

157N R2W SEC. 28

PEND O'REILLE RIVER

Sandpoint Title Insurance
 120 South Second Avenue
 Sandpoint, Id. 83864

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and Sandpoint Title Insurance assumes no liability for inaccuracies therein.

ROSENBERGER
BOX 424
INT. ID. 82854

OX. MEAN HIGH
WATER LINE
note 1 page 2)

APPROX. MEAN HIGH
WATER LINE
(see note 1 page 2)

1.0 ACRE

1.0 AC.
±25,000 SOFT
ABOVE HWL

1.0 AC.
±26,400 SOFT
ABOVE HWL

6 FT
WIDE
UTILITY
EASEMENT

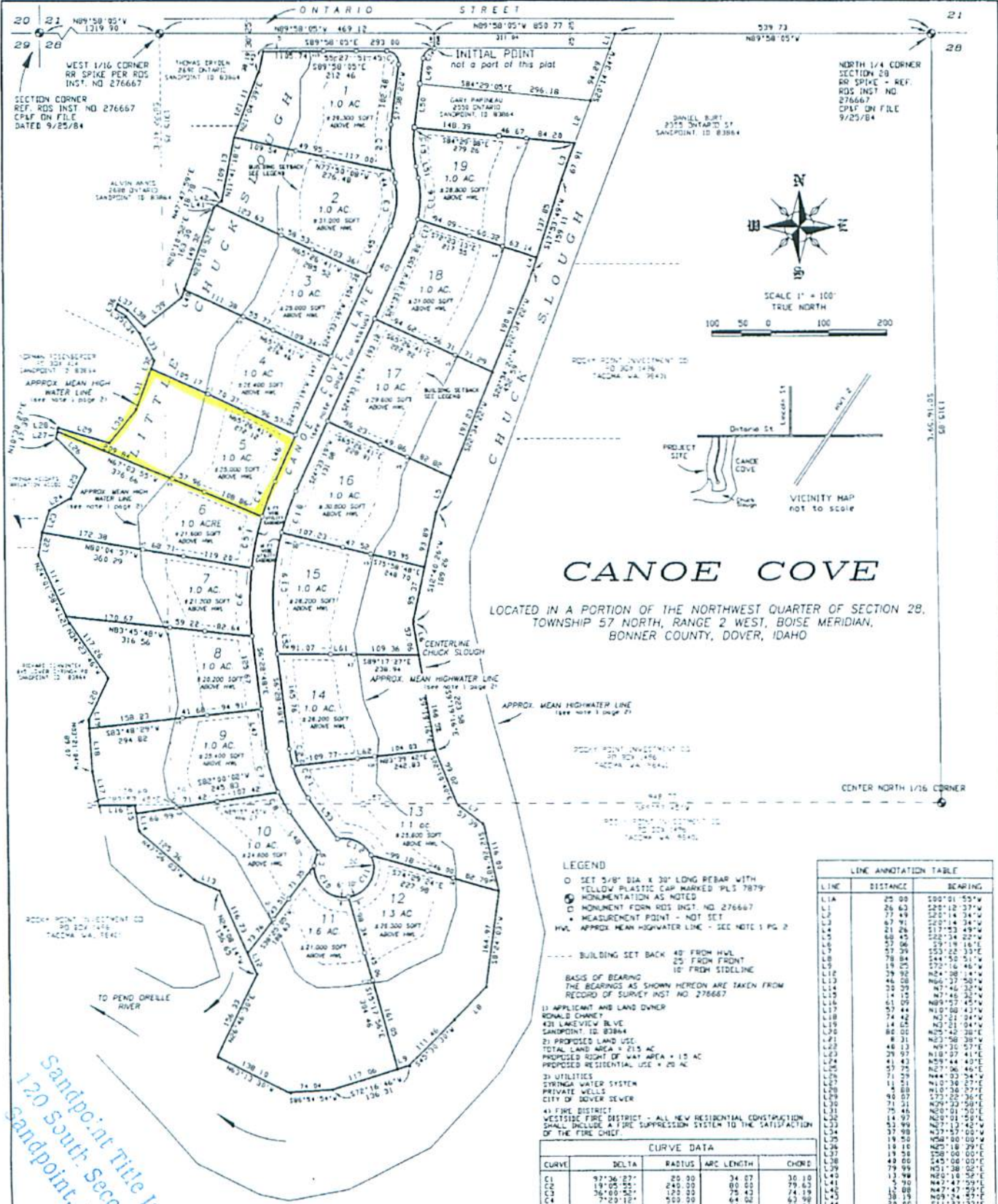
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Sandpoint Title Insurance
120 South Second Avenue
Sandpoint, Id. 82854

ABD
±30.

589934



CANOE COVE

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, DOVER, IDAHO

- LEGEND**
- SET 5/8" DIA X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED PLS 7879 MONUMENTATION AS NOTED
 - MONUMENT FORM RODS INST. NO. 276667
 - MEASUREMENT POINT - NOT SET
 - H.W.L. APPROX. MEAN HIGHWATER LINE - SEC NOTE 1 PG. 2
 - BUILDING SET BACK 40' FROM H.W.L. 25' FROM FRONT 10' FROM SIDELINE
- BASIS OF BEARING
THE BEARINGS AS SHOWN HEREDON ARE TAKEN FROM RECORD OF SURVEY INST. NO. 276667

- 1) APPLICANT AND LAND OWNER
RONALD CHANEY
431 LAKEVIEW BLVD
SANDPOINT, ID 83864
- 2) PROPOSED LAND USE
TOTAL LAND AREA = 215 AC
PROPOSED RIGHT OF WAY AREA = 15 AC
PROPOSED RESIDENTIAL USE = 20 AC
- 3) UTILITIES
STRENGTH WATER SYSTEM
PRIVATE WELLS
CITY OF DOVER SEWER
- 4) FIRE DISTRICT
WESTSIDE FIRE DISTRICT - ALL NEW RESIDENTIAL CONSTRUCTION SHALL INCLUDE A FIRE SUPPRESSION SYSTEM TO THE SATISFACTION OF THE FIRE CHIEF

CURVE DATA				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD
C1	97°36'27"	20.00	34.07	30.10
C2	191°05'55"	240.00	00.00	79.63
C3	36°00'52"	120.00	75.43	64.00
C4	77°01'10"	500.00	64.00	62.98
C5	10°21'26"	500.00	90.41	90.29
C6	13°29'19"	500.00	116.48	116.14
C7	18°39'29"	220.00	71.64	74.47
C8	9°59'24"	220.00	39.36	39.31
C9	27°31'07"	94.00	24.00	23.00
C10	102°05'23"	50.00	69.09	77.77
C11	106°28'01"	50.00	96.91	88.11
C12	76°07'28"	50.00	60.13	60.13
C13	80°23'33"	200.00	29.76	26.35
C14	151°01'55"	200.00	64.00	64.00
C15	45°15'18"	100.00	75.57	70.00
C16	10°44'25"	160.00	32.08	29.96
C17	9°29'19"	400.00	79.08	74.90
C18	21°41'27"	460.00	174.17	172.13
C19	19°30'27"	180.00	32.00	29.93
C20	19°35'55"	180.00	64.00	59.70

LINE ANNOTATION TABLE		
LINE	DISTANCE	BEARING
L1A	20.00	S00°01'55"W
L1	26.63	S20°12'37"W
L2	67.49	S20°14'34"W
L3	60.45	S20°14'34"W
L4	21.26	S17°53'49"W
L5	66.45	S20°14'34"W
L6	59.96	S19°19'16"E
L7	57.29	S53°22'33"E
L8	78.04	S41°50'51"W
L9	19.25	S72°16'46"W
L10	39.92	N24°08'14"W
L11	46.08	N64°37'40"W
L12	30.29	N7°46'32"E
L13	10.81	N7°32'13"E
L14	30.29	N7°46'32"E
L15	10.81	N7°32'13"E
L16	11.05	N89°45'45"W
L17	57.44	N10°50'43"W
L18	74.42	N3°21'24"W
L19	14.28	N0°01'04"W
L20	80.00	N25°40'38"E
L21	8	N2°50'30"W
L22	46.13	N9°30'57"E
L23	29.97	N18°07'41"E
L24	41.43	N27°44'43"E
L25	57.25	N27°06'46"E
L26	71.21	N44°03'27"E
L27	11.21	N40°30'27"E
L28	45.88	N10°30'27"E
L29	40.07	S71°50'36"E
L30	71.21	N29°33'59"E
L31	70.46	N29°33'59"E
L32	14.97	N60°01'20"E
L33	53.99	N27°17'48"W
L34	37.98	N21°57'05"W
L35	19.50	N58°00'00"W
L36	18.10	N25°18'29"E
L37	19.76	S58°00'00"E
L38	49.00	S45°00'00"E
L39	79.99	N51°38'00"E
L40	13.98	N47°47'59"E
L41	5.90	N60°18'20"E
L42	18.19	N09°24'49"E
L43	20.00	S11°27'33"E
L44	41.00	N27°17'48"W
L45	67.73	S24°22'19"W
L46	74.00	S47°00'00"W
L47	65.00	S25°07'48"E
L48	43.21	S7°38'22"W
L49	75.00	S58°00'00"E
L50	29.00	S11°27'33"E
L51	64.24	S20°14'34"W
L52	65.00	S20°14'34"W
L53	49.41	N89°57'45"W
L54	51.76	S89°43'36"W
L55	32.11	N71°50'27"W
L56	29.23	

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NOTICE:
1) THE APPROXIMATE MEAN HIGHWATER LINE AS SHOWN HEREDON DEPICTS THE APPROXIMATE SUMMER POOL ELEVATION OF 2062.5 FEET AND IS SUBJECT TO CHANGES DUE TO EROSION OR ACCRETION EXACT LOCATION WILL VARY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 28, T. 57N., R. 2W., B.M. BONNER COUNTY, IDAHO THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES

DATED THIS 15th DAY OF Oct., 2001

[Signature] LICENSED SURVEYOR



CANOE COVE

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, DOVER, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAN OF CANOE COVE 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 17th DAY OF October, 2001

[Signature] BONNER COUNTY SURVEYOR

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DONALD CHANEY AND ROSE CHANEY, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS AND STREETS, THE SAME TO BE KNOWN AS CANOE COVE, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, THENCE NORTH 89 DEGREES 50' 00" WEST A DISTANCE OF 890.77 FEET; THENCE SOUTH 00 DEGREES 01' 55" WEST A DISTANCE OF 2900 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT AND A POINT OF NON-TANGENT CURVATURE; THENCE 2876 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2000 FEET (THE CHORD OF WHICH BEARS SOUTH 48 DEGREES 50' 09" WEST, 2675 FEET); THENCE SOUTH 07 DEGREES 38' 22" WEST, 1180.2 FEET; THENCE SOUTH 04 DEGREES 29' 00" EAST, 279.26 FEET TO THE CENTERLINE OF CHUCK SLOUGH; THENCE ALONG SAID CENTERLINE THE FOLLOWING 19 COURSES: 1) SOUTH 20 DEGREES 14' 34" WEST, 67.91 FEET; 2) SOUTH 17 DEGREES 57' 49" WEST, 159.11 FEET; 3) SOUTH 22 DEGREES 34' 22" WEST, 452.59 FEET; 4) SOUTH 12 DEGREES 40' 26" WEST, 189.26 FEET; 5) SOUTH 09 DEGREES 19' 16" EAST, 223.58 FEET; 6) SOUTH 22 DEGREES 10' 40" EAST, 99.02 FEET; 7) SOUTH 53 DEGREES 22' 30" EAST, 57.73 FEET; 8) SOUTH 12 DEGREES 26' 48" EAST, 116.00 FEET; 9) SOUTH 08 DEGREES 24' 03" WEST, 164.93 FEET; 10) SOUTH 44 DEGREES 50' 51" WEST, 780.4 FEET; 11) SOUTH 45 DEGREES 30' 30" WEST, 111.46 FEET; 12) SOUTH 72 DEGREES 16' 46" WEST, 136.31 FEET; 13) SOUTH 06 DEGREES 54' 54" WEST, 74.04 FEET; 14) NORTH 62 DEGREES 13' 30" WEST, 180.10 FEET; 15) NORTH 26 DEGREES 46' 30" EAST, 156.33 FEET; 16) NORTH 24 DEGREES 10' 14" WEST, 156.65 FEET; 17) NORTH 66 DEGREES 37' 58" WEST, 46.00 FEET; 18) NORTH 47 DEGREES 56' 03" WEST, 125.36 FEET; 19) NORTH 07 DEGREES 46' 32" WEST, 44.54 FEET; THENCE NORTH 89 DEGREES 57' 45" WEST, 610.9 FEET TO THE WESTERLY MEAN HIGHWATER LINE OF LITTLE CHUCK SLOUGH; THENCE ALONG SAID MEAN HIGHWATER LINE THE FOLLOWING 27 COURSES: 1) NORTH 10 DEGREES 08' 43" WEST, 57.44 FEET; 2) NORTH 03 DEGREES 21' 04" WEST, 89.07 FEET; 3) NORTH 25 DEGREES 42' 38" EAST, 80.00 FEET; 4) NORTH 34 DEGREES 27' 46" WEST, 117.26 FEET; 5) NORTH 21 DEGREES 17' 38" WEST, 8.31 FEET; 6) NORTH 24 DEGREES 01' 59" WEST, 114.11 FEET; 7) NORTH 09 DEGREES 30' 57" EAST, 40.13 FEET; 8) NORTH 10 DEGREES 07' 41" EAST, 39.97 FEET; 9) NORTH 59 DEGREES 44' 40" EAST, 41.43 FEET; 10) NORTH 27 DEGREES 06' 46" EAST, 57.75 FEET; 11) NORTH 44 DEGREES 03' 54" WEST, 71.59 FEET; 12) NORTH 10 DEGREES 30' 27" EAST, 17.39 FEET; 13) SOUTH 73 DEGREES 29' 36" EAST, 90.07 FEET; 14) NORTH 34 DEGREES 33' 58" EAST, 71.31 FEET; 15) NORTH 20 DEGREES 01' 50" EAST, 90.43 FEET; 16) NORTH 27 DEGREES 13' 42" WEST, 53.99 FEET; 17) NORTH 37 DEGREES 57' 00" WEST, 37.70 FEET; 18) NORTH 58 DEGREES 00' 00" WEST, 19.50 FEET; 19) NORTH 25 DEGREES 18' 39" EAST, 10.10 FEET; 20) SOUTH 58 DEGREES 00' 00" EAST, 19.50 FEET; 21) SOUTH 45 DEGREES 00' 00" EAST, 40.00 FEET; 22) NORTH 51 DEGREES 38' 02" EAST, 79.99 FEET; 23) NORTH 20 DEGREES 10' 52" EAST, 163.30 FEET; 24) NORTH 47 DEGREES 47' 59" EAST, 10.70 FEET; 25) NORTH 11 DEGREES 41' 18" EAST, 109.11 FEET; 26) NORTH 21 DEGREES 04' 39" EAST, 121.13 FEET; 27) NORTH 09 DEGREES 24' 57" EAST, 30.19 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF ONIARD STREET; THENCE SOUTH 89 DEGREES 50' 05" EAST, 2930.1 FEET TO THE INITIAL POINT. CANOE COVE LAKE RIGHT OF WAY AND THE 500 FOOT STRIP ALONG ONIARD IS HEREBY DEDICATED TO THE CITY OF DOVER THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE PURPOSE OF UTILITIES SERVICING THIS DEVELOPMENT.

[Signatures] DONALD CHANEY ROSE CHANEY

- NOTES: 1) A 20 FOOT WIDE SEWER EASEMENT BEING 10 FEET ON EACH SIDE OF CENTERLINE OF ALL EXISTING RESIDENTIAL SEWER LINE EXTENSIONS AND SEPTIC TANKS IS HEREBY RESERVED FOR THE BENEFIT OF THE CITY OF DOVER 2) PRIOR TO ISSUING BUILDING PERMITS WITHIN THIS SUBDIVISION LANDOWNERS SHALL BE REQUIRED TO PREPARE AND CONFORM TO THE APPROVED CANOE COVE FINAL STORMWATER MANAGEMENT PLAN AND CITY OF DOVER STORM-WATER REQUIREMENTS 3) ANY WORK INVOLVING FILLING, ELEVATING, FLOODING OR UNRAILING THE EXISTING WATERWAYS MAY REQUIRE ADDITIONAL PERMITTING FROM THE APPROPRIATE AGENCIES PRIOR TO BEGINNING WORK 4) CANOE COVE LAKE IS A RIGHT OF WAY DEDICATED TO THE PUBLIC AND SHALL BE PRIVATELY MAINTAINED BY THE LANDOWNERS OF THIS PLAT UNTIL SUCH TIME AS THE CITY OF DOVER FORMALLY ACCEPTS PUBLIC MAINTENANCE

ACKNOWLEDGEMENT STATE OF Idaho COUNTY OF Bonner

ON THIS 15th DAY OF October, 2001, IN THE YEAR 2001, BEFORE ME PERSONALLY APPEARED Ronald Chaney, I, Rose Chaney, known to me or proved to me on the OATH OF TO BE THE PERSONS WHOSE NAMES IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/ EXECUTED THE SAME. I HAVE HEREIN SET MY HAND AND SEAL, THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF Idaho RESIDING AT Sandpoint MY COMMISSION EXPIRES 10-25-02 [Signature] NOTARY PUBLIC



PANHANDLE HEALTH DISTRICT 1

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT AND BUILDING, DWELLING OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED THIS PLAT APPROVED THIS 17th DAY OF Oct., 2001 [Signature] PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 17th DAY OF Oct., 2001 [Signature] PANHANDLE HEALTH DISTRICT 1

WATER SERVICE NOTE:

WATER WILL BE PROVIDED BY SPRING WATER ASSOC. ON PRIVATE WELLS.

APPROVAL OF THE CITY OF DOVER

I, Paul Hardy, Mayor in and for the City of Dover, Bonner County, Idaho do hereby certify that this plat of Canoe Cove

has been examined and approved by the City Council this 11th day of October, 2001 [Signatures] MAYOR FOR THE CITY COUNCIL CITY CLERK

CITY ENGINEER

APPROVED THIS 17th DAY OF October, 2001 [Signature] CITY ENGINEER

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT TAXES ON THIS PLAT HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2000

APPROVED THIS 17th DAY OF October, 2001 [Signature] BONNER COUNTY TREASURER

PLANNING AND ZONING ADMINISTRATOR

APPROVED THIS 17th DAY OF October, 2001

[Signature] ZONING ENFORCEMENT OFFICER

RECORDER'S CERTIFICATE

FILED THIS 15th DAY OF Oct., 2001 AT 1:52 PM IN BOOK 6 OF PLATS AT PAGE 133

AT THE REQUEST OF [Signature] MARIE SCOTT COUNTY RECORDER