

009652

Bk 12 Pg 12

Pg. 1 of 2

SCHWEITZER VIEW
BUSINESS PARK

UNPLATTED

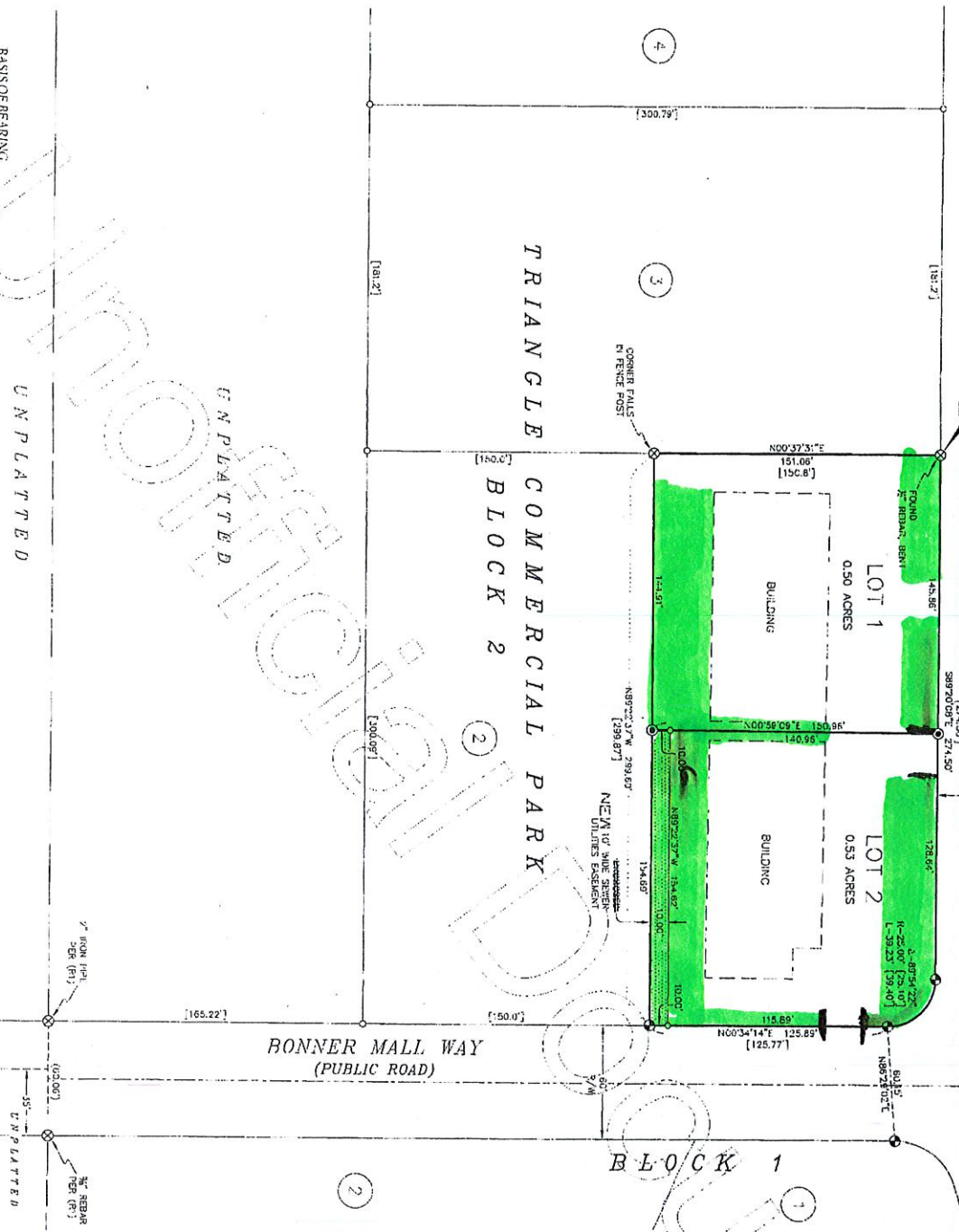
SCHWEITZER
PLAZA

TRIANGLE DRIVE
(PUBLIC ROAD)

BONNER MALL WAY
(PUBLIC ROAD)

BLOCK 1

TRIANGLE COMMERCIAL PARK
BLOCK 2



BAISIS OF BEARING:

BEARINGS REFER TO THE DAHO GEODINAMIC SYSTEM OF 1983 WEST ZONE (1103) - US SURVEY FT. THE POINT OF BEGINNING BEING THE INTERSECTION OF THE MERIDIAN OF THE STATE OF IDAHO (2011) (EPOCH: 2010.0000). DISTANCES SHOWN ARE GROUND LINES & CORRECTED ADJUSTMENT FACTOR (CAF) OF 1.00012093. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°35'40" AT THE SOUTHWEST CORNER OF SECTION 11.

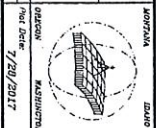
PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO REPEAT LOT 1 INTO 2 CONFORMING LOTS.

PREPARED FOR:
RICHARD TRUSSELL
110 S. EUCLID
SHANDON, ID 83864



Section	11
Township	57 N
Range	2 W



TRUSSELL LOTS
A REPEAT OF
TRIANGLE COMMERCIAL PARK

SCALE: 1"=40'

Checked By: TML
Drawn By: STB
Date: Dec, 2016
Sheet: 1 of 2

TRUSSELL LOTS
A REPEAT OF LOT 1 OF BLOCK 2 OF
TRIANGLE COMMERCIAL PARK
BEING A PORTION OF THE NW 1/4 OF SECTION 11,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF PONDERAY, BONNER COUNTY, IDAHO

- LEGEND**
- ⊙ SET 5/8" x 24" REBAR AND CAP BY PLS 14879
 - ⊙ FOUND 1/2" REBAR AND CAP BY PLS 574
 - ⊙ MONUMENTATION, AS NOTED.
 - ⊙ CALCULATED POINT, NOTHING SET
 - [Pl] PLAT OF TRIANGLE COMMERCIAL PARK, BK. 5 OF PLATS, PG. 21, RECORDS OF BONNER COUNTY, IDAHO
 - (R) AMENDED RECORD OF SURVEY BY PLS 14879, NS1, NO. 897223, 1/1/2018

METHOD OF SURVEY:
THIS SURVEY WAS PREPARED USING TRIANGLE PARK GROUND RECORDERS AND THE DATA WAS PROCESSED USING INS-GPS DATA AND TRIANGLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL. THE TECHNIQUES USED A NIKON TOTAL STATION.

- GENERAL NOTES**
- 1) THE LOTS ARE FOR COMMERCIAL USE.
 - 2) SOUND WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
 - 3) WE LITANOS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
 - 4) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 10070070E, EFFECTIVE 11/16/2009.

DOCUMENTS AND EASEMENTS OF RECORD:

THE TRIANGLE DOCUMENTS OF RECORD PER COMMERCIAL LAND TITLE INSURANCE COMPANY, FILE NO. 354335, GUARANTEE NO. 7182-36-354335-2017, 8/07/5-21177728A, DATED MAY 4, 2017.

1. EASEMENTS, RESERVATIONS, NOTES AND/OR DESIGNATIONS AS SHOWN ON THE ORIGINAL PLAT OF TRIANGLE COMMERCIAL PARK [Pl]
2. A PUBLIC UTILITIES EASEMENT IN FAVOR OF PACIFICORP, A CORPORATION USA, PACIFIC POWER & LIGHT COMPANY, RECORDED AS NS1, NO. 422851, 9/27/1994.
3. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH HEREIN, COM ENTERPRISES, INC. AS LESSOR, AND RICHARD V. TRUSSELL, DONNA J. TRUSSELL, MARY L. TRUSSELL AND RICHARD V. TRUSSELL AS LESSEES, RECORDED AS NS1, NO. 9843430, 2/29/2014, FINANCING STATEMENT RECORDED AS NS1, NO. 9843430, 2/29/2014.