"W	84.81
L27	N43°36'31"E	77.99

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD
C2	09° 40' 56"	755.01	127.58	S56° 39' 29" W, 127.43
C14	22° 27' 37"	270.48	106.03	S30° 57' 39" E, 105.35
C15	10° 35' 36"	707.54	130.82	S52° 43' 00" E, 130.63
C17	12° 12' 17"	210.48	44.84	N10° 49' 27" W, 44.75

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83
Scale Factor - .9998683. All distances shown are converted to ground.

COUNTY SURVEYOR'S CERTIFICATE

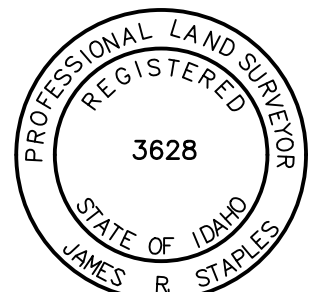
I hereby certify that I have examined the hereon Plat of
POULTON PINES SUBDIVISION and have determined that it
complies with applicable State statutes and County
ordinances regarding plats and subdivision regulations.

Dated this day of , 20 .

Acting Boundary County Surveyor

SURVEYOR'S CERTIFICATION

I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2025, at _____m. and duly recorded in Book ____ of Plats, Page _____ as Instrument No. _____.

County Recorder

Deputy Recorder

SURVEY NARRATIVE

The purpose of this survey was to create 19 lots from the ownership of THE BILLIE AND PATRICIA I. FOLLOTT FAMILY TRUST property located within the E₂ NE₄ of Section 21 and a portion of the NW₄ of Section 22. Controlling corner of the Sections as well as property and lot corners previously established by survey of plat were located with GPS to determine the boundary of the land being divided into lots. Tied monuments substantially conformed to record dimensions.

SPECIAL PURPOSE DISTRICTS

NORTH BENCH FIRE DISTRICT
BOUNDARY COUNTY SCHOOL DISTRICT No. 101
NORTHERN LIGHTS
AVISTA

