

LYING IN A PORTION OF
SECTION 35, TOWNSHIP 62 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO







100 0 100 200

SCALE IN FEET
1" = 100'

BASIS OF BEARING

ALL BEARINGS ARE BASED UPON THE BEARING OF
N 23° 23' 43" W, ALONG THE EAST LINE OF
SECTION 35 FROM THE SECTION CORNER TO THE
MEANDER CORNER COMMON TO SECTIONS 34 & 35
AS SHOWN ON THE RECORD OF SURVEY RECORDED
AS INST NO. 336817, RECORDS OF BONNER COUNTY.

LEGEND

- | | |
|---|---|
|  | FOUND, SECTION CORNER
AS NOTED (PREVIOUS SURVEY). |
|  | MEANDER CORNER
AS NOTED |
|  | SET, 5/8" DIA. X 30" LONG
REBAR WITH YELLOW PLASTIC CAP. |
| • | COMPUTATION POINT, NOT SET. |
| () | RECORD BEARING & DISTANCE |
|  | FOUND PROPERTY CORNER |

NOTES

1. ALL LOTS WITHIN THIS SUBDIVISION HAVE BEEN DESIGNED TO BE DEVELOPED WITH GRASSED INFILTRATION AREAS TO BE MAINTAINED ON-SITE STORMWATER RUNOFF.
2. ALL LOTS SHALL BE DEVELOPED CONSISTENT WITH THE DEFENSIBLE SPACE FIRE PLAN ON FILE WITH THE BONNER COUNTY PLANNING DEPARTMENT.
3. AT THE TIME OF BUILDING LOCATION PERMIT/BUILDING PERMIT, BUILDING SITE AND FOUNDATION DESIGN PLANS THAT MINIMIZE GROUND WATER RISE TO 2000 FEET IN AREA TO BE FILLED WITH THE BONNER COUNTY PLANNING DEPARTMENT. THE PLANS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER OR CERTIFIED SOIL EROSION AND CONTROL SPECIALIST.
4. EACH LOT SHALL BE PROVIDED WITH AT LEAST ONE OFF-STREET PARKING SPACE OF NOT LESS THAN 200 SQUARE FEET IN AREA. ALL PARKING SPACES SHALL BE LOCATED ON THE SAME LOT AS THE RESIDENCE THAT THEY ARE INTENDED TO SERVE, SHALL BE EXCLUSIVE OF DRIVEWAYS AND ACCESS LANES, AND EACH SPACE SHALL BE PROVIDED WITH ADEQUATE INGRESS AND EGRESS. ALL VEHICLES, TO INCLUDE AUTOMOBILES, RECREATIONAL VEHICLES, TRAILERED BOATS OR OTHER VEHICLES, SHALL BE PARKED OR STORED SHALL MEET THE PARKING STANDARDS OF BONNER COUNTY LAND USE CODES.
5. THE LANDOWNER SHALL IMMEDIATELY NOTIFY THE IDAHO STATE HISTORICAL SOCIETY IN THE EVENT OF THE DISCOVERY OF PREHISTORIC ARTIFACTS OR HUMAN REMAINS.
6. ALL LOTS ARE SUBJECT TO 25' SIDEYARD SETBACKS AND DRAINAGE EASEMENTS ALONG SIDE YARD LINES.
7. ALL LOTS ARE SUBJECT TO 25' FRONT (ROADSIDE) SETBACK
8. LAKESIDE BUILDING SETBACKS ARE ZERO FEET FROM THE LAKESIDE PROPERTY LINE, AND STORMWATER MANAGEMENT SYSTEMS ARE ALLOWED ON COMMON AREA 'A' AND MUST BE CONFINED TO WITHIN 15' OF THE LAKESIDE PROPERTY LINE AND THE SIDEYARD EXTENSIONS.
9. NORMAL POOL ELEVATION LINE PER USACE MAPPING (ELEV 2438-NGV 29) FIELD LOCATED APRIL, 2014

DOCUMENTS OF RECORD

- 1) RIGHT OF THE UNITED STATES OF AMERICA, THE STATE OF IDAHO, AND THE GENERAL PUBLIC IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF PRIEST LAKE.,
- 2) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE GRANTED TO THE HUCKLEBERRY LIGHTS, INC - INSTRUMENT NO. 128116
- 3) WESTERN RECIPROCAL EASEMENTS - INSTRUMENT NOS. 304410, 304411 AND 304412.
- 4) A PUBLIC EASEMENT GRANTED TO THE STATE OF IDAHO FOR THE RECREATIONAL BENEFIT OF THE PUBLIC, RECORDED AS INST. NO. 395822
- 5) SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT BYAND BETWEEN THE STATE OF IDAHO, HUCKLEBERRY BAY COMPANY, AND SELKIRK PRIEST BASIN ASSOCIATION, INC. RECORDED AS INSTRUMENT NO. 601699.
- 6) TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEDICATION OF THE HUCKLEBERRY BAY RECREATIONAL EASEMENT STATE OF IDAHO, HUCKLEBERRY BAY COMPANY, AND HUCKLEBERRY AT PRIEST LAKE, RECORDED AS INSTRUMENT NO. 651515.
- 7) AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE RECORDED AS INSTRUMENT NO. 754682. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

8) INST #'s : 356533 & 372980

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.89	S62°43'52"W
L2	45.24	S58°58'58"W
L3	53.91	S42°24'22"W
L4	54.37	N27°07'25"E
L5	66.01	S22°22'36"W
L6	63.34	S21°33'36"W

Instrument # 867537
BONNER COUNTY, SANDPOINT, IDAHO
 12-2-2014 03:06:48 PM No. of Pages: 3
 Recorded for : GLAHE BK 11 PG 44 CEDARS AT HUCK
 R. ANN DUTSON-SATER Fee: 11.00
 Ex-Officio Recorder Deputy *CB*
 Index to: PLATS

WELCH ENGINEERING, INC., Sandpoint, Idaho

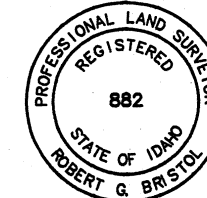
SHEET 1 OF 3

CEDARS AT HUCKLEBERRY

~HUCKLEBERRY AT PRIEST LAKE PLANNED UNIT DEVELOPMENT~

LYING IN A PORTION OF
SECTION 35, TOWNSHIP 62 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

100 0 100 200
SCALE IN FEET
1" = 100'



BASIS OF BEARING

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N 23° 23' 43" W, ALONG THE EAST LINE OF
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MEANDER CORNER COMMON TO SECTIONS 34 & 35
AS SHOWN ON THE RECORD OF SURVEY RECORDED
AS INST NO. 338817, RECORDS OF BONNER COUNTY.

LEGEND

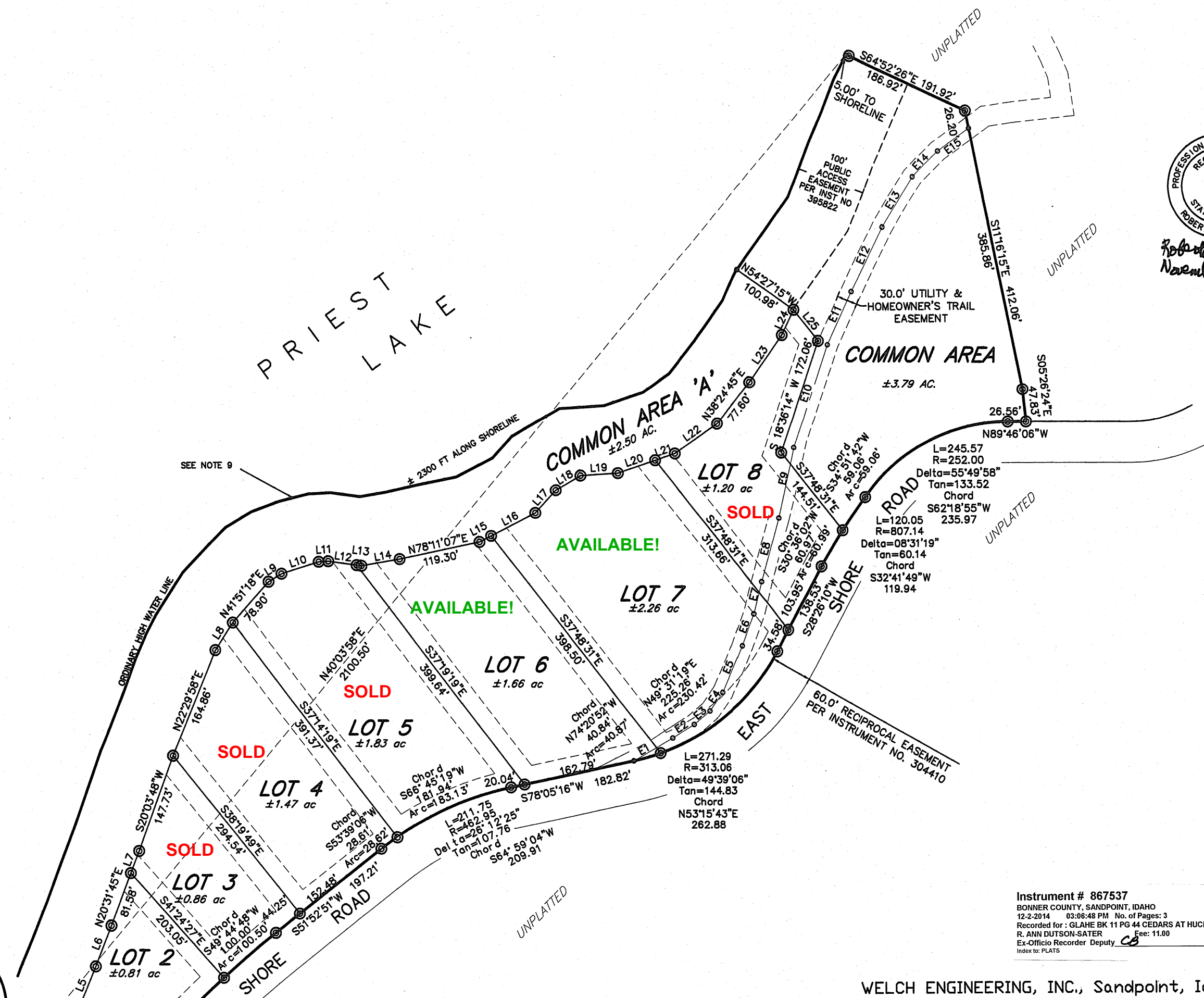
- ⊙ SET, 5/8" DIA. X 30" LONG
REBAR WITH YELLOW PLASTIC CAP.
- COMPUTATION POINT, NOT SET.
- () RECORD BEARING & DISTANCE
- ⊙ FOUND PROPERTY CORNER

LINE TABLE		
LINE	LENGTH	BEARING
L5	66.01	S22°22'36"W
L6	63.34	S21°33'36"W
L7	34.54	S21°08'36"W
L8	46.99	N39°14'11"E
L9	22.21	N58°50'54"E
L10	56.59	N72°36'43"E
L11	13.91	N86°57'46"E
L12	41.79	S81°57'14"E
L13	7.13	S81°57'14"E
L14	56.65	N80°20'52"E
L15	19.05	N62°45'32"E
L16	73.05	N62°45'32"E
L17	44.55	N41°57'17"E
L18	41.92	N59°36'43"E
L19	54.56	N86°29'22"E
L20	57.82	N71°14'40"E
L21	30.29	N71°14'40"E
L22	75.54	N54°45'26"E
L23	83.10	S35°09'01"W
L24	40.48	N25°44'07"E
L25	57.26	S37°48'31"E

UTILITY & TRAIL EASEMENT		
LINE	DIST	BEARING
E1	66.19	N60°13'36"E
E2	36.98	N57°43'31"E
E3	29.95	N48°34'13"E
E4	32.81	N35°10'41"E
E5	72.91	N24°08'57"E
E6	48.56	N20°22'29"E
E7	47.91	N14°28'37"E
E8	96.04	N15°21'53"E
E9	105.73	N12°28'35"E
E10	158.23	N18°36'14"E
E11	84.75	N24°58'45"E
E12	103.59	N28°17'39"E
E13	85.08	N31°44'09"E
E14	52.65	N44°50'12"E
E15	55.20	N54°05'02"E

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WELCH ENGINEERING, INC., Sandpoint, Idaho SHEET 2 OF 3



CEDARS AT HUCKLEBERRY

~HUCKLEBERRY AT PRIEST LAKE PLANNED UNIT DEVELOPMENT~

LYING IN A PORTION OF
SECTION 35, TOWNSHIP 62 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT HUCKLEBERRY BAY COMPANY, THOMAS BARBIERI, PRESIDENT, A WASHINGTON CORPORATION, DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF IDAHO, HEREBY CERTIFIES THAT IT OWNS AND HAS LAID OUT THE LAND EMBRACED IN THE WITHIN PLAT TO BE KNOWN AS "CEDARS AT HUCKLEBERRY", LYING IN A PORTION OF SECTION 35, TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 35; THENCE N 00° 24' 26" E, 603.79 FEET ALONG THE WEST LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF 'STATE SUBDIVISION - HIDDEN COVE', SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE N00° 22' 33" E, 289.99 FEET TO A MEANDER CORNER COMMON TO SECTIONS 34 AND 35; THENCE N00° 43' 04" E, 9.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1; THENCE NORTHERLY ALONG THE SECTION LINE 13 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE OF PRIEST LAKE; THENCE NORTHEASTERLY ALONG SAID HIGH WATER LINE 2,300 FEET, MORE OR LESS, TO A POINT THAT BEARS N 40° 03' 58" E, 2100.50 FEET FROM SAID MEANDER CORNER; THENCE S 64° 52' 26" E, 191.92 FEET; THENCE S 11° 16' 15" E, 412.06 FEET; THENCE S 05° 26' 24" E, 47.83 FEET TO A POINT LYING 30 FEET NORTHERLY OF THE CENTERLINE OF THE EXISTING EAST SHORE ROAD; THENCE N 89° 46' 06" W, 26.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 252.00 FEET; THENCE ALONG SAID CURVE 245.57 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 807.14 FEET; THENCE ALONG SAID CURVE 120.05 FEET; THENCE S 28° 26' 10" W, 138.53 FEET TO BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 313.06 FEET; THENCE ALONG SAID CURVE 271.29 FEET; THENCE S 78° 05' 16" W, 182.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 482.95 FEET; THENCE ALONG SAID CURVE 211.75 FEET; THENCE S 51° 52' 51" W, 196.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1342.63 FEET; THENCE ALONG SAID CURVE 268.92 FEET; THENCE S 40° 25' 30" W, 102.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 373.20 FEET; THENCE ALONG SAID CURVE 248.48 FEET; THENCE S 02° 16' 35" W, 151.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 298.49 FEET; THENCE ALONG SAID CURVE 274.77 FEET; THENCE S 55° 01' 10" W, 38.64 FEET TO THE WEST LINE OF SAID SECTION 35; THENCE N 00° 24' 26" E, 271.02 FEET ALONG SAID SECTION LINE TO THE TRUE POINT OF BEGINNING.

IT IS THE INTENT THAT PLAT BOUNDARIES ENCOMPASS ALL AREAS WITHIN THE EXTENSIONS OF THE SIDELINES LAKEWARD TO THE NATURAL OR MEAN HIGH WATER LINE AS THE SAME EXISTED PRIOR TO THE CONSTRUCTION OF ANY DAMS REGULATING THE LEVEL OF PRIEST LAKE.

WATER AND SEWER SERVICE IS TO BE PROVIDED BY THE HUCKLEBERRY BAY WATER, L.L.C. AND HUCKLEBERRY BAY SEWER, L.L.C.

THIS PLAT IS SUBJECT TO ALL THE POLICIES, PLANS, DECLARATIONS, CONDITIONS, PROTECTIVE COVENANTS AND RESTRICTIONS OF THE 'PLAN OF HUCKLEBERRY AT PRIEST LAKE', RECORDED DECEMBER 13, 1988 AS INSTRUMENT NO. 356533, RECORDS OF BONNER COUNTY, IDAHO, AS MADE APPLICABLE TO THIS PLAT BY THE 'DECLARATION OF CEDARS AT HUCKLEBERRY', RECORDED December 2, 2014 AS INSTRUMENT NO. 867537, RECORDS OF BONNER COUNTY, IDAHO.

THE PROPERTY OWNERS OF 'CEDARS AT HUCKLEBERRY' ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT TO USE ALL COMMON AREAS AS SHOWN HEREON PURSUANT TO SECTION 4.3 AND 4.4 OF THE 'PLAN OF HUCKLEBERRY AT PRIEST LAKE', AND FILED IN THE RECORDS OF BONNER COUNTY, IDAHO AS INSTRUMENT NO. 356533. ALL EASEMENTS AND COMMON AREAS SHOWN HEREON ARE HEREBY DEDICATED TO THE ADMINISTRATOR OF HUCKLEBERRY AT PRIEST LAKE AND WILL BE MAINTAINED BY THE ADMINISTRATOR OF HUCKLEBERRY AT PRIEST LAKE AS PER SECTION 1.2, SECTION 4.3, SECTION 4.4 AND SECTION 9.1(c) OF THE PLAN OF HUCKLEBERRY AT PRIEST LAKE.

Thomas M. Barbieri
THOMAS BARBIERI, PRESIDENT
HUCKLEBERRY BAY COMPANY, A WASHINGTON CORPORATION

ACKNOWLEDGEMENT

STATE OF Washington SS

COUNTY OF Spokane

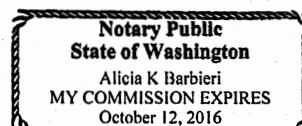
I, Alicia K. Barbieri, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT ON THIS 11 DAY OF November, 2014, PERSONALLY APPEARED BEFORE ME THOMAS M. BARBIERI, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT HE IS THE PRESIDENT OF HUCKLEBERRY BAY COMPANY, THAT HE SIGNED THE FOREGOING DOCUMENT AS PRESIDENT OF THE CORPORATION AND THAT THE STATEMENTS THEREIN CONTAINED ARE TRUE.

Alicia K. Barbieri
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF Washington

RESIDING AT: 1214 E. 16th Ave., Spokane WA 99203

MY COMMISSION EXPIRES: 10.12.16



SURVEYOR'S CERTIFICATE

I, ROBERT G. BRISTOL, PLS 882, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 35, TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 6th DAY OF November, 2014.

Robert G. Bristol
ROBERT G. BRISTOL, PLS 882



PANHANDLE HEALTH DISTRICT 1

CERTIFICATE OF APPROVAL: SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEQ REVIEW AND APPROVAL FOR THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATED THIS 24th DAY OF November, 2014. HEALTH DISTRICT SIGNATURE: [Signature]

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS 2nd DAY OF December, 2014.

Marie Marie Marley, AICP
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS 2 DAY OF Dec, 2014.

[Signature]
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2014.

DATED THIS 24 DAY OF NOV, 2014.

Chris D. Dulse
BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS 26 DAY OF NOVEMBER, 2014.

A. A. Albright
BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS 2nd DAY OF December, 2014, AT 3:06 P.M., IN BOOK 11 OF PLATS ON PAGE 44, AT THE REQUEST OF Glahe & Assoc.

Cynthia Brannon
BONNER COUNTY RECORDER R. Ann Dutton-Sater INSTRUMENT NO. 867537 #1100

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