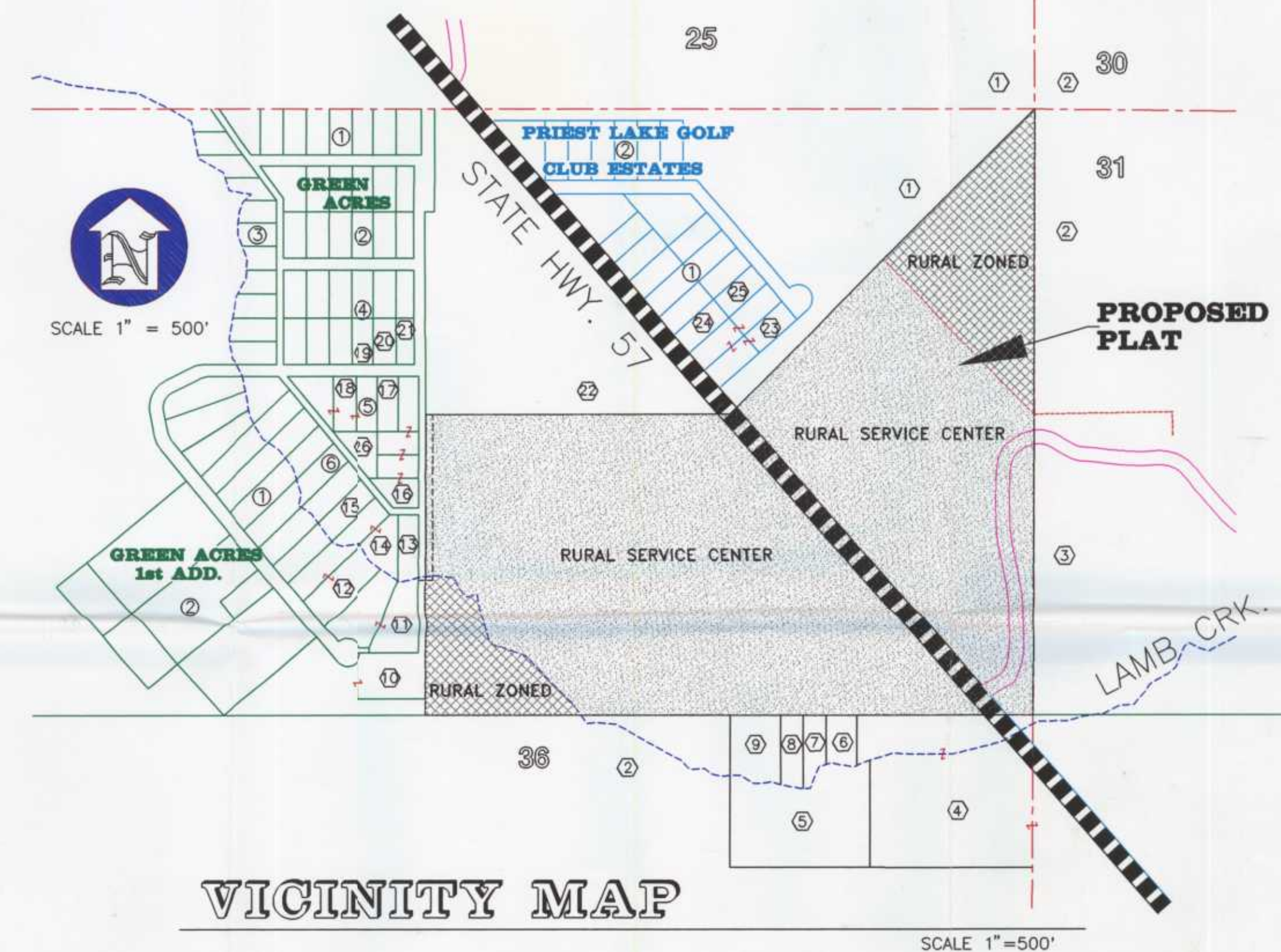
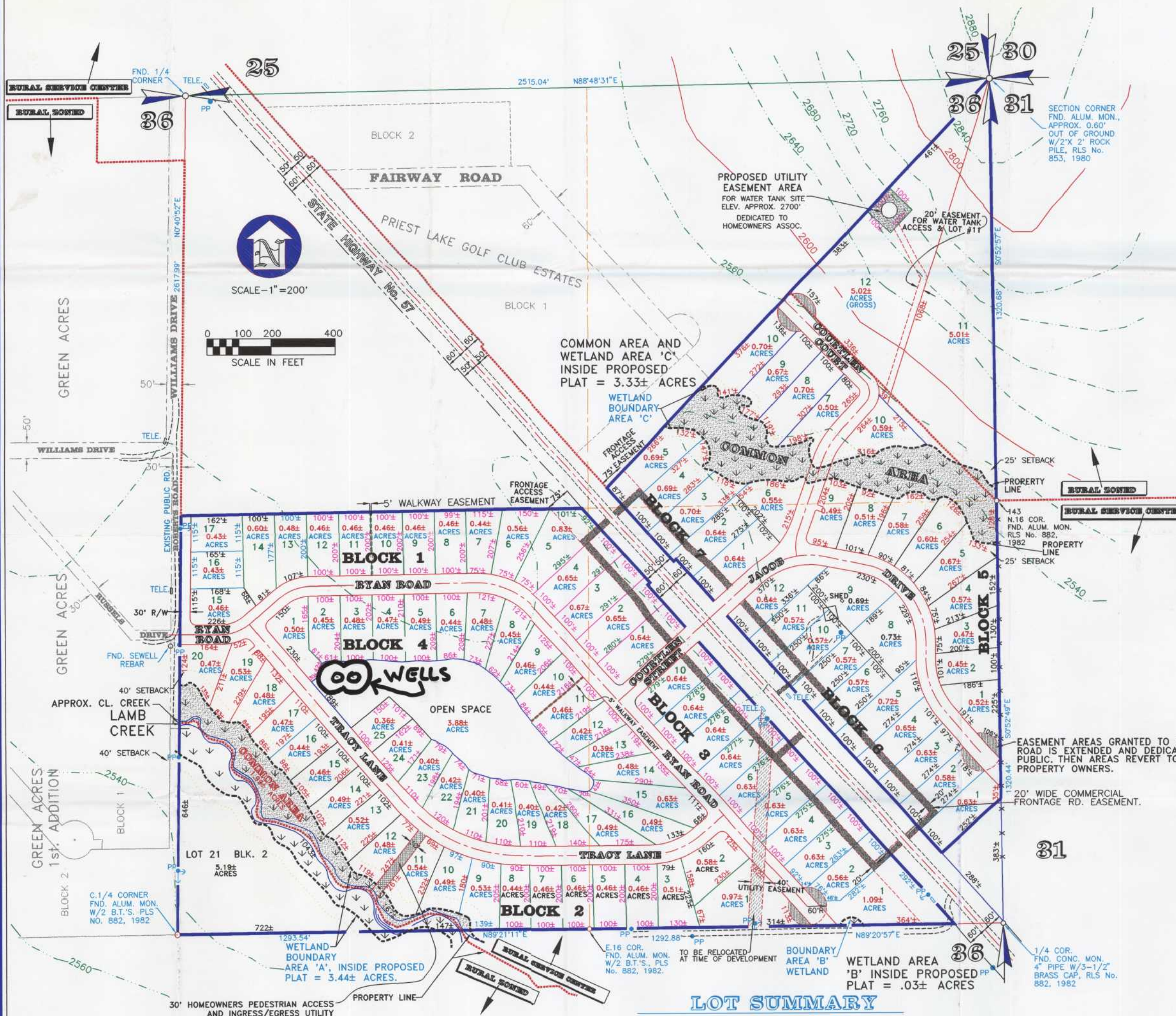


PRELIMINARY PLAT OF "MARVIN LAKE ESTATES"

SECTION 36, TWP. 60N., RNG. 5W., B.M., BONNER COUNTY, IDAHO



ADJACENT PROPERTY OWNERS

- | | | | |
|---|---|--|---|
| ① PRIEST LAKE GOLF
HCR 5 BX. 151
PRIEST LAKE, ID. 83856 | ⑧ JOHN AND BARBARA TREIBER
16063 DRIFTWOOD LN. SP.33
BROOKINGS, OR. 97415 | ⑮ GORDAN E. PEDERSON
15003 E. RICH
SPOKANE, WA. 99216 | ⑳ BONNER CO. SCHOOL DIST.
312 OAK
BONNERS FERRY, ID. 83805 |
| ② U.S.F.S.-KANIKSU
RT. 5 BX. 207
PRIEST LAKE, ID. 83856 | ⑨ SHARON ANNE GLASPEY
RT. 5 BX. 149A
PRIEST RIVER, ID. 83856 | ⑯ RON D. NYSTROM
RT. 1 BX. 385
BONNERS FERRY, ID. 83805 | ㉑ INVESTMENTS
2611 W. BEACON
SPOKANE, WA. 99208 |
| ③ WELDON D. WARREN
HCR 5 BX. 149
PRIEST RIVER, ID. 83856 | ⑩ ERVAL T. RAINEY
HCR 5 BX. 151 2B
PRIEST LAKE, ID. 83856 | ⑰ GEORGE E. COSON III
915 S. 1st. ST.
YAKIMA, WA. 98901 | ㉒ DARREL G. SHOQUIST
S. 1709 VERA CREST
VERDALE, WA. 99037 |
| ④ C.L. & BEULAH CRAUN
RT. 5 BX. 148
PRIEST RIVER, ID. 83856 | ⑪ ROBERTA J. HALL
3809 E. CONGRESS
SPOKANE, WA. 99203 | ⑱ WM. L. SR MASSEY
7208 700 AVE. W. #108
OAK HARBOR, WA. 98277 | ㉓ JAMES A. FALK
N. 8020 PAMELA
SPOKANE, WA. 99208 |
| ⑤ ELMER D. CLARK
HCR 5 BX. 147F
PRIEST RIVER, ID. 83856 | ⑫ RALPH R. REID
S. 2317 BROWNE
SPOKANE, WA. 99203 | ⑲ BERNARD & JAN BRAUCHT
6631 WILD HORSE RD.
LAS VEGAS, NV. 89108 | ㉔ MICHAEL W. & BONNIS J. GEE
7004 W. IRVING LANE
BOISE, ID. 83704 |
| ⑥ ALBERT AND AKKIO SALDANA
E. 2330 PACIFIC
SPOKANE, WA. 99202 | ⑬ CHARLES L. BARTLETT
PO. BX. 297
PRIEST RIVER, ID. 83856 | ㉚ DAN NYSTROM
RT. 1 BX. 385
BONNERS FERRY, ID. 83805 | |
| ⑦ FREDRICK W. SR. RIX
730 WILLOW ST. #2
PORT TOWNSEND, WA. 98368-5242 | ⑭ MICK R. SCHANILEE
P.O. BX. 20
COOLIN, ID. 83821-0020 | ㉛ LEONARD M. BOWMAN
N. 18805 NEWPORT HWY.
COLBERT, WA. 99005 | |

GENERAL NOTES

- 1) PROPOSED METHOD OF WATER SUPPLY - COMMUNITY WATER SYSTEM
- 2) PROPOSED METHOD OF SEWAGE DISPOSAL - SEWER SERVICE PROVIDED BY OUTLET BAY SEWER DISTRICT.
- 3) PROPOSED METHOD OF SOLID WASTE DISPOSAL - COUNTY DUMPSTERS
- 4) INTENDED USE IS FOR RESIDENTIAL, WITH POSSIBLE COMMERCIAL LOTS ALONG HIGHWAY FRONTAGE.
- 5) J.L. DRIVEWAY APPROACHES
- 6) ALL VEHICULAR SIGNAGE WILL BE PROVIDED

LOT SUMMARY

MARVIN LAKE ESTATES	
17 LOTS RANGING	BLOCK 1 FROM 0.43 TO 0.83 ACRES
21 LOTS RANGING	BLOCK 2 FROM 0.44 TO 5.19 ACRES
10 LOTS RANGING	BLOCK 3 FROM 0.56 TO 1.09 ACRES
25 LOTS RANGING	BLOCK 4 FROM 0.36 TO 0.63 ACRES
12 LOTS RANGING	BLOCK 5 FROM 0.45 TO 5.02 ACRES
12 LOTS RANGING	BLOCK 6 FROM 0.57 TO 0.85 ACRES
10 LOTS RANGING	BLOCK 7 FROM 0.50 TO 0.70 ACRES
107	TOTAL LOTS
TOTAL COMMON AREA = 5.85% - 5.42 ACRES	
TOTAL UTILITY AREA = 0.25% - 0.23 ACRES	

WETLANDS AREAS

3.44 ACRES INSIDE PLAT	WETLAND 'A'
0.03 ACRES INSIDE PLAT	WETLAND 'B'
3.33 ACRES INSIDE PLAT	WETLAND 'C'

OPEN SPACE
INSIDE BLOCK 4
3.88± ACRES INSIDE PLAT

UTILITY AREAS
WATER TANK SITE
0.23 ACRES INSIDE PLAT

COMMON AREAS
WETLAND 'A'
1.99 ACRES INSIDE PLAT
WETLAND 'C'
3.33 ACRES INSIDE PLAT

SURVEYOR'S STAMP

ENGINEER'S STAMP

NO.	DATE	REVISION	DESCRIPTION
1	5-2-95		RENUMBER LOTS/BLKS, SUMMARY, TEXT
2	7-10-95		EAST STR. INT./51 PATH/DRIVEWAY APP.
3	8-22-95		REMOVE LOT#1, BLK. 6 FROM PLAT

James A. Sewell and Associates
CONSULTING ENGINEERS
NEWPORT, WASHINGTON 99156
(509) 447-3626

SHEET TITLE: "MARVIN LAKE ESTATES"
PRELIMINARY PLAT LAYOUT
PROJECT: SUBDIVISION FOR MARVIN FAMILY TRUST
LEGAL DESCRIPTION: NE 1/4 LESS HIGHWAY, TAX 2, TAX 3,
TAX 15, AND PLAT. SECTION 36, TWP. 60N., RNG. 5W., B.M.

DATE: 5-5-95
SCALE: 1" = 200'
DRAWN BY: DPH
CHECKED BY: EJE/RFH
FILE NO.: MARVIN4

SHEET 2 OF 3