

Final Plat of  
**HAYDEN ACRES**  
 Portions of Sec. 3 & 4, T.51 N., R.3 W., B.M..  
 Kootenai County,  
 IDAHO

## OWNERS CERTIFICATE OF DEDICATION

BE IT KNOWN BY ALL PERSONS THAT, Bob Roberts, a single person, and William S. Skellenger, a married man dealing in his sole and separate property, and Tom Storr, a married man dealing in his sole and separate property, are the owners of certain lands in Northeast Quarter of Section 4, Township 51 North, Range 3 West, B.M., Kootenai County, Idaho and being more particularly described as follows:

The South 1041.59 feet, EXCEPT the South 711.31 feet of the Southeast Quarter of the Northeast Quarter of said Section 4, EXCEPT that portion lying within the Plat of the Third Addition to Taylor's Terrace as recorded in Book E of Plats, on page 40.

ALL SUBJECT to existing County Roads, easements of record, and affidavits of record under Instrument No's. 760963, 778981, 417486, 444219, 519487, 569451, 577106, 761613, 778981, 785850, 785851, 785852, 665820, Book 113, Page 340, Book 226, Page 62 and Book 289, Page 649 and Situated in County of Kootenai, State of Idaho.  
 AND they do hereby dedicate to public use forever the right of way as shown hereon for North Hayden Lake Road.

## BE IT FURTHER KNOWN THAT:

- 1.) A 10.00 foot easement within each lot which adjoins and lies parallel to all lot lines is reserved for roadway slopes and utility purposes.
- 2.) No more than one dwelling structure shall be placed on any one lot nor shall any lot be further subdivided for the purpose of creating additional lots, ownerships or building sites without first filing a replat.
- 3.) A fifty foot building setback is required along North Hayden Lake Road.

- 4.) The individual lots described in the plat will not be served by any water system common to one (1) or more lots, but will be served by individual wells.

IN WITNESS WHEREOF the aforesaid owners have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

*William S. Skellenger* 4-93  
 William S. Skellenger  
*Tom Storr*  
 Tom Storr  
*Bob Roberts* 5/14/93  
 Bob Roberts

ACKNOWLEDGEMENT:  
 COUNTY OF Kootenai  
 STATE OF Idaho  
 On this 14 day of May, 1993 before me personally

appeared Bob Roberts, a single person, known to me to be the individual that executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act of said individuals for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Notary Public in and for the State of Idaho residing at CHA

ACKNOWLEDGEMENT:  
 COUNTY OF Kootenai  
 STATE OF Idaho  
 On this 14 day of May, 1993 before me personally

appeared William S. Skellenger, a married man dealing in his sole and separate property, known to me to be the individuals that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act of said individuals for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Notary Public in and for the State of Idaho residing at CHA

ACKNOWLEDGEMENT:  
 COUNTY OF Van Buren  
 STATE OF Idaho  
 On this 20 day of May, 1993 before me personally

appeared Tom Storr, a married man dealing in his sole and separate property, known to me to be the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act of said individual for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Notary Public in and for the State of Idaho residing at CHA

## LEGAL DESCRIPTION OF PROPOSED OR EXISTING SEWAGE DRAINFIELDS.

SE-6752

Commencing at the Northeast corner of Lot 2, Block 1 of the Final Plat of Hayden Acres; thence N 88°43'12"W, along the North line of said Lot, 200.00 feet; thence South, 130.00 feet to the point of beginning; thence N 22°00'00"W, 50.00 feet; thence N 88°43'12"W, 50.00 feet; thence S 22°00'00"E, 50.00 feet; thence S 88°43'12"E, 50.00 to said point of beginning.

SE-6751

Commencing at the Northeast corner of Lot 2, Block 1 of the Final Plat of Hayden Acres; thence N 88°43'12"W, along the North line of said Lot, 260.00 feet; thence South, 130.00 feet to the point of beginning; thence N 22°00'00"W, 50.00 feet; thence S 68°00'00"W, 60.00 feet; thence S 22°00'00"E, 50.00 feet; thence N 68°00'00"E, 60.00 to said point of beginning.

SE-6685

Commencing at the Northeast corner of Lot 2, Block 1 of the Final Plat of Hayden Acres; thence N 88°43'12"W, along the North line of said Lot, 240.00 feet; thence South, 145.00 feet to the point of beginning; thence S 84°00'00"E, 59.00 feet; thence South, 50.00 feet; thence N 84°00'00"W, 59.00 feet; thence North, 50.00 to said point of beginning.

SP-7618

Commencing at the Northeast corner of Lot 2, Block 1 of the Final Plat of Hayden Acres; thence N 88°43'12"W, along the North line of said Lot, 240.00 feet; thence South, 20.00 feet to the point of beginning; thence N 88°43'12"W, 50.00 feet; thence S 22°00'00"E, 60.00 feet; thence S 88°43'12"E, 50.00 feet; thence N 22°00'00"W, 50.00 to said point of beginning.

SP-7619

Commencing at the Northeast corner of Lot 2, Block 1 of the Final Plat of Hayden Acres; thence N 88°43'12"W, along the North line of said Lot, 325.00 feet; thence South, 10.00 feet to the point of beginning; thence N 88°43'12"W, 60.00 feet; thence S 22°00'00"E, 70.00 feet; thence S 88°43'12"E, 60.00 feet; thence N 22°00'00"W, 70.00 to said point of beginning.

AND INCLUDING A TEN FOOT WIDE EASEMENT FOR A PRESSURE LINE TO SERVE SP-7618, SP-7619, SE-6752 AND SE-6751 LYING FIVE FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

Commencing at the Northeast corner of Lot 2, Block 1 of the Final Plat of Hayden Acres; thence N 88°43'12"W, along the North line of said Lot, 63.00 feet to the point of beginning; thence S 07°52'05"W, 28.23 feet; thence S 31°50'53"W, 11.30 feet; thence S 49°08'36"W, 11.20 feet; thence S 68°44'45"W, 39.65 feet; thence S 81°13'32"W, 104.18 feet; thence S 89°21'17"W, 62.28 feet; thence S 74°55'36"W, 33.25 feet to the end of this description.

SE-5821

Commencing at the Southeast corner of Lot 2, Block 1 of the Final Plat of Hayden Acres; thence N 88°44'16"W, along the South line of said Lot, 290.00 feet; thence North, 50.00 feet to the point of beginning; thence S 49°10'48"E, 30.00 feet; thence N 40°49'12"E, 85.00 feet; thence N 49°10'48"W, 30.00 feet; thence S 40°49'12"W, 85.00 to said point of beginning.

AND INCLUDING A THIRTY FOOT WIDE EASEMENT FOR A PRESSURE LINE TO SERVE SE-5821 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of Lot 2, Block 1 of the Final Plat of Hayden Acres; thence N 88°44'16"W, along the South line of said Lot, 290.00 feet; thence North, 50.00 feet; thence S 49°10'48"E, 31.35 feet; thence S 88°44'16"E, 267.96 feet; thence S 03°14'06"W, 30.04 feet to said point of beginning.

SE-5663A

Commencing at the Northwest corner of Lot 1, Block 1 of the Final Plat of Hayden Acres; thence S 88°43'12"E, along the North line of said Lot, 90.00 feet; thence South, 50.00 feet to the point of beginning; thence S 17°06'14"W, 70.00 feet; thence S 72°53'46"E, 25.00 feet; thence N 17°06'14"E, 70.00 feet; thence N 72°53'46"W, 25.00 to said point of beginning.

SE-5663B

Commencing at the Northwest corner of Lot 1, Block 1 of the Final Plat of Hayden Acres; thence S 88°43'12"E, along the North line of said Lot, 90.00 feet; thence South, 50.00 feet; thence S 72°53'46"E, 25.00 feet to the point of beginning; thence S 17°06'14"W, 70.00 feet; thence S 72°53'46"E, 25.00 feet; thence N 17°06'14"E, 70.00 feet; thence N 72°53'46"W, 25.00 to said point of beginning.

## PANHANDLE HEALTH DISTRICT

A sanitary restriction according to Idaho Code 50-1326 to 50-1329 is imposed on this plat. No building, dwelling or shelter shall be erected until sanitary restrictions requirements are satisfied and lifted.

This plat approved this 11<sup>th</sup> day of May, 1993.

*Heaven R. McMillan* EHS  
 Panhandle Health District 1

## SANITARY RESTRICTIONS SATISFIED AND LIFTED AS PER THE FOLLOWING:

BLOCK 1  
 LOT 1 *Heaven R. McMillan* DATE 5/11/93  
 LOT 2 *Heaven R. McMillan* DATE 5/11/93

## SURVEYORS CERTIFICATE

I, Lawrence V. Dunsmore, a registered land surveyor in the State of Idaho, License No. 844, do hereby certify that this map represents a survey made by me or under my direct supervision and that it is in accordance with the laws of the State of Idaho.

*Lawrence V. Dunsmore*  
 Lawrence V. Dunsmore, PLS

## LAKES HIGHWAY DISTRICT

As chairman of the Lakes Highway District Commissioners, Kootenai County, Idaho, I do hereby certify that at a regular meeting of the District held on the 8<sup>th</sup> day of April, 1993, this plat was approved.

*Clifford Ranner*  
 Vice Chairman

## KOOTENAI COUNTY SURVEYOR

I hereby certify as county surveyor that I have examined this plat and approved the same for filing this 14 day of May, 1993.

*BRUCE J. ANDERSON*  
 County Surveyor

## PLANNING COMMISSION

As chairman of the Planning Commission, Kootenai County, Idaho, I do hereby certify that at a regular meeting of the Planning Commission held on the 15 day of April, 1993, this plat was approved.

*George LaValley*  
 Chairman

## KOOTENAI COUNTY TREASURER

I hereby certify that the taxes on the hereon described property have been paid through Dec. 31, 1992.

*Jeannine L. Ashcraft* 5/19/93  
 Treasurer

## KOOTENAI COUNTY COMMISSIONERS

This plat meets the requirements of Kootenai County Subdivision Ordinance and is hereby approved for filing.

*R. W. Woodard*  
 Chairman  
 Date 6/9/93

Clerk

KOOTENAI COUNTY RECORDER #1307541

I hereby certify that this instrument was filed at the request of *Skellenger, Storr, Roberts*, at 9:59 A.M., this 10<sup>th</sup> day of June, 1993 in my office and was recorded in Book 6 of Plats at Page 67, 67A

*Heaven R. McMillan*  
 Kootenai County Recorder

Part of Sec. 3 & 4, T. 51 N., R. 3 W., B.M. and Sec. 34, T. 52 N., R. 3 W., B.M., Kootenai County, Idaho.

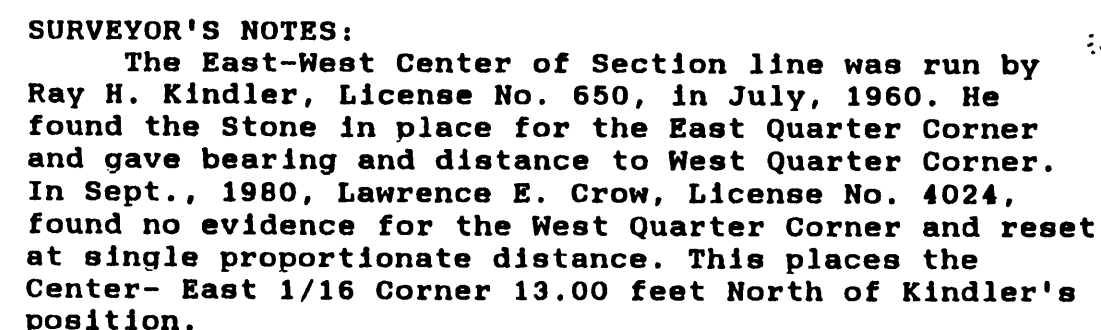
DATE: Oct., 1991  
 SCALE: 1" = 200'



Dunsmore Land Surveyors, Inc.  
 LICENSED IN WASHINGTON, IDAHO & MONTANA  
 N. 115 THIRDS RD.  
 BELLEVILLE, ILL. 62221  
 (618) 221-7700

PROJECT NO.  
 91032  
 Sheet 1 of 2

Portions of Sec. 3 & 4, T.51 N., R.3 W., B.M.,  
Kootenai County,  
IDAHO

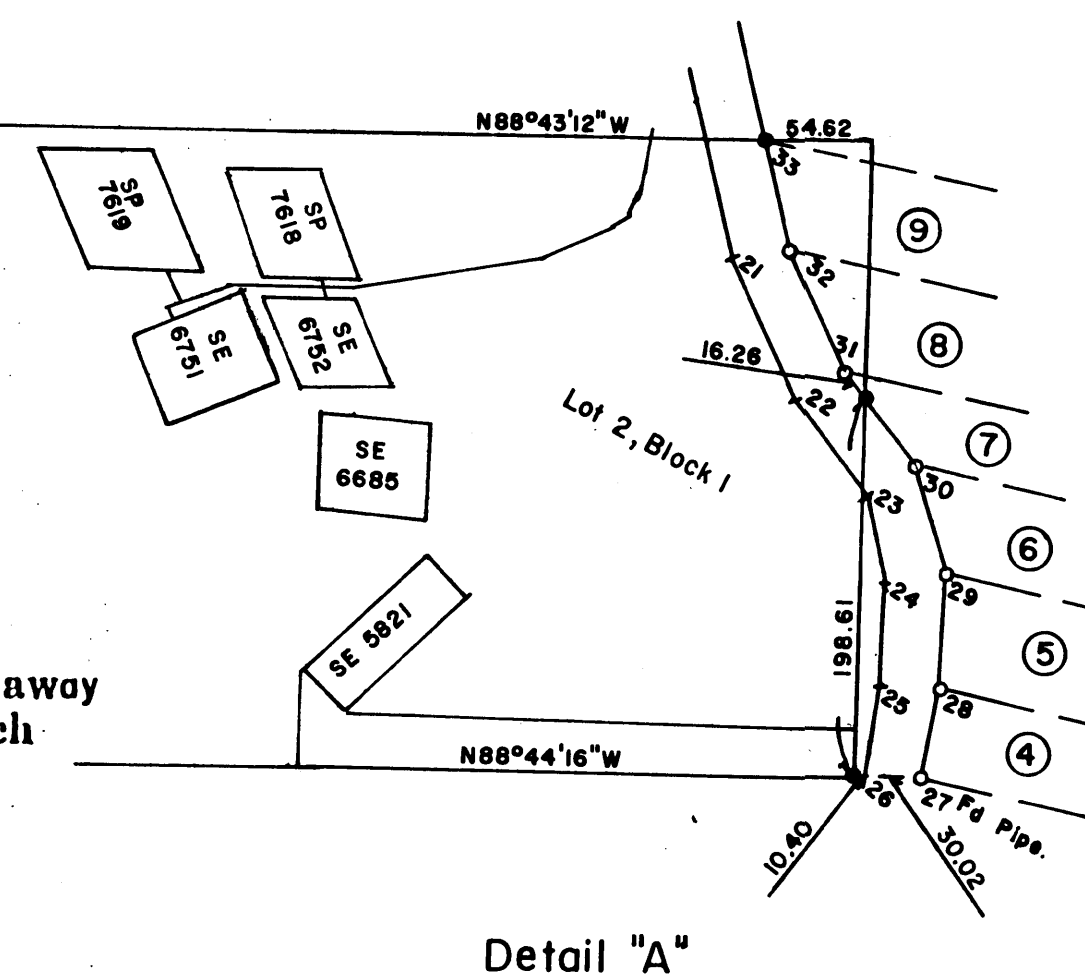
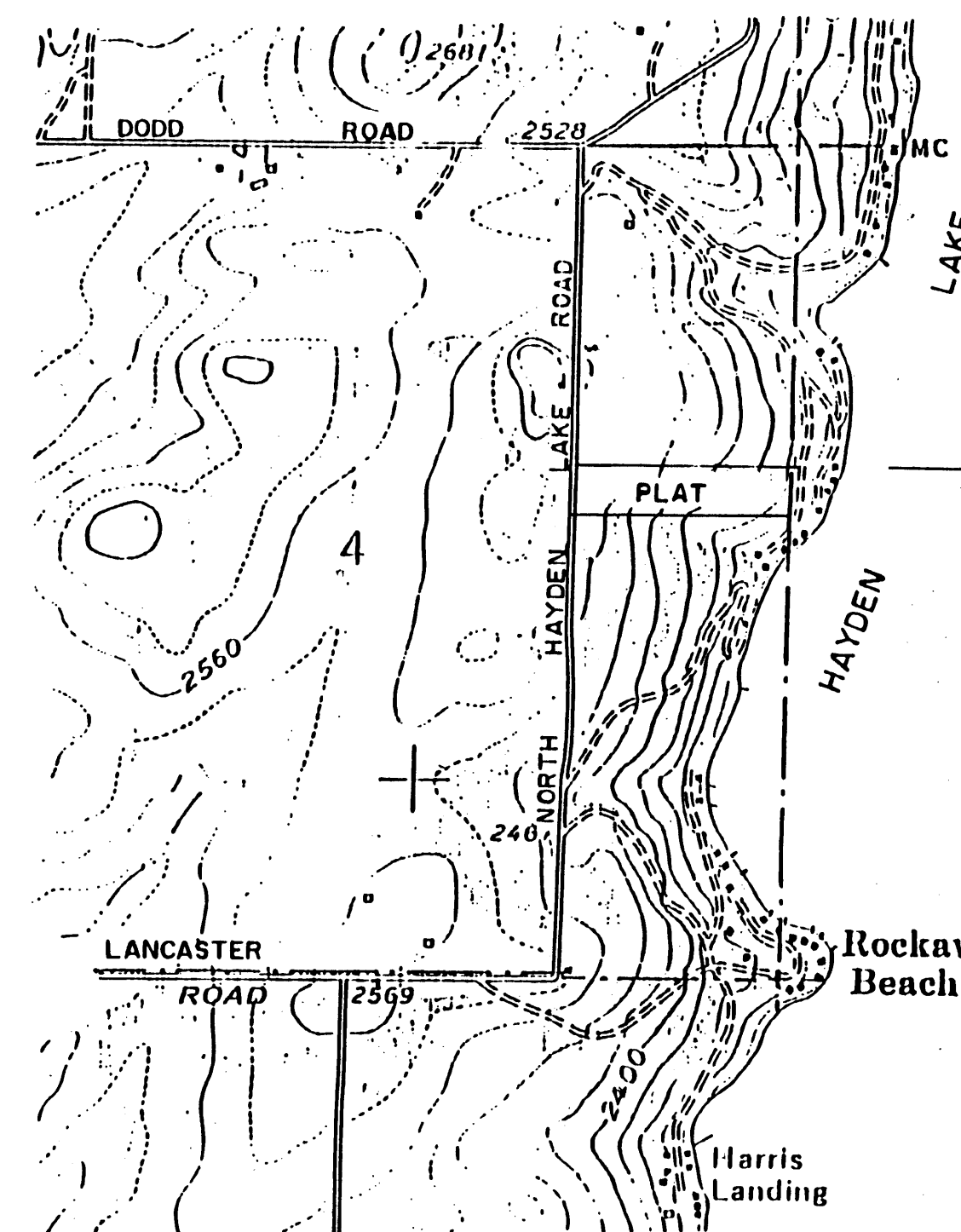


ROAD EASEMENT "A": (50')		
LINE	BEARING	DISTANCE
1-2	N 22°46'02"E,	268.09 feet;
2-3	S 85°09'28"E,	119.40 feet;
3-4	S 41°21'58"E,	131.08 feet;
4-5	S 60°49'58"E,	159.86 feet;
5-6	S 49°12'36"E,	355.38 feet;
6-7	S 37°33'29"E,	152.99 feet;
7-8	S 60°10'59"E,	190.71 feet;
8-9	S 74°00'29"E,	328.68 feet;

ROAD EASEMENT (B) : (60')		
LINE	BEARING	DISTANCE
4-10	S 41° 21' 58"E.	176.38 feet;
10-11	S 54° 08' 43"E.	125.50 feet;
11-12	S 27° 49' 43"E.	163.21 feet;
12-13	S 43° 41' 28"E.	171.83 feet;
13-14	S 8° 04' 28"E.	183.80 feet;
14-15	S 20° 39' 28"E.	162.76 feet;
15-16	S 71° 06' 58"E.	249.12 feet;
16-17	S 46° 44' 28"E.	85.43 feet;
17-18	S 07° 11' 06"E.	231.34 feet;
18-19	S 16° 08' 00"E.	60.42 feet;
19-20	S 11° 56' 00"E.	60.94 feet;
20-21	S 12° 26' 00"E.	65.40 feet;
21-22	S 23° 00' 00"E.	70.65 feet;
22-23	S 37° 43' 00"E.	62.76 feet;
23-24	S 14° 41' 00"E.	50.86 feet;
24-25	S 06° 11' 00"W.	52.47 feet;
25-26	S 13° 51' 00"W.	44. feet;

**WEST BOUNDARY OF THIRD ADDITION TO TAYLOR'S TERRACE:**

WEST BOUNDARY: URBAN WARD AREA		
26-27	S 88°44'16" E,	30.02 feet;
27-28	N 13°51'00"E,	41.74 feet;
28-29	N 06°11'00"E,	60.00 feet;
29-30	N 14°41'00"W,	62.50 feet;
30-31	N 37°43'00"W,	65.00 feet;
31-32	N 23°00'00"W,	64.00 feet;
32-33	N 12°24'22" W,	62.23 feet;
33-34	N 1°56'00"W,	61.92 feet;
34-35	N 16°11'00"W,	61.13 feet;
35-36	S 77°14'12" E,	92.48 feet;



Detail "A"

LEGEND: ● Set 5/8" Rebar with Plastic Cap  
marked DUNSMORE 844.  
○ Found Corner.  
— Plat Boundary

**Scale: 1" = 200'**



**Dunsmore Land Surveyors, Inc.**  
 LICENSED IN WASHINGTON, IDAHO & MONTANA  
 N. 115 PINES RD.  
 SUKANE, WA 99216  
 (509) 244-9718

**PROJECT NO.**  
**91032**  
**Sheet 2 of 2**