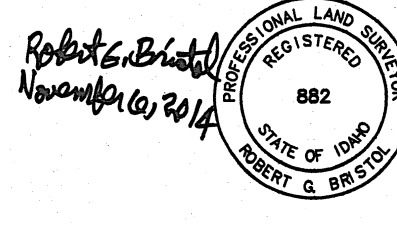
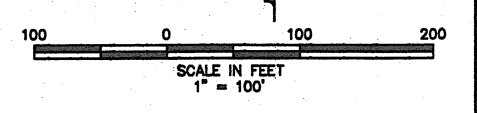
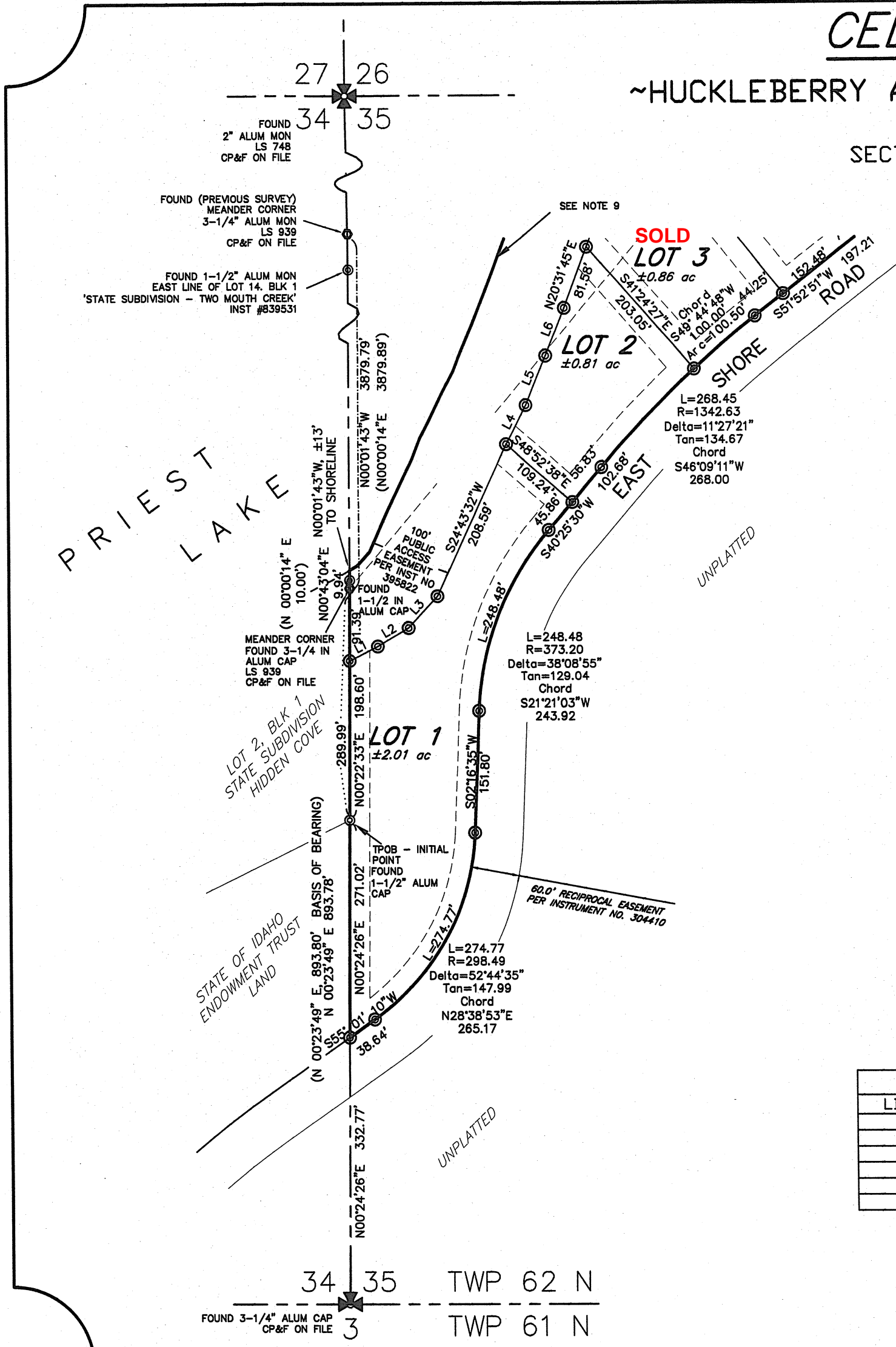


CEDARS AT HUCKLEBERRY

~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



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

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 NORTHERN 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 BY AND BETWEEN STATE OF IDAHO, HUCKLEBERRY BAY COMPANY AND SELKIRK PRIEST BASIN ASSOCIATION, INC. RECORDED AS INSTRUMENT NO. 60169.
 - 6) TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEDICATION OF THE HUCKLEBERRY BAY RECREATIONAL EASEMENT AREA AS COMMON AREA SUBJECT TO THE PLAN OF HUCKLEBERRY AT PRIEST LAKE, RECORDED AS INSTRUMENT NO. 651515.
 - 7) AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE RECORDED AS INSTRUMENT NO. 754882. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
- 8) INST #s: 356533 & 972980**

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 Page: 11.00
Ex-Officio Recorder Deputy LB
Index to: PLATS

