



# GRACE MEADOWS

A SUBDIVISION OF LOTS 1 AND 2, BLOCK 1, THAYER 7TH ADDITION  
SITUATED IN THE NORTHEAST 1/4 OF SEC. 6, TWP. 51 N., R. 4 W., B.M.,  
CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO.

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
No. \_\_\_\_\_

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That Grace Meadows, LLC, an Idaho limited liability company is the owner of the real property hereinafter described and intends to include said property within this platting.

Lots 1 and 2, Block 1 of the Thayer 7th Addition, according to the plat recorded in Book K of Plats, Page 100, records of Kootenai County, State of Idaho, situated in the Northeast 1/4 of Section 6, Township 51 North, Range 4 West, Boise Meridian, City of Rathdrum, Kootenai County, Idaho.

Comprising 10.667 acres, more or less.

Water and Sanitary Sewer service are provided by the City of Rathdrum.

The right of ways for Portrush Drive and Ramore Court are hereby dedicated to the public in the name of the City of Rathdrum. The 10 foot public utility and drainage easements adjacent to Portrush Drive and Ramore Court and 5 foot public utility easements along all side and rear lot lines are hereby granted to the city of Rathdrum. A 40 foot width easement for water, sewer, storm drainage and snow storage centered on the lot line between Lot 5 and Lot 6 of Block 2 is hereby dedicated to the City of Rathdrum. No structures, fences, trees, driveways, or any other obstructions or uses shall be permitted within this 40 foot easement.

The 25 foot utility easement on the east line of Lot 1, Block 1 and the 5 foot utility easement on the west line of 2, Block 1, both per plat of Thayer 7th Addition are hereby vacated by this platting.

There shall be no direct access allowed onto Thayer Street and/or Nagel Road from any lots within this plat.

Lots within this subdivision are subject to the Conditions, Covenants and Restrictions recorded under Instrument Number \_\_\_\_\_, Records of Kootenai County, Idaho.

Further, the Owner hereby consents to the terms and conditions of the notes and easement descriptions depicted on Page 1 of this plat and express Owner's intent to be bound by such obligations and to have such obligations run with the land binding future owners as ownership changes in the future. Unless expressly depicted to the contrary on the face of this plat, all easements previously recorded or in plain view shall be unaffected by the filing of this plat.

Owner on behalf of itself, its successors and assigns hereby waives all claims for damages against any governmental authority arising from construction, maintenance and operation of public facilities and public property located within and/or adjacent to the plat.

\_\_\_\_\_  
Grace Meadows, LLC, an Idaho limited liability company  
by: \_\_\_\_\_

### ACKNOWLEDGMENT

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.

This record was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_  
of Grace Meadows, LLC, an Idaho limited liability company.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

### CITY OF RATHDRUM

This plat has been examined by the Rathdrum City Council and is hereby approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor - City of Rathdrum

\_\_\_\_\_  
Clerk - City of Rathdrum

### CITY ENGINEER

I hereby certify this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that I have examined this subdivision plat and approve the same for filing.

\_\_\_\_\_  
Engineer - City of Rathdrum

### COUNTY RECORDER

I hereby certify that this Plat of Grace Meadows was filed for record in the office of the Recorder of Kootenai County, Idaho at the request of \_\_\_\_\_ at \_\_\_\_\_m this \_\_\_\_\_ day of \_\_\_\_\_, 2022, and was duly recorded in Plat Book \_\_\_\_\_, at Pages \_\_\_\_\_ and \_\_\_\_\_ as Instrument Number \_\_\_\_\_.

By: \_\_\_\_\_ Deputy Clerk  
Kootenai County Clerk - Jim Brannon

Fee: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Ernest M. Warner, do hereby certify that I am a Registered Professional Land Surveyor, licensed by the State of Idaho and that this plat of Grace Meadows, as shown hereon, was prepared from an actual survey made on the ground under my supervision and accurately represents the points platted hereon, and is in conformity with the State of Idaho Code relating to plats and surveys and that the interior monuments will be set in accordance with Section 50-1331 through 50-1333, Idaho Code, on or before one year subsequent to the recording of this plat.

\_\_\_\_\_  
ERNEST M. WARNER, P.L.S.

REG. NO. 4565

### HEALTH DISTRICT APPROVAL

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Rathdrum and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer lines have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by a certificate of disapproval.

Date: \_\_\_\_\_ Health District Signature: \_\_\_\_\_

### COUNTY SURVEYOR

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I have examined this Plat of Grace Meadows and approved the same for filing.


\_\_\_\_\_  
Kootenai County Surveyor



### COUNTY TREASURER

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the required taxes on the herein platted land have been paid through \_\_\_\_\_.

\_\_\_\_\_  
Kootenai County Treasurer

 Tate Eng & LS PLLC 417 East Indiana Ave. Coeur d'Alene, Idaho, 83814 (208) 676-8708 e-mail: info@tate-eng.com			
PROJECT #: 21.007b	DATE: 5/12/2022	SCALE: 1"=N/A	PAGE 2 OF 2
DRAWING: 21.007bPlat	CHECKED: EMW	DRAWN BY: DC	

5/12/22  
EMW