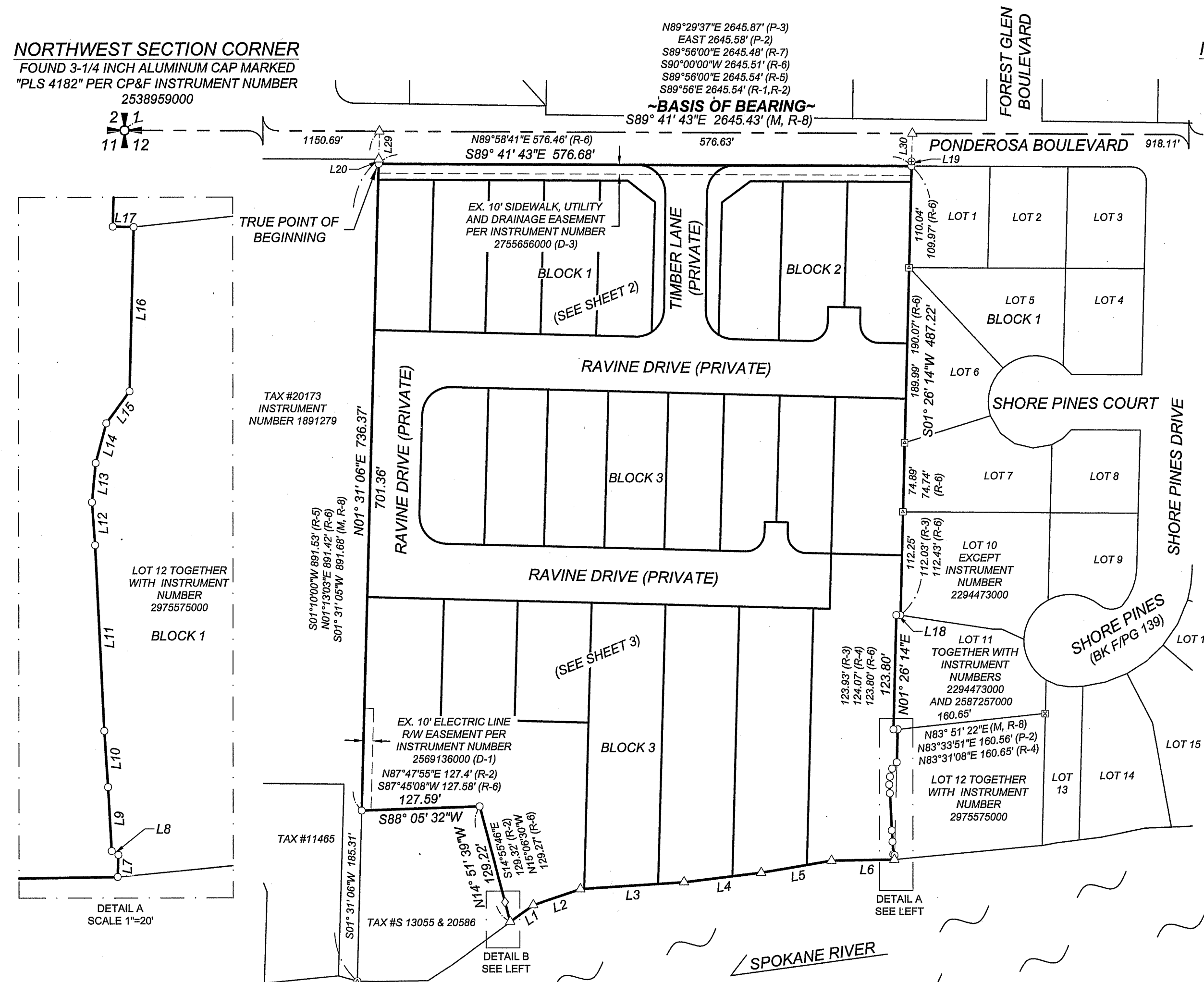
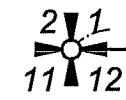
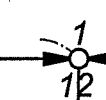


ESTATES AT WATERSTONE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH,
RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

CONFORM COPY

NORTHWEST SECTION CORNER
FOUND 3-1/4 INCH ALUMINUM CAP MARKED
"PLS 4182" PER CP&F INSTRUMENT NUMBER
2538959000NORTH QUARTER CORNER
FOUND 2 INCH ALUMINUM CAP
MARKED "PLS 3451" PER CP&F
INSTRUMENT NUMBER 2538958000

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 89°41'43" EAST LOCATED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, AS SHOWN ON THE RECORD OF SURVEY AS RECORDED IN BOOK 32 OF SURVEYS AT PAGE 927, RECORDS OF KOOTENAI COUNTY, IDAHO.

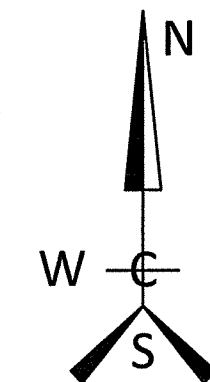
REFERENCES

- (R-1) RECORD OF SURVEY PREPARED BY LEPARD & FRAME, INC. AND RECORDED IN BOOK 2 OF SURVEYS, PAGE 272, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-2) RECORD OF SURVEY PREPARED BY LEPARD & FRAME, INC. AND RECORDED IN BOOK 4 OF SURVEYS, PAGE 109, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-3) RECORD OF SURVEY PREPARED BY LEPARD & FRAME, INC. AND RECORDED IN BOOK 7 OF SURVEYS, PAGE 203, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-4) RECORD OF SURVEY PREPARED BY INLAND NORTHWEST CONSULTANTS, AND RECORDED IN BOOK 27 OF SURVEYS, PAGE 435, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-5) RECORD OF SURVEY PREPARED BY KOOTENAI COUNTY SURVEYORS, AND RECORDED IN BOOK 29 OF SURVEYS, PAGE 53, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-6) RECORD OF SURVEY PREPARED BY NORTH ENGINEERING & SURVEYING, PLLC, AND RECORDED IN BOOK 29 OF SURVEYS, PAGE 200, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-7) RECORD OF SURVEY PREPARED BY SAWTOOTH LAND SURVEYING, LLC, AND RECORDED IN BOOK 31 OF SURVEYS, PAGE 76, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (R-8) RECORD OF SURVEY PREPARED BY WHIPPLE CONSULTING ENGINEERS AND RECORDED IN BOOK 32 OF SURVEYS, PAGE 927, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-1) PLAT OF HARDING'S ACRE TRACTS AND RECORDED IN BOOK A OF PLATS, PAGE 87, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-2) PLAT OF SHORE PINES PREPARED BY GARY A. FRAME, AND RECORDED IN BOOK F OF PLATS, PAGE 139, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (P-3) PLAT OF M-G TERRACE PREPARED BY LAWRENCE A. GLAHE, AND RECORDED IN BOOK F OF PLATS, PAGE 241, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (D-1) ELECTRIC LINE RIGHT OF WAY EASEMENT FILED AS INSTRUMENT NUMBER 2569136000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (D-2) GRANT OF RIGHT-OF-WAY DEED FILED AS INSTRUMENT NUMBER 2755655000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- (D-3) GRANT OF EASEMENT FILED AS INSTRUMENT NUMBER 2755655000, RECORDS OF KOOTENAI COUNTY, IDAHO.

LEGEND

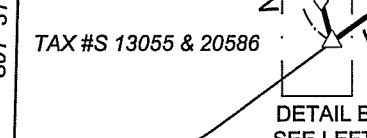
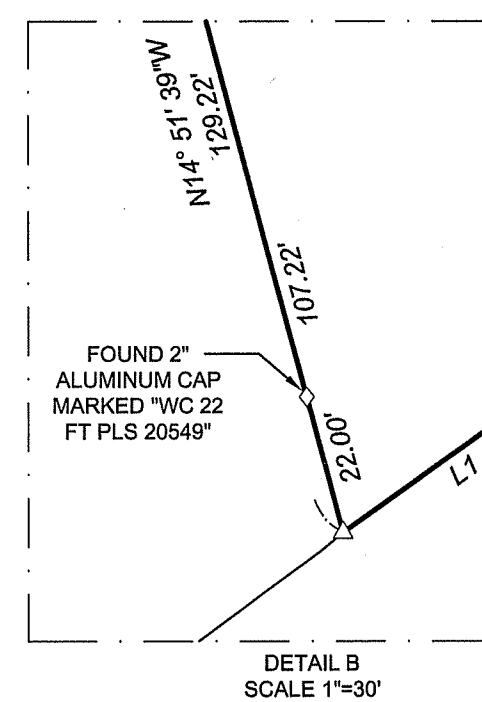
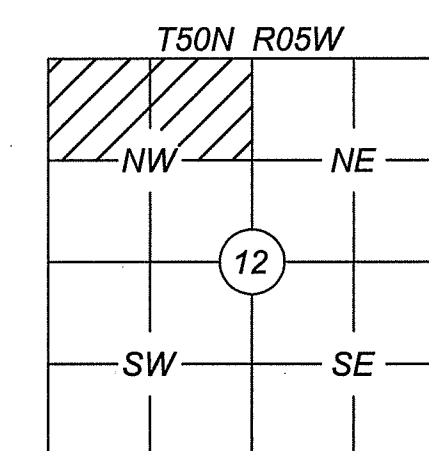
- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
- SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP MARKED "WCE PLS 23242"
- SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "WCE PLS 20549"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 14220"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LEPARD & FRAME"
- ◇ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
- ◇ FOUND 2" ALUMINUM CAP MARKED "PLS 20549" OR AS NOTED
- △ CALCULATED POINT, NOTHING FOUND OR SET

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE
- SURVEY MEASUREMENT LINE
- SETBACK LINE



GRAPHIC SCALE

SCALE: 1" = 100'

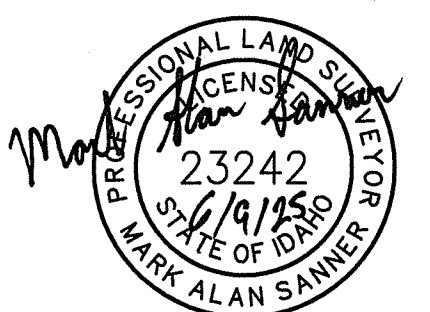


Line Table			
Line #	Direction	Length	Record Data
L1	S54°17'55"W	30.90'	(M, R-8), S53°59'38"W 30.90' (R-6)
L2	S71°15'29"W	53.68'	(M, R-8), S70°57'12"W 53.68' (R-6)
L3	S86°13'07"W	112.48'	(M, R-8), S85°54'50"W 112.48' (R-6)
L4	S83°01'29"W	84.09'	(M, R-8), S82°43'12"W 84.09' (R-6)
L5	S80°18'57"W	77.03'	(M, R-8), S80°00'40"W 77.03' (R-6)
L6	S89°08'45"W	68.18'	(M, R-8), S88°50'28"W 68.32' (R-6)
L7	S01°26'14"W	4.78'	(M, R-8), S1°11'39"W 4.85' (R-6)
L8	S58°50'01"E	1.65'	(M, R-8)
L9	S03°13'49"E	13.84'	(M, R-8)
L10	S03°43'02"E	12.19'	(M, R-8)
L11	S02°48'46"E	40.35'	(M, R-8)

Line Table			
Line #	Direction	Length	Record Data
L12	S04°06'43"E	9.34'	(M, R-8)
L13	S05°31'24"W	8.52'	(M, R-8)
L14	S14°52'26"W	8.96'	(M, R-8)
L15	S35°57'15"W	8.57'	(M, R-8)
L16	S01°26'14"W	35.69'	(M, R-8)
L17	S88°33'46"E	4.50'	(M, R-8)
L18	N88°33'46"W	4.50'	(M, R-8)
L19	S01°26'14"W	5.00'	(M, R-8)
L20	S01°31'06"W	5.00'	(M, R-8)
L29	S01°31'06"W	30.01'	(M, R-8), S1°10'00"W 30.00' (R-5) S1°13'23"E 30.25' (R-6)
L30	N01°26'14"E	30.01'	(M, R-8), S1°06'00"W 30.00' (R-6)

FINAL PLAT OF
ESTATES AT WATERSTONE
CITY OF POST FALLS,
KOOTENAI COUNTY,
IDAHOSHEET
1 OF 4JOB NUMBER
22-3391

PROJ #:	22-3391	CIVIL	
DATE:	06/09/25	STRUCTURAL	
DRAFTED BY:	MAS	☒ SURVEYING	
REVIEWED BY:	WAL	TRAFFIC	
F.B.:	22-3391	PLANNING	
		LANDSCAPE	
		OTHER	

WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

ESTATES AT WATERSTONE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH,
RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

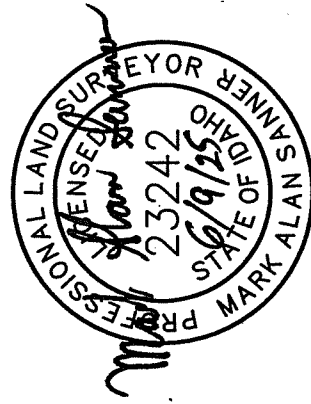
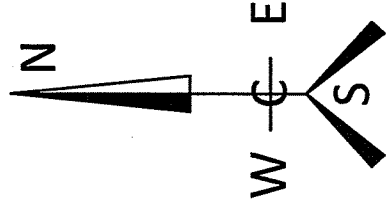
CONFORM COPY



LEGEND

- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "WCE PLS 20549"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 14220"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
- ◇ FOUND 2" ALUMINUM CAP MARKED "PLS 20549" OR AS NOTED
- △ CALCULATED POINT, NOTHING FOUND OR SET
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE
- SURVEY MEASUREMENT LINE
- SETBACK LINE

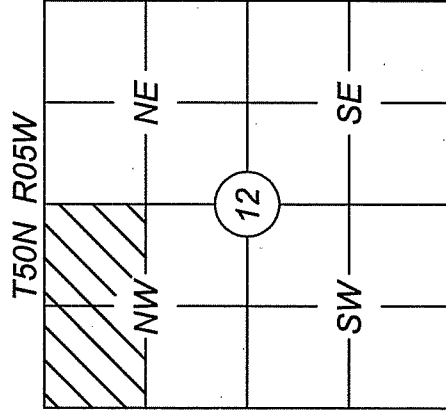
Line Table		
Line #	Direction	Length
L21	N01°31'06"E	17.50'
L22	N88°28'54"W	17.52'
L23	N88°28'54"W	17.48'
L24	N01°31'06"E	17.50'
L25	S01°31'06"W	12.50'
L26	N88°28'54"W	12.50'
L27	N88°28'54"W	12.50'
L28	S01°31'06"W	12.50'
L39	S05°33'08"W	91.03'
L40	S15°41'45"W	16.75'
L41	S01°33'51"W	62.95'



SEE SHEET 3

Curve Table				
Curve #	Length	Radius	Delta	Bearing
C1	47.27'	30.00'	90°17'11"	S44°33'07"E
C2	29.38'	30.00'	56°06'16"	S28°38'37"W
C3	18.23'	30.00'	34°49'22"	N74°06'25"E
C4	46.97'	30.00'	89°42'49"	N45°26'53"E
C5	30.49'	30.00'	58°13'32"	N28°31'17"W
C6	16.15'	30.00'	30°50'51"	S73°03'28"E
C7	31.42'	20.00'	90°00'00"	N46°31'06"E

Curve Table				
Curve #	Length	Radius	Delta	Bearing
C8	31.42'	20.00'	90°00'00"	N43°28'54"W
C9	47.12'	30.00'	90°00'00"	N46°31'06"E
C10	47.12'	30.00'	90°00'00"	S43°28'54"E
C11	31.42'	20.00'	90°00'00"	S46°31'06"W
C12	31.42'	20.00'	90°00'00"	N43°28'54"W
C13	47.61'	30.00'	90°55'38"	N46°03'17"E
C14	46.64'	30.00'	89°04'22"	S43°56'43"E



GRAPHIC SCALE
SCALE: 1" = 40'

FINAL PLAT OF
ESTATES AT WATERSTONE
CITY OF POST FALLS,
KOOTENAI COUNTY,
IDAHO

SHEET
2 OF 4
JOB NUMBER
22-3391

PROJ #:	22-3391	CIVIL	
DATE:	06/09/25	STRUCTURAL	
DRAFTED BY:	MAS	SURVEYING	X
REVIEWED BY:	WAL	TRAFFIC	
F.B.:	22-3391	PLANNING	
		LANDSCAPE	
		OTHER	

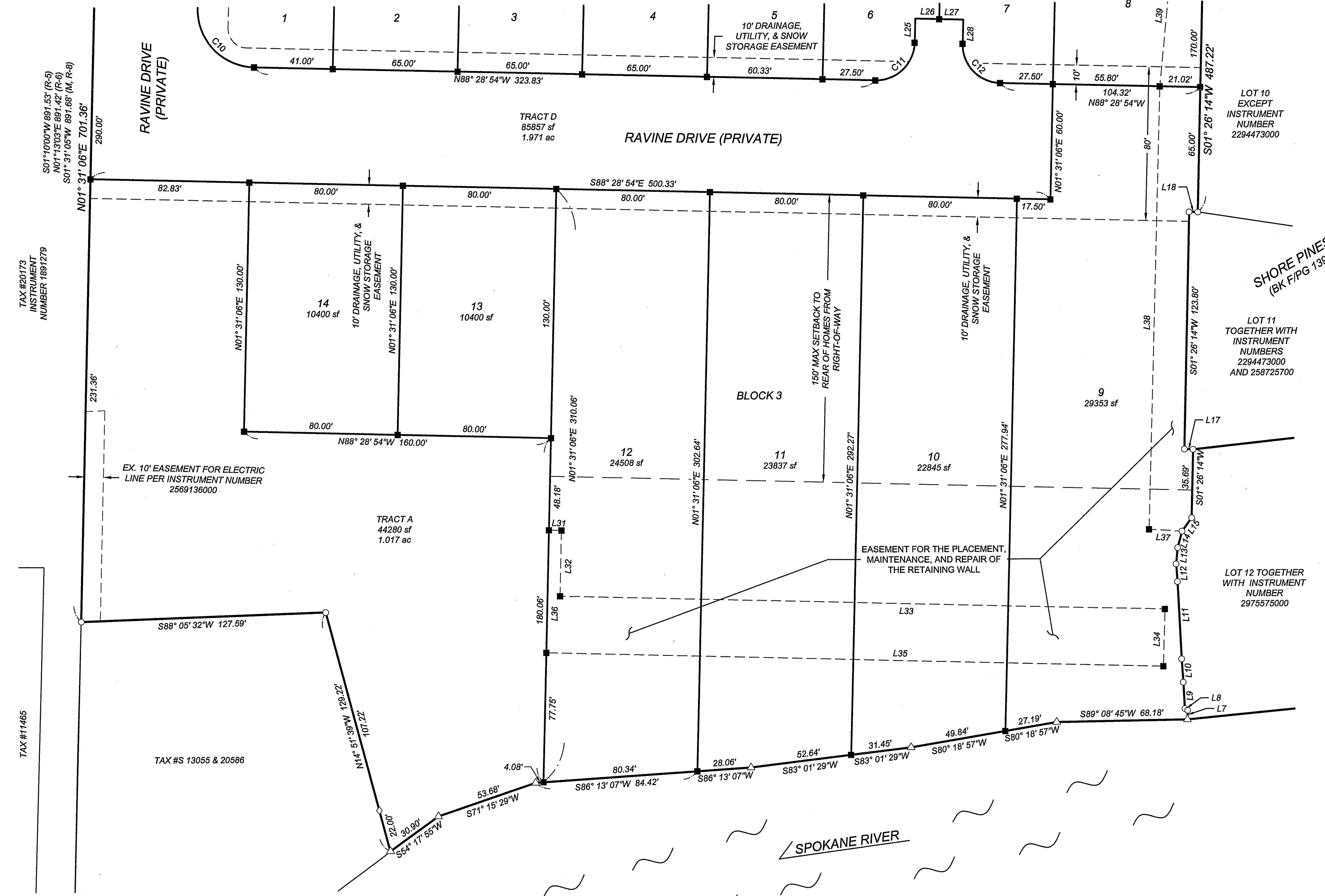
WCE
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99206
PH: 509-893-2617 FAX: 509-926-0227

ESTATES AT WATERSTONE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH,
RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

CONFORM COPY

SEE SHEET 2



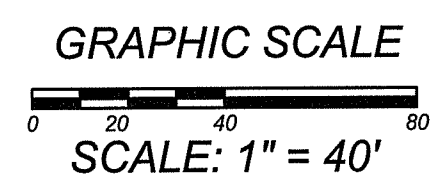
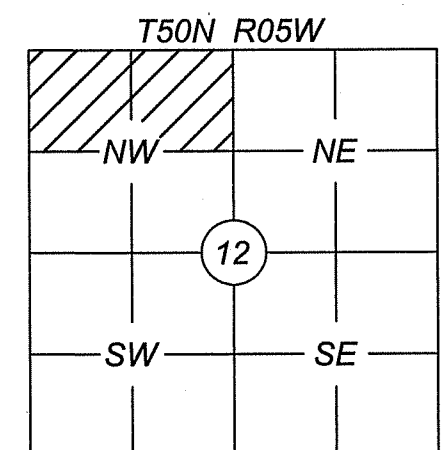
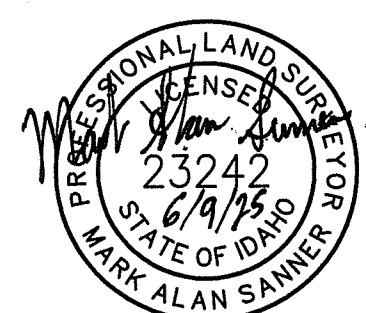
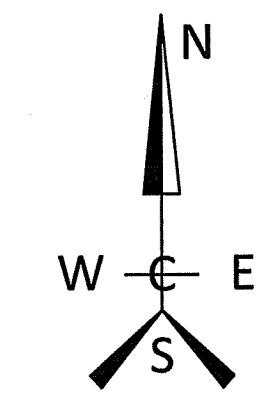
LEGEND

- SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
 - SET 5/8" x 24" REBAR WITH 2" ALUMINUM CAP MARKED "WCE PLS 23242"
 - SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PLS 23242"
 - FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "WCE PLS 20549"
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 4182"
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 14220"
 - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LEPARD & FRAME"
 - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
 - ◇ FOUND 2" ALUMINUM CAP MARKED "PLS 20549" OR AS NOTED
 - △ CALCULATED POINT, NOTHING FOUND OR SET
- BOUNDARY LINE
— LOT LINE
— ADJACENT LOT LINE
— EASEMENT LINE
— CENTER LINE
— SECTION LINE
— SURVEY MEASUREMENT LINE
— SETBACK LINE

Line Table		
Line #	Direction	Length
L7	S01°26'14"W	4.78'
L8	S58°50'01"E	1.65'
L9	S03°13'49"E	13.84'
L10	S03°43'02"E	12.19'
L11	S02°48'46"E	40.35'
L12	S04°06'43"E	9.34'
L13	S05°31'24"W	8.52'
L14	S14°52'26"W	8.96'
L15	S35°57'15"W	8.57'
L17	S88°33'46"E	4.50'

Line Table		
Line #	Direction	Length
L18	N88°33'46"W	4.50'
L31	N88°28'54"W	6.50'
L32	N01°31'06"E	34.46'
L33	N88°30'49"W	315.29'
L34	N01°43'02"E	29.83'
L35	S88°29'06"E	321.68'
L36	N01°31'06"E	54.13'
L37	S86°21'16"E	17.16'
L38	N01°40'53"E	230.93'
L39	S05°33'08"W	91.03'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C10	47.12'	30.00'	90°00'00"	S43°28'54"E	42.43'
C11	31.42'	20.00'	90°00'00"	S46°31'06"W	28.28'
C12	31.42'	20.00'	90°00'00"	N43°28'54"W	28.28'



PROJ #:	22-3391	CIVIL	
DATE:	06/09/25	STRUCTURAL	
DRAFTED BY:	MAS	☒ SURVEYING	
REVIEWED BY:	WAL	TRAFFIC	
F.B.:	22-3391	PLANNING	
		LANDSCAPE	
		OTHER	



FINAL PLAT OF
ESTATES AT WATERSTONE
CITY OF POST FALLS,
KOOTENAI COUNTY,
IDAHO

SHEET
3 OF 4
JOB NUMBER
22-3391

BOOK M PAGE 31C INSTRUMENT NO. 3007089000

ESTATES AT WATERSTONE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

KOOTENAI COUNTY RECORDER

THIS PLAT WAS RECORDED AT THE REQUEST OF SPOKANE RIVER NORTHSHORE, LLC, FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO, THIS 25TH DAY OF JUNE, 2025, AT 4:11 P.M. IN BOOK 11 OF PLATS, PAGE(S) 31, 31H, 31B, 31C, AS INSTRUMENT NUMBER 3007089000

BY: [Signature] DEPUTY CLERK
JENNIFER LOCKE, KOOTENAI COUNTY CLERK

CITY COUNCIL CERTIFICATE

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO.

DATED THIS 12TH DAY OF JUNE 2025
BY: [Signature] MAYOR
WILFRED G. JACOBSON - MAYOR

STANFORD HOWARD - CLERK

I, THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF POST FALLS, CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH CITY CODE AND THE REQUIREMENTS IMPOSED BY THE CITY COUNCIL AND IS HEREBY APPROVED FOR RECORD.

BY: [Signature] 06-16-2025
ROBERT S. PALUS, PE - CITY ENGINEER
IDAHO PE #10039

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, 2024.
DATED THIS 23RD DAY OF JUNE 2025

BY: [Signature] DEPUTY TREASURER
KOOTENAI COUNTY TREASURER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEWS BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING CITY OF POST FALLS ~~AND THE CITY OF POST FALLS~~ AND THE QPES' 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 EXTENSION OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT 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 OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

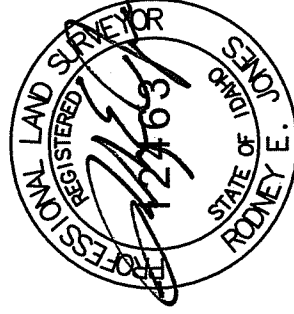
DATED THIS 11TH DAY OF JUNE 2025

BY: [Signature]
PANHANDLE HEALTH DISTRICT

COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS 24TH DAY OF JUNE 2025

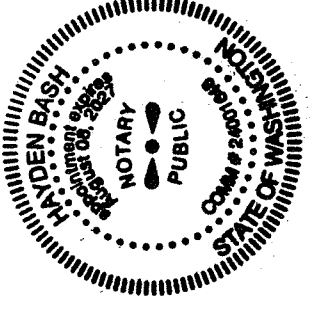


VICINITY MAP

SCALE 1" = 1000'

NOTARY CERTIFICATE

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS 9TH DAY OF JUNE
IN THE YEAR 2025, BY ROBERT H. TOMLINSON, MANAGING MEMBER OF SPOKANE RIVER NORTHSHORE LLC, A WASHINGTON LIMITED LIABILITY COMPANY.



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS MEETING THE REQUIREMENTS OF THE CITY OF POST FALLS SUBDIVISION ORDINANCE. THE REFERENCES AND MONUMENTS SHOWN HEREON WERE USED TO DETERMINE THE BOUNDARY LOCATION OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY KOOTENAI COUNTY TITLE COMPANY, INC. DATED OCTOBER 2, 2024. COMMITMENT NUMBER KT-500933.

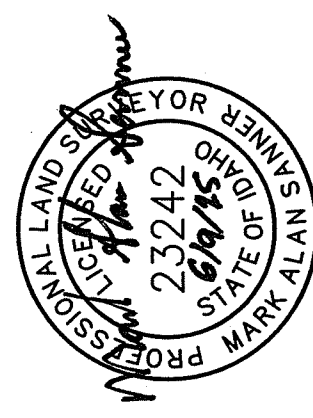
PLAT BOUNDARY IS BASED ON PUBLIC LAND SURVEY CORNER TIES AND PREVIOUS ADJOINING PLAT WORK AS DEPICTED.

THIS SURVEY WAS PERFORMED USING A COMBINATION OF FIELD TRAVERSING USING A TOPCON GT-1003 ROBOTIC TOTAL STATION AND TOPCON HIPER VR GNSS BASE UNIT AND RTK ROVER UNIT

SURVEYOR'S CERTIFICATE

I, MARK ALAN SANNER, PROFESSIONAL LAND SURVEYOR #23242, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT OF WATER STONE ESTATES IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON, UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, ARE IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS. ALL INTERIOR CORNERS WILL BE SET, AS SHOWN ON THIS PLAT, ON OR BEFORE ONE YEAR FROM RECORDING OF THIS PLAT, IN ACCORDANCE WITH IDAHO CODE 60-1331 & 60-1303.

BY: [Signature] 6/19/25
MARK ALAN SANNER



CONFORM COPY

BOOK: M PAGE: 31C
INSTRUMENT No. 3007089000

OWNER'S CERTIFICATE AND DEDICATION

BE IT KNOWN BY THESE PRESENTS THAT SPOKANE RIVER NORTHSHORE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT OWNS AND HAS LAID OUT THE LAND EMBRACED WITHIN THIS PLAT TO BE KNOWN AS ESTATES AT WATERSTONE, BEING A PORTION TRACT 34 OF HARDING'S ACRE TRACTS, RECORDED IN BOOK A OF PLATS AT PAGE 67, RECORDS OF KOOTENAI COUNTY, IDAHO AND A PORTION OF GOVERNMENT LOTS 3 AND 4 SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, BEING A 3.25-INCH ALUMINUM CAP MARKED "PLS 4182" PER CP&F INSTRUMENT NUMBER 233889000, RECORDS OF KOOTENAI COUNTY, IDAHO, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 88°41'43" EAST 2845.43 FEET;

THENCE ALONG THE NORTH LINE OF NORTHWEST QUARTER OF SAID SECTION 12, SOUTH 88°41'43" EAST 1150.69 FEET;

THENCE LEAVING THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 01°31'06" WEST 35.01 FEET TO THE SOUTH RIGHT-OF-WAY OF PONDEROSA BOULEVARD, BEING A 58 INCH REBAR WITH ORANGE PLASTIC CAP MARKED "WCE PLS 20549" AND BEING ALSO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF PONDEROSA BOULEVARD SOUTH 88°41'43" EAST 578.88 FEET TO A FOUND 58 INCH REBAR WITH ORANGE PLASTIC CAP MARKED "WCE PLS 20549" BEING THE NORTHWEST CORNER OF THE PLAT OF SHORE PINES, RECORDED IN BOOK F PLATS AT PAGE 139, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID PLAT OF SHORE PINES, SOUTH 01°26'14" WEST 487.22 FEET TO A 5/8 INCH REBAR WITH ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

THENCE LEAVING THE ORIGINAL WEST LINE OF SAID SHORE PINES, NORTH 88°33'46" WEST 4.50 FEET AND ALONG THE NORTH LINE DESCRIBED UNDER INSTRUMENT NUMBER 2587257000, RECORDS OF KOOTENAI COUNTY, IDAHO TO A 5/8 INCH REBAR WITH ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

THENCE ALONG THE WEST LINE OF SAID INSTRUMENT NUMBER 2587257000, SOUTH 01°26'14" WEST 123.80 FEET TO A 5/8 INCH REBAR WITH ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

THENCE ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER 2587257000, SOUTH 88°33'46" EAST 4.50 FEET TO THE NORTHWEST CORNER OF LOT 12, BLOCK 1 OF SAID PLAT OF SHORE PINES TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

THENCE ALONG SAID WEST LINE OF SAID LOT 12, SOUTH 01°26'14" WEST 35.69 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

THENCE ALONG THE WEST LINE DESCRIBED IN INSTRUMENT 2975575000, RECORDS OF KOOTENAI COUNTY, IDAHO, THE FOLLOWING EIGHT (8) COURSES:

1) SOUTH 35°57'15" WEST 8.57 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

2) SOUTH 14°52'28" WEST 8.96 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

3) SOUTH 05°31'24" WEST 8.32 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

4) SOUTH 04°06'43" EAST 9.34 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

5) SOUTH 02°48'46" EAST 40.35 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

6) SOUTH 03°43'02" EAST 12.19 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

7) SOUTH 03°13'49" EAST 13.84 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

8) SOUTH 88°50'01" EAST 1.65 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

THENCE SOUTH 01°26'14" WEST 4.78 FEET TO THE NORTH BANK OF THE SPOKANE RIVER; COURSES:

- 1) SOUTH 89°08'45" WEST 68.18 FEET;
- 2) SOUTH 80°18'57" WEST 77.03 FEET;
- 3) SOUTH 83°01'29" WEST 84.09 FEET;
- 4) SOUTH 86°13'07" WEST 112.48 FEET;
- 5) SOUTH 71°15'29" WEST 63.68 FEET;
- 6) SOUTH 54°17'55" WEST 30.90 FEET TO THE SOUTHEAST CORNER OF KOOTENAI COUNTY, IDAHO;

INSTRUMENT NUMBERS 1553646000 AND 1935005000 RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG THE EAST LINE OF SAID INSTRUMENT NUMBERS 1553646000 & 1935005000, NORTH 14°51'30" WEST 129.22 FEET TO A 5/8 INCH REBAR WITH A ORANGE PLASTIC CAP MARKED "WCE PLS 20549";

THENCE ALONG THE NORTH LINE OF SAID INSTRUMENT NUMBER 1553646000 & 1935005000, SOUTH 88°05'32" WEST 127.59 FEET TO THE EAST LINE DESCRIBED UNDER INSTRUMENT NUMBER 1891279000 RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE ALONG SAID EAST LINE, NORTH 01°31'06" EAST 701.36 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 10.002 ACRES, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

SANITARY SEWER DISPOSAL IS PROVIDED BY CITY OF POST FALLS;

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY CITY OF POST FALLS;

TRACTS A, B, C, AND D SHALL BE DEDICATED TO THE WATER STONE ESTATES HOMEOWNER'S ASSOCIATION BY SEPARATE INSTRUMENT;

UTILITY, SIDEWALK AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ADJOINING THE PRIVATE ROADS ARE HEREBY RESERVED FOR THE PUBLIC ALONG WITH THE RIGHTS OF INGRESS AND EGRESS FOR INSTALLATION, IMPROVEMENT, OPERATION OF SIDEWALK, FRANCHISED UTILITIES AND STREET AND DRAINAGE STRUCTURES;

LOTS WITHIN THIS PLAT ARE SUBJECT TO THE COVENANTS, COES AND RESTRICTIONS RECORDED UNDER INSTRUMENT No. 3007089000 RECORDS OF KOOTENAI COUNTY, REQUIREMENTS OF THE ESTATES OF WATERSTONE HOMEOWNERS ASSOCIATION, TOGETHER WITH ANY AND ALL AMENDMENTS MADE THEREAFTER;

A UTILITY AND ACCESS EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND SANITARY SEWER, IS GRANTED TO THE CITY OF POST FALLS OVER THE ENTIRETY OF TRACT D, BEING TIMBER LANE AND RAVINE LANE;

ACCESS TO OR FROM TIMBER LANE FROM LOTS, BLOCK 1 OR LOT 1, BLOCK 2 IS PROHIBITED;

ACCESS TO OR FROM PONDEROSA BOULEVARD FOR LOTS WITHIN BLOCK 1 OR BLOCK 2 IS PROHIBITED;

IRRIGATION AND MAINTENANCE OF THE LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY FRONTING PONDEROSA BOULEVARD, INCLUDING SNOW REMOVAL FROM THE SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE HOA.

AN EASEMENT FOR THE PLACEMENT, MAINTENANCE, AND REPAIR OF THE RETAINING WALLS, AS SHOWN ON THE FACE OF THE PLAT, FOR LOTS 1-5 OF BLOCK 1 AND 8-12 OF BLOCK 3 IS HEREBY GRANTED TO THE HOA.

BY: [Signature] 09-2025
ROBERT H. TOMLINSON, MANAGING MEMBER
SPOKANE RIVER NORTHSHORE LLC.

PROJ #:	22-3391	CIVIL	
DATE:	06/09/25	STRUCTURAL	
DRAFTED BY:	MAS	☒ SURVEYING	
REVIEWED BY:	WAL	TRAFFIC	
F.B.:	22-3391	PLANNING	
		LANDSCAPE	
		OTHER	



FINAL PLAT OF

ESTATES AT WATERSTONE

CITY OF POST FALLS,
KOOTENAI COUNTY,
IDAHO

SHEET

4 OF 4

JOB NUMBER
22-3391