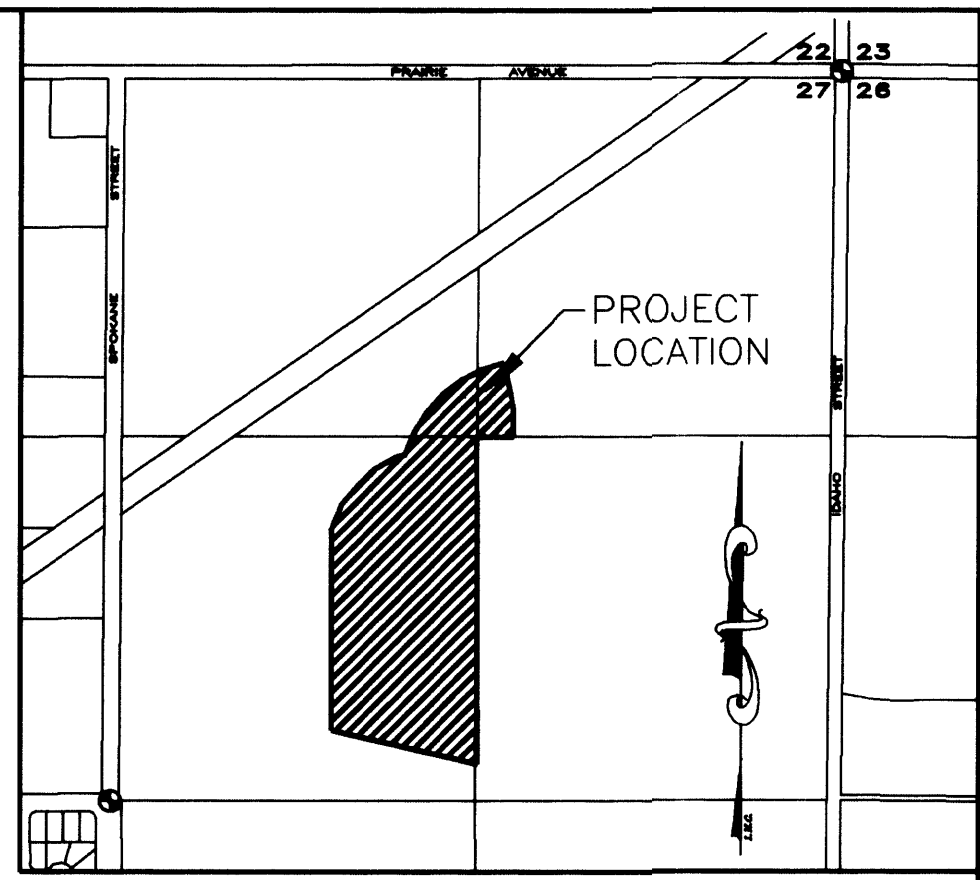
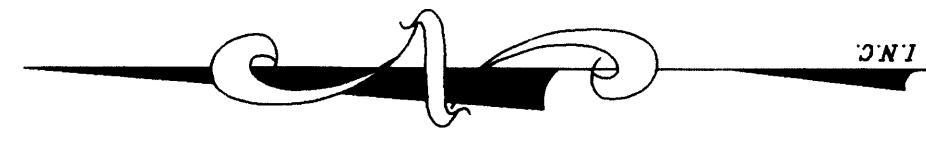


# FINAL PLAT OF PRAIRIE FALLS, 6TH ADDITION

A PORTION OF THE NE 1/4, OF SEC. 27,  
T. 51 N., R. 5 W., B.M.,  
CITY OF POST FALLS,  
KOOTENAI COUNTY, IDAHO  
JULY 1999



**VICINITY MAP**  
NO SCALE

**REFERENCES**

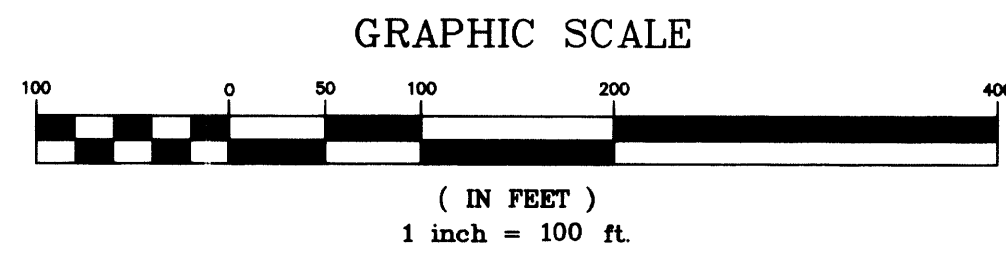
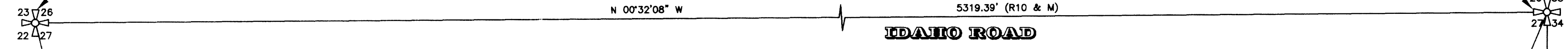
- R-1 PLAT OF EVERGREEN CEMETARY FILED IN BOOK "A" OF PLATS AT PAGE 35, KOOTENAI COUNTY RECORDS.
- R-2 PLAT OF ROSE ESTATES BY JOHN W. HOWE, P.L.S. #832, FILED IN BOOK "F" OF PLATS AT PAGE 394, KOOTENAI COUNTY RECORDS.
- R-3 RECORD OF SURVEY BY GARY A. FRAME, P.L.S. #1817, FILED IN BOOK 2, AT PAGE 109, KOOTENAI COUNTY RECORDS.
- R-4 RECORD OF SURVEY BY ELMER D. SMITH, P.L.S. #3390, FILED IN BOOK 5, AT PAGE 64, KOOTENAI COUNTY RECORDS.
- R-5 RECORD OF SURVEY BY DAVID E. SCHUMANN, P.L.S. #4182, FILED IN BOOK 7, AT PAGE 40, KOOTENAI COUNTY RECORDS.
- R-6 RECORD OF SURVEY BY JAMES O. LEPARD, RCE/RLS #1316, FILED IN BOOK 3, AT PAGE 193, KOOTENAI COUNTY RECORDS.
- R-7 TITLE REPORT PREPARED BY PIONEER TITLE COMPANY OF KOOTENAI COUNTY, SHOWN AS ORDER #43315, DATED MAY 11, 1992.
- R-8 PLAT OF EVERGREEN CEMETARY FIRST ADDITION BY RAY KINDLER, R.L.S. #650, FILED IN BOOK "D" OF PLATS AT PAGE 142, KOOTENAI COUNTY RECORDS.
- R-9 PLAT OF PRAIRIE FALLS SUBDIVISION FILED IN BOOK "G" OF PLATS AT PAGE 148, 148A, 148B, AND 148C, KOOTENAI COUNTY RECORDS.
- R-10 PLAT OF PRAIRIE FALLS, 1ST ADD. FILED IN BOOK "G" OF PLATS AT PAGE 476, AND 476A, KOOTENAI COUNTY RECORDS.
- R-11 RECORD OF SURVEY BY W. BRANT MORRIS, P.L.S. #6602, FILED IN BOOK 19 AT PAGE 373, KOOTENAI COUNTY RECORDS.
- R-12 PLAT OF PRAIRIE FALLS, 5TH ADD. FILED IN BOOK "I" OF PLATS AT PAGE 101, KOOTENAI COUNTY RECORDS.

**NOTES**

1. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE THAT ARE SHOWN HEREON.
2. THE OWNERS GRANT TO THE PUBLIC, AN EASEMENT 10 FEET IN WIDTH ADJACENT TO SAID RIGHTS-OF-WAY TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS FOR THE INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF STORM WATER DRAINAGE FACILITIES, SIDEWALKS AND FRANCHISE UTILITIES AS SHOWN HEREON (SEE OWNERS CERTIFICATE).
3. THE OWNERS HEREBY RESERVE AN EASEMENT 5 FEET IN WIDTH FOR DRAINAGE, UTILITIES, AND FENCING ALONG ALL REAR AND SIDE LOT LINES AS SHOWN HEREON. (SEE OWNERS CERTIFICATE).
4. THE OWNERS GRANT TO THE PUBLIC, AN EASEMENT 20 FEET IN WIDTH PARALLEL WITH THE COMMON LOT LINES OF LOT 20 AND 21; AND THE SOUTH LINE OF LOT 21, BLOCK 1, LOT 11 AND LOT 12, BLOCK 3 AND LOT 4 AND LOT 5, BLOCK 3, LOT 1 AND LOT 2, BLOCK 1, ALONG WITH AN EASEMENT 10 FEET IN WIDTH PARALLELING THE EAST MOST LOT LINE OF LOT 1, BLOCK 1, AND A 20 FOOT IN WIDTH PARALLELING THE LOT LINE COMMON TO LOT 19, BLOCK 3, AND LOT 21, BLOCK 1. TOGETHER WITH THE RIGHTS OF INGRESS/EGRESS FOR THE INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF STORM WATER DRAINAGE FACILITIES, AND/OR GOLF CART ACCESS, OR PEDESTRIAN ACCESS, OR WATER AS SHOWN HEREON. (SEE OWNERS CERTIFICATE).

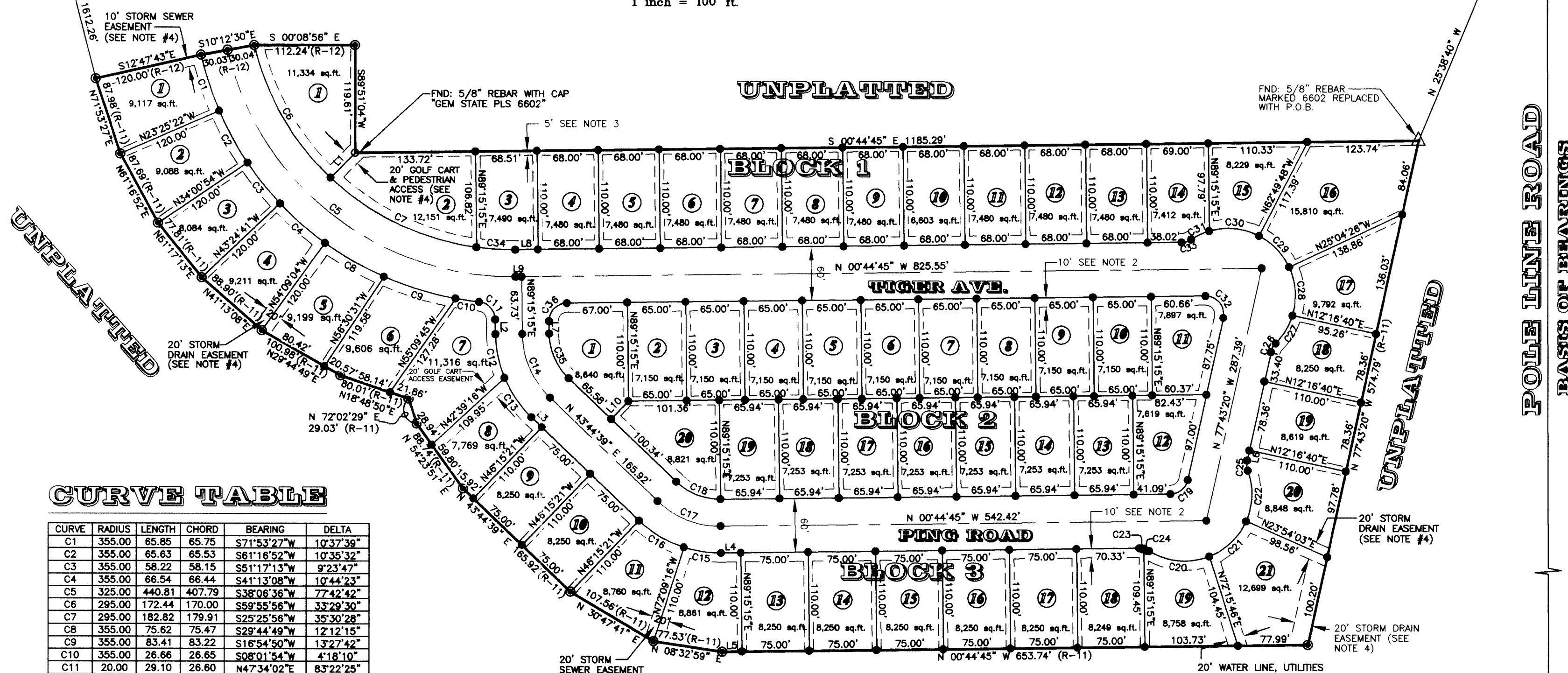
NE COR. SEC. 27  
FND: 5/8" REBAR  
NO CAP PER CP & F  
INST. #1268009

FND: 2" ALUM. CAP  
PER CP & F  
INST. #1228875



**BASIS OF BEARING**

BASIS OF BEARING IS N 89°47'40" E ALONG THE SOUTHERN BOUNDARY OF THE SOUTHWEST QUARTER, SECTION 27, T. 51 N., R. 5 W., B.M., FROM A 2-1/2" BRASS CAP MARKING THE SOUTH QUARTER CORNER TO A 2" ALUMINUM CAP MARKING THE SOUTHEAST CORNER, SAID SECTION 27 AND IS IDENTICAL TO THAT OF R-9.



**CURVE TABLE**

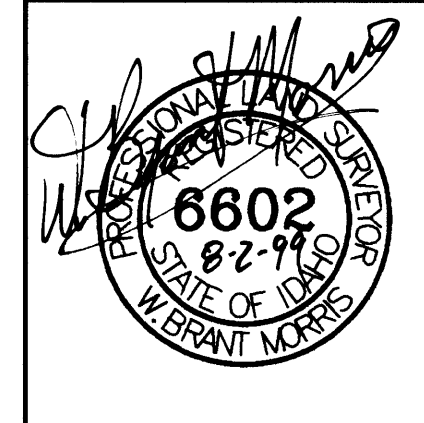
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	355.00	65.85	65.75	S71°53'27"W	10°37'39"
C2	355.00	65.63	65.53	S61°16'52"W	10°35'32"
C3	355.00	58.22	58.15	S51°17'13"W	9°23'47"
C4	355.00	66.54	66.44	S41°13'08"W	10°44'23"
C5	325.00	440.81	407.79	S38°06'36"W	77°42'42"
C6	295.00	172.44	170.00	S59°55'56"W	33°29'30"
C7	295.00	182.82	179.91	S25°25'56"W	35°30'28"
C8	355.00	75.62	75.47	S29°44'49"W	12°12'15"
C9	355.00	83.41	83.22	S16°54'50"W	13°27'42"
C10	355.00	26.66	26.65	S08°01'54"W	4°18'10"
C11	20.00	29.10	28.60	N47°34'02"E	8°22'25"
C12	130.00	49.91	49.81	S78°15'17"W	21°59'55"
C13	130.00	53.35	52.97	S52°29'59"W	23°30'41"
C14	100.00	79.43	77.36	S66°29'57"W	45°30'36"
C15	130.00	42.18	42.00	S08°32'59"W	18°35'29"
C16	130.00	58.76	58.26	S30°47'41"W	25°53'55"
C17	100.00	77.65	75.71	S21°29'57"W	44°29'24"
C18	70.00	54.35	53.00	S21°29'57"W	44°29'24"
C19	20.00	26.87	24.89	S39°14'03"E	76°58'35"
C20	75.00	69.97	67.46	S05°09'56"W	53°27'7"
C21	75.00	58.30	56.85	S43°49'46"E	44°32'22"
C22	75.00	57.94	56.51	S68°13'45"E	44°15'35"
C23	20.00	4.72	4.71	N06°00'47"E	13°31'4"
C24	20.00	6.67	6.64	N22°19'53"E	19°27"
C25	20.00	11.39	11.24	S85°57'34"W	32°38'13"
C26	20.00	11.39	11.24	N61°24'13"W	32°38'13"
C27	75.00	36.43	36.08	S59°00'08"E	27°50'1"
C28	75.00	55.18	53.94	N86°00'12"E	42°9'16"
C29	75.00	49.42	48.53	N46°02'53"E	37°45'23"
C30	75.00	57.05	55.69	N05°22'40"E	43°34'4"
C31	75.00	22.21	22.13	N24°53'55"W	16°58'6"
C32	20.00	35.96	31.31	N50°45'57"E	103°1'25"
C33	20.00	11.39	11.24	S17°03'52"E	32°38'13"
C34	295.00	43.37	43.34	S03°27'58"W	8°25'27"
C35	70.00	55.60	54.15	S66°29'57"W	45°30'36"
C36	20.00	31.42	28.28	N45°44'45"W	90°0'0"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	39.02	N45°26'51"W
L2	16.23	N89°15'15"E
L3	15.82	N43°47'39"E
L4	22.01	N00°44'45"W
L5	22.01	N00°44'45"W
L6	11.58	N77°43'20"W
L7	13.73	N89°15'15"E
L8	25.29	N00°44'45"W
L9	6.73	N00°44'45"W
L10	27.50	N46°15'21"W

**LEGEND**

- (R) RECORDED
- (M) MEASURED
- (C) COMPUTED
- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "I.N.C. P.L.S. # 6602"
- FOUND, MONUMENTS AS NOTED
- COMPUTED POINT
- ⊕ SECTION CORNER
- ⊙ QUARTER CORNER
- ⊙ CENTER SECTION
- △ INITIAL POINT-OF-BEGINNING, SET 2-1/2" BY 30" IRON PIPE WITH 2-1/2" BRASS CAP MARKED "PRAIRIE FALLS, 6TH ADD. P.O.B. P.L.S. #6602 - 1999"
- ⊙ FOUND 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "I.N.C. P.L.S. # 6602"



**Inland Northwest Consultants**  
ENGINEERS  
SURVEYORS  
&  
PLANNERS

PHONE (208) 773-8370 \* FAX (208) 777-2128  
620 POST STREET, POST FALLS, IDAHO

**FINAL PLAT OF PRAIRIE FALLS, 6TH ADD.  
KOOTENAI COUNTY, IDAHO**

DRWN. TH	DATE: 6/30/98	COMPUTER: TH	SHEET No. 1 OF 2
PLOTTED BY TH	DATE: 8/2/99	C:\PROJ\DWG\980087	DWG. No. 980087FP
980087-9	DATE: 8/2/99	SCALE: 1" = 100'	FILE No. 980087FP

# FINAL PLAT OF PRAIRIE FALLS, 6TH ADDITION

A PORTION OF THE NE 1/4,  
OF SEC. 27, T. 51 N., R. 5 W., B.M.,  
CITY OF POST FALLS,  
KOOTENAI COUNTY, IDAHO

JULY 1999

## OWNERS CERTIFICATE

BE IT KNOWN THAT PRAIRIE FALLS DEVELOPMENT LLC, OWNS THE LAND DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND DESCRIBED ON THIS PLAT AND THAT THEY HAVE CAUSED THIS PLAT TO BE MADE WHICH SHALL BE KNOWN HENCEFORTH AS PRAIRIE FALLS, 6TH ADDITION.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN TWO INCH ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 27, SAID POINT LYING IN THE INTERSECTION OF POLELINE AVENUE AND IDAHO STREET, FROM WHICH AN FIVE EIGHTS INCH IRON ROD TAKEN AS THE NORTHEAST CORNER OF SAID SECTION 27 BEARS NORTH 00° 32' 08" WEST, A DISTANCE OF 5319.39 FEET, SAID POINT LYING IN THE INTERSECTION OF IDAHO STREET AND PRAIRIE AVENUE.

THENCE FROM SAID POINT OF COMMENCEMENT NORTH 25° 38' 40" WEST, A DISTANCE OF 3106.69 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 77° 43' 20" WEST, A DISTANCE OF 574.79 FEET;

THENCE NORTH 0° 44' 45" WEST, A DISTANCE OF 653.74 FEET;

THENCE NORTH 8° 32' 59" EAST, A DISTANCE OF 77.53 FEET;

THENCE NORTH 30° 47' 41" EAST A DISTANCE OF 107.56 FEET;

THENCE NORTH 43° 44' 39" EAST, A DISTANCE OF 165.92 FEET;

THENCE NORTH 54° 23' 51" EAST, A DISTANCE OF 88.74 FEET;

THENCE NORTH 72° 02' 29" EAST, A DISTANCE OF 29.03 FEET;

THENCE NORTH 18° 48' 50" EAST, A DISTANCE OF 80.01 FEET;

THENCE NORTH 29° 44' 49" EAST, A DISTANCE OF 100.98 FEET;

THENCE NORTH 41° 13' 08" EAST, A DISTANCE OF 88.90 FEET;

THENCE NORTH 51° 17' 13" EAST, A DISTANCE OF 77.81 FEET;

THENCE NORTH 61° 16' 52" EAST, A DISTANCE OF 87.69 FEET;

THENCE NORTH 71° 53' 27" EAST, A DISTANCE OF 87.98 FEET;

THENCE SOUTH 12° 47' 43" EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 10° 12' 30" EAST, A DISTANCE OF 60.07 FEET;

THENCE SOUTH 0° 08' 56" EAST, A DISTANCE OF 112.24 FEET;

THENCE SOUTH 89° 51' 04" WEST, A DISTANCE OF 119.61 FEET;

THENCE SOUTH 0° 44' 45" EAST, A DISTANCE OF 1185.29 FEET TO THE TRUE POINT OF BEGINNING;

SAID DESCRIBED TRACT CONTAINING 14.93 ACRES (650,523 SQUARE FEET), MORE OR LESS.

DOMESTIC WATER TO BE PROVIDED BY CITY OF POST FALLS.  
SEWAGE DISPOSAL TO BE PROVIDED BY THE CITY OF POST FALLS.

ALL RIGHTS OF WAY WITHIN SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

THE OWNERS GRANT TO THE PUBLIC, AN EASEMENT 10 FEET IN WIDTH ADJACENT TO SAID RIGHTS-OF-WAY TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS FOR THE INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF STORM WATER DRAINAGE FACILITIES, SIDEWALKS AND FRANCHISE UTILITIES AS DEPICTED ON SHEET 1.

THE OWNERS HEREBY RESERVE AN EASEMENT 5 FEET IN WIDTH FOR DRAINAGE, UTILITIES, AND FENCING ALONG ALL REAR AND SIDE LOT LINES AS DEPICTED ON SHEET 1.

THE OWNERS GRANT TO THE PUBLIC, AN EASEMENT 20 FEET IN WIDTH PARALLEL WITH THE COMMON LOT LINES OF LOT 20 AND 21, BLOCK 1, AND THE SOUTH LINE OF SAID LOT 21, BLOCK 1, LOT 11 AND LOT 12, BLOCK 3 AND LOT 4 AND LOT 5, AND LOT 7 AND LOT 8, BLOCK 3, LOT 1 AND LOT 2, BLOCK 1, ALONG WITH AN EASEMENT 10 FEET IN WIDTH PARALLELING THE EAST MOST LOT LINE OF LOT 1, BLOCK 1, AND A 20' FOOT IN WIDTH PARALLELING LOT LINE COMMON TO LOT 19, BLOCK 3, AND LOT 21, BLOCK 1. TOGETHER WITH THE RIGHTS OF INGRESS/EGRESS FOR THE INSTALLATION, IMPROVEMENT, OPERATION AND MAINTENANCE OF STORM WATER DRAINAGE FACILITIES, AND/OR GOLF CART ACCESS, OR PEDESTRIAN ACCESS, OR WATER AS SHOWN HEREON.

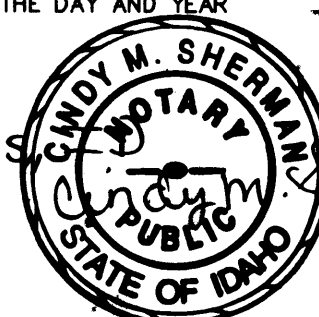
*William Radobenko*  
WILLIAM RADOBENKO  
ATTORNEY IN FACT FOR  
PRAIRIE FALLS DEV. LLC

## NOTARY PUBLIC CERTIFICATE

ACKNOWLEDGEMENT  
STATE OF Idaho } s.s.  
COUNTY OF Kootenai }  
ON THIS 14th DAY OF July, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_

William Radobenko, Atty.-In-Fact.  
for Prairie Falls Dev., LLC, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE AFOREGOING OWNERS CERTIFICATE, AND CONSENT TO RECORD IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL THE DAY AND YEAR OF THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR STATE OF Idaho  
RESIDING AT Kootenai County, Post Falls  
COMMISSION EXPIRES 10/20/2001



## CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY APPROVED BY CITY COUNCIL OF POST FALLS, IDAHO.  
DATED THIS 6th DAY OF August, 1999

*D. Johnson*  
CITY OF POST FALLS MAYOR

*Christina Lopez*  
POST FALLS CITY CLERK

## CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT THIS 6th DAY OF August, 1999

*J. F. M.*  
CITY OF POST FALLS, ENGINEER

## HEALTH DISTRICT APPROVAL

A SANITARY RESTRICTION, ACCORDING TO IDAHO CODE 50-1326 TO 50-1329, IS IMPOSED ON THIS PLAT. NO BUILDINGS, DWELLINGS, OR SHELTERS SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED. DATED THIS 4th DAY OF August, 1999  
*Robert Eachus*  
PANHANDLE HEALTH DISTRICT I

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 4th DAY OF August, 1999  
*Robert Eachus*  
PANHANDLE HEALTH DISTRICT I

## KOOTENAI COUNTY RECORDER

THE PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER for Inland NW. Consul. OF KOOTENAI COUNTY, IDAHO, THIS 10th DAY OF August, 1999 AT 1:32 P.M. IN BOOK I OF PLATS, PAGE 164-164-A #1601735

*Dan English*  
KOOTENAI COUNTY RECORDER

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH Dec 31, 1998

DATED THIS 3rd DAY OF Aug, 1999

*Jeanne Lashcraft*  
KOOTENAI COUNTY TREASURER

## SURVEYOR'S CERTIFICATE

I, W. BRANT MORRIS, P.L.S. #6602, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

*W. Brant Morris*  
W. BRANT MORRIS  
P.L.S. # 6602

8-2-99  
DATE

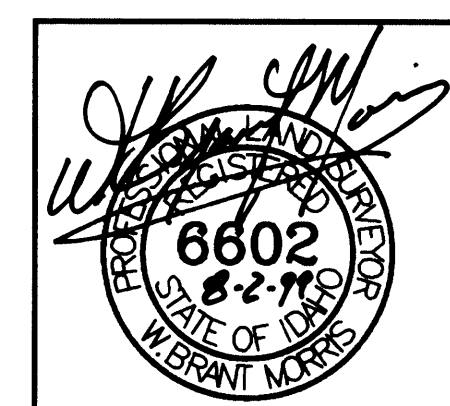
## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS 10th DAY OF AUGUST, 1999



*Bruce Anderson*  
KOOTENAI COUNTY SURVEYOR



**Inland Northwest Consultants**  
PHONE (208)773-8370 \* FAX (208)777-2128  
620 POST STREET, POST FALLS, IDAHO

**ENGINEERS SURVEYORS & PLANNERS**

FINAL PLAT OF PRAIRIE FALLS, 6TH ADDITION KOOTENAI COUNTY, IDAHO			
DRWN. TH	DATE: 6/30/98	REVISED:	SHEET No. 2 OF 2
PLOTTED BY TH	DATE: 7/14/99	SCALE: NTS	DWG. No. 980087SS
980087-8	DATE: 7/14/99		PNT. FILE: 980087SS