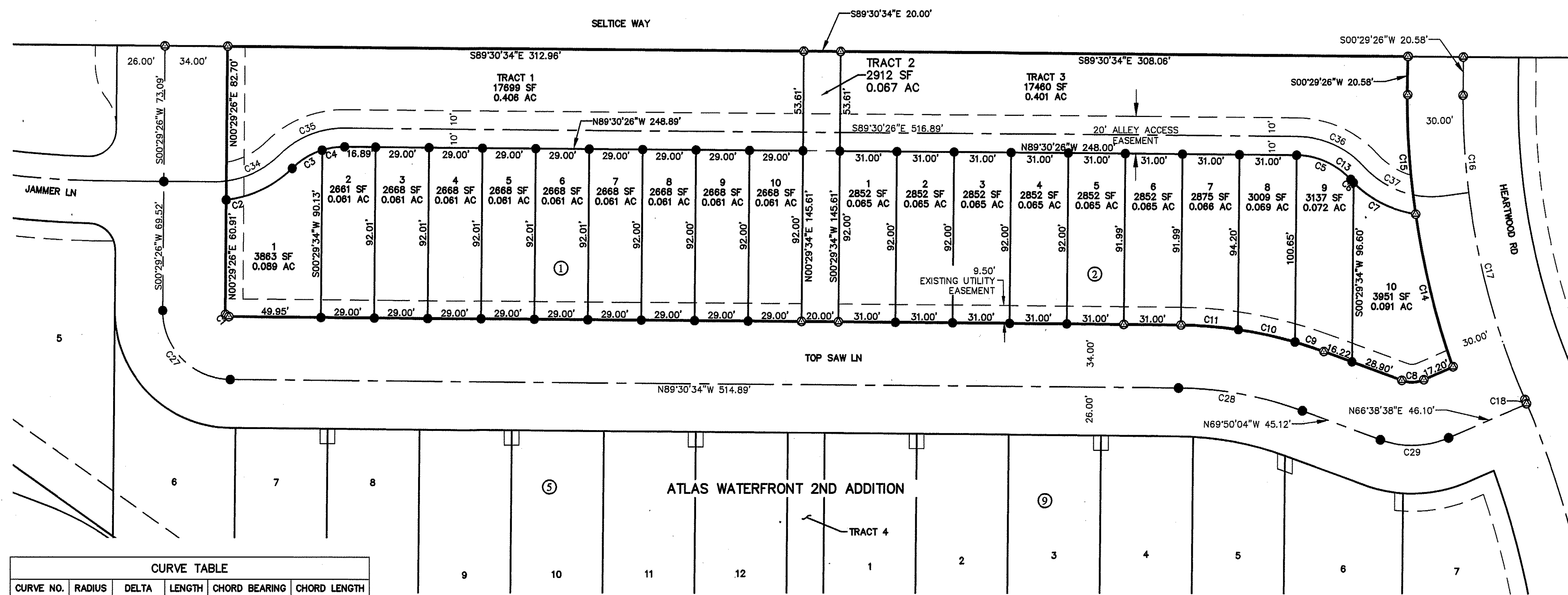


ATLAS WATERFRONT THIRD ADDITION

A REPLAT OF LOT 1, BLOCK 7, LOT 1, BLOCK 8 AND TRACT 5 OF ATLAS WATERFRONT 2ND ADDITION LOCATED IN GOV'T LOTS 1 AND 2 OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. **2953998000**
 BOOK **L**, PAGE **067**



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2.00'	90°00'00"	3.14'	N44°30'34"W	2.83'
C2	60.00'	38°36'31"	40.43'	S64°37'53"W	39.67'
C3	40.00'	27°32'31"	19.23'	S59°05'53"W	19.04'
C4	40.00'	17°37'26"	12.30'	S81°40'51"W	12.26'
C5	40.00'	46°59'44"	32.81'	S66°00'34"E	31.90'
C6	60.00'	2°23'40"	2.51'	S43°42'31"E	2.51'
C7	60.00'	36°42'37"	38.44'	S63°15'40"E	37.79'
C8	16.00'	43°31'17"	12.15'	S88°24'17"W	11.86'
C9	234.00'	4°02'31"	16.51'	N71°51'20"W	16.50'
C10	234.00'	7°45'32"	31.69'	N77°45'21"W	31.66'
C11	234.00'	7°36'55"	31.10'	N85°26'35"W	31.08'
C13	40.00'	46°59'44"	32.81'	S66°00'34"E	31.90'
C14	430.00'	11°19'24"	84.98'	S13°46'02"E	84.84'
C15	430.00'	8°35'47"	64.51'	S3°48'27"E	64.45'
C16	400.00'	7°31'45"	52.56'	S3°16'26"E	52.53'
C17	400.00'	16°36'49"	115.99'	S15°20'44"E	115.58'
C18	480.00'	0°17'47"	2.48'	N23°30'15"W	2.48'
C28	200.00'	19°40'30"	68.68'	N79°40'19"W	68.34'
C29	50.00'	43°31'17"	37.98'	S88°24'17"W	37.07'
C34	50.00'	45°09'49"	39.41'	N67°54'32"E	38.40'
C35	50.00'	45°09'57"	39.41'	S67°54'36"W	38.40'
C36	50.00'	46°59'44"	41.01'	N66°00'34"W	39.87'
C37	50.00'	55°14'09"	48.20'	S70°07'46"E	46.36'

LEGEND

- WILL SET 5/8" x 30" REBAR WITH CAP MARKED "WELCH COMER PLS 12318" WITHIN ONE YEAR PER CITY OF COEUR D'ALENE CODE 16.45.050 & STATE OF IDAHO CODE 50-1332. EXTERIOR BOUNDARY MONUMENTS HAVE BEEN SET
- ⊙ FOUND 5/8" REBAR WITH CAP MARKED "PLS 12318"
- Ⓢ BLOCK NO.
- # LOT NO.

BASIS OF BEARING

GRID BEARING OF S89°11'44"E ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 10. THE PROJECT IS ON IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE.

SURVEY NARRATIVE

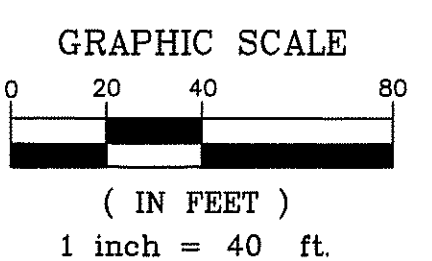
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY INTO THE LOTS, BLOCKS AND TRACTS AS SHOWN. THE BOUNDARY LINES WERE ESTABLISHED BASED ON THE ORIGINAL ATLAS WATERFRONT FIRST AND SECOND ADDITION PLATS.

NOTES:

1. THE CENTERLINE MONUMENTS WERE NOT SET AS PART OF ATLAS SECOND ADDITION BECAUSE THE ROAD HAS NOT BEEN BUILT. THE MONUMENTS WILL BE SET AS PART OF THIS PLAT

PLAT REFERENCES:

- P1) PLAT OF ATLAS WATERFRONT FIRST ADDITION RECORDED IN BOOK L OF PLATS, PAGES 519-519I
- P2) PLAT OF ATLAS WATERFRONT SECOND ADDITION RECORDED IN BOOK L OF PLATS, PAGES 708-708K



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 Coeur d'Alene, ID 83814

208-664-9382
 (toll free) 877-815-5672
 (fax) 208-664-5946

ATLAS WATERFRONT THIRD ADDITION

IN GOV'T LOTS 1 AND 2 SECTION 10 OF 2 SECTION 10, T 50 N, R 4 W, B M COEUR D'ALENE, KOOTENAI CO., ID

PROJECT NO.: 41292.03
 DESIGNED BY: MLH
 DRAWN BY: MLH
 CHECKED BY: MLH
 NAME: 41292PLAT-PH3.DWG
 DATE: JULY, 2023
 SCALE: 1" = 40'
 SHEET NO:

ATLAS WATERFRONT THIRD ADDITION

A REPLAT OF LOT 1, BLOCK 7, LOT 1, BLOCK 8 AND TRACT 5 OF ATLAS WATERFRONT 2ND ADDITION LOCATED IN
GOV'T LOTS 1 AND 2 OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. 2023998000
BOOK L, PAGE 607A

OWNER'S CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT THE COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION AND COEUR D'ALENE URBAN RENEWAL AGENCY DBA IGNITE CDA IS THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS CERTIFICATION, HAVE CAUSED THE SAME TO BE SURVEYED AND COMBINED IN TO THE LOTS HEREIN PLATTED, TO BE KNOWN AS ATLAS WATERFRONT, THIRD ADDITION BEING A PORTION OF GOVERNMENT LOTS 1 AND 2 OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 7; LOT 1, BLOCK 8; AND TRACT 5; ALL IN ATLAS WATERFRONT SECOND ADDITION RECORDED IN BOOK L OF PLATS, PAGE 708, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNER FURTHER CERTIFIES:

2 TRACT 5 SHALL BE UTILIZED FOR PEDESTRIAN ACCESS AND WILL BE OWNED AND MAINTAINED BY THE ATLAS WATERFRONT ASSOCIATION, INC. HOMEOWNERS ASSOCIATION.

1 TRACTS 1 AND 3 ARE OPEN SPACE TRACTS AND WILL BE OWNED BY THE CURRENT OWNERSHIP UNTIL TRANSFERRED TO THE FUTURE PROJECT OWNER.

THE 20' ALLEY EASEMENT IS A PRIVATE ACCESS EASEMENT AND IF FOR THE USE BY THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION.

SEWER SERVICE IS PROVIDED BY THE CITY OF COEUR D'ALENE.

WATER SERVICE IS PROVIDED BY THE CITY OF COEUR D'ALENE.

PLAT IS SUBJECT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ATLAS WATERFRONT RECORDED AS INSTRUMENT NUMBER 2812179000, RECORDS OF KOOTENAI COUNTY, IDAHO.

Scott Hoskins
SCOTT HOSKINS, CHAIRMAN OF THE BOARD,
COEUR D'ALENE URBAN RENEWAL AGENCY
A/K/A LAKE CITY DEVELOPMENT CORPORATION

Scott Hoskins
SCOTT HOSKINS, CHAIRMAN OF THE BOARD,
COEUR D'ALENE URBAN RENEWAL AGENCY
DBA IGNITE CDA

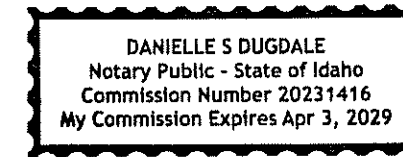
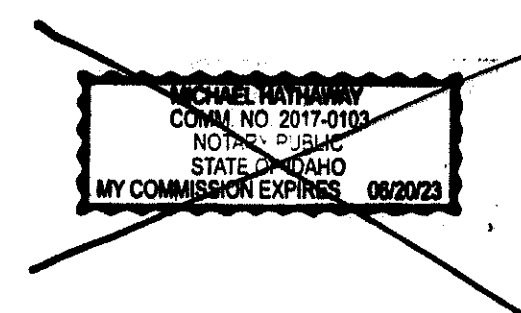
** The Tracts cannot be sold or transferred regardless of the provisions in the covenants to the contrary without the express written approval of the City of Coeur d'Alene*

ACKNOWLEDGEMENT

STATE OF IDAHO)
) s.s.
COUNTY OF KOOTENAI)

ON THIS 27 DAY OF October, IN THE YEAR OF 2023, BEFORE ME Danielle S Dugdale A NOTARY PUBLIC, PERSONALLY APPEARED SCOTT HOSKINS, KNOWN TO ME TO BE THE CHAIRMAN OF THE BOARD OF COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE VOLUNTARILY EXECUTED THE SAME, AND THAT HE DULY AUTHORIZED THIS INSTRUMENT ON BEHALF OF COEUR D'ALENE URBAN RENEWAL AGENCY A/K/A LAKE CITY DEVELOPMENT CORPORATION.

Daniel Dugdale
NOTARY PUBLIC
RESIDING AT: Kootenai County
MY COMMISSION EXPIRES ON: April 3, 2029

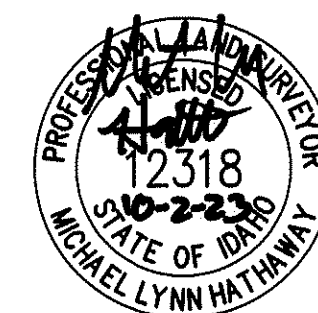
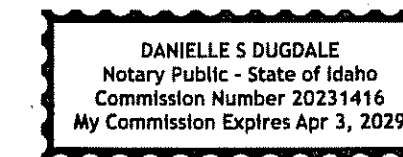
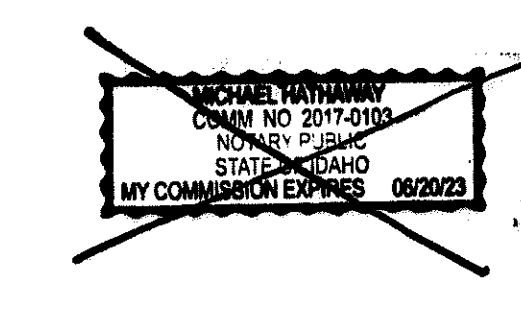


ACKNOWLEDGEMENT

STATE OF IDAHO)
) s.s.
COUNTY OF KOOTENAI)

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Daniel Dugdale
NOTARY PUBLIC
RESIDING AT: Kootenai County
MY COMMISSION EXPIRES ON: April 3, 2029



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**ATLAS WATERFRONT
THIRD ADDITION**

IN GOV'T LOTS 1 AND 2 SECTION 10
OF 2 SECTION 10, T 50 N, R 4 W, B M
COEUR D'ALENE, KOOTENAI CO., ID

PROJECT NO.:	41292.03
DESIGNED BY:	MLH
DRAWN BY:	MLD
CHECKED BY:	MLH
NAME:	41292PLAT-PH3.DWG
DATE:	JULY, 2023
SCALE:	1" = 40'
SHEET NO.:	2 OF 3

ATLAS WATERFRONT THIRD ADDITION

A REPLAT OF LOT 1, BLOCK 7, LOT 1, BLOCK 8 AND TRACT 5 OF ATLAS WATERFRONT 2ND ADDITION LOCATED IN
GOV'T LOTS 1 AND 2 OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO

INSTRUMENT No. 2953998000
BOOK L PAGE 867B

CITY COUNCIL APPROVAL

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY CITY COUNCIL OF COEUR D'ALENE, IDAHO THIS 7th DAY OF November, 2023

Renata McLeod
COEUR D'ALENE CITY CLERK

CITY ENGINEER'S CERTIFICATE

I HEREBY ATTEST THAT THE CITY OF COEUR D'ALENE'S REQUIREMENTS FOR PUBLIC UTILITIES AND ROADWAYS HAVE BEEN MET.

DATED THIS 7th DAY OF November, 2023

Christopher W. Bady #10804
CITY ENGINEER

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 December 31 2022

DATED THIS 12th DAY OF October, 2023

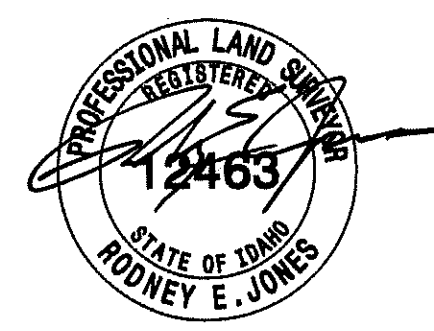
Anna Engels (deputy treasurer)
KOOTENAI COUNTY TREASURER

*Taxes paid through December 31, 2022
Resigned this 15th day of November 2023
Kelly Quirk, Deputy Treasurer*

COUNTY SURVEYOR'S CERTIFICATE

I HAVE EXAMINED AND CHECKED THIS PLAT, AND THE COMPUTATIONS OF SAID PLAT, AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET AND SATISFIED.

DATED THIS 15th DAY OF NOVEMBER, 2023



COUNTY RECORDER'S CERTIFICATE

THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO. AT THE REQUEST OF CITY OF COEUR D'ALENE URBAN RENEWAL AGENCY AKA LAKE CITY DEVELOPMENT CORPORATION AND COEUR D'ALENE URBAN RENEWAL AGENCY DBA IGNITE CDA

DATED THIS 11th DAY OF November, 2023 AT 9:52 O'CLOCK

A. M., AND WAS DULY RECORDED IN PLAT BOOK L, PAGES 867, 867A, 867B

INSTRUMENT No. 2953998000

Jennifer Locke By: Desirae Patton Deputy
KOOTENAI COUNTY CLERK FEE: 11.00

PANHANDLE HEALTH DISTRICT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING CITY OF COEUR D'ALENE AND THE QPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT DRINKING WATER FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER SHALL BE ALLOWED.

DATE: 10-4-23 HEALTH DISTRICT SIGNATURE: Jay Loveland

SURVEYORS CERTIFICATE

I, MICHAEL LYNN HATHAWAY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NUMBER 12318, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS IN CONFORMANCE WITH STATE OF IDAHO CODES.

Michael Lynn Hathaway
MICHAEL LYNN HATHAWAY PLS NO. 12318

WELCH-COMER ENGINEERS & SURVEYORS www.welchcomer.com 330 E. Lakeside Ave, Suite 101 Coeur d'Alene, ID 83814 208-664-9382 (toll free) 877-815-5672 (fax) 208-664-5946	ATLAS WATERFRONT THIRD ADDITION IN GOV'T LOTS 1 AND 2 SECTION 10 OF 2 SECTION 10, T 50 N, R 4 W, B M COEUR D'ALENE, KOOTENAI CO., ID	PROJECT NO.: 41282.03 DESIGNED BY: MLH DRAWN BY: MLH CHECKED BY: MLH NAME: 41282PLAT-PH3.DWG DATE: JULY, 2023 SCALE: 1" = 40' SHEET NO:
		3 OF 3