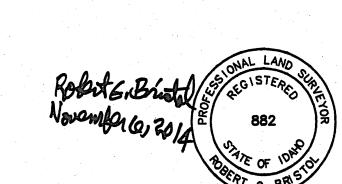
CEDARS AT HUCKLEBERRY

~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

SCALE IN FEET 1" = 100'

LEGEND

NOTES

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

1. ALL LOTS WITHIN THIS SUBDIVISION HAVE BEEN

DESIGNED TO BE DEVELOPED WITH GRASSED INFILTRATRATION AREAS TO MANAGE ON-SITE STORMWATER RUNOFF.

3. AT THE TIME OF BUILDING LOCATION PERMIT/BUILDING PERMIT, BUILDING SITE AND

2. ALL LOTS SHALL BE DEVELOPED CONSISTENT

WITH THE DEFENSIBLE SPACE FIRE PLAN ON FILE WITH THE BONNER COUNTY PLANNING DEPARTMENT

FOUNDATION DESIGN PLANS THAT MINIMIZE GROUND AND VEGETATIVE DISTURBANCE ARE REQUIRED TO

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. 126116

3) WESTERN RECIPROCAL EASEMENTS -NSTRUMENT 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 STATE OF IDAHO, HUCKLEBERRY BAY COMPANY AND SELKIRK PRIEST BASIN ASSOCIATION, INC. RECORDED AS INSTRUMENT NO. 601699.

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 INTRUMENT NO 754682. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

8) /N ST #s: 356533 4 372960

BE FILED 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 TWO HUNDRED (200) SQUARE FEET IN AREA.

SAME LOT AS THE RESIDENCE THAT THEY ARE INTENDED TO SERVE, SHALL BE EXCLUSIVE OF DRIVES AND ACCESS LANES, AND EACH SPACE SHALL BE PROVIDED WITH ADEQUATE INGRESS AND EGRESS. ALL VEHICLES, TO INCLUDE AUTOMOBILES, RECREATIONAL VEHICLES, TRAILERED BOATS OR CAMPERS, THAT ARE TO 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 USC&GS MAPPING (ELEV 2438-NGVD 29) FIELD LOCATED APRIL, 2014

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 Ex-Officio Recorder Deputy
Index to: PLATS

LINE TABLE

LENGTH

39.89

45.24

53.91

54.37

66.01

63.34

LINE

L3

L4|

L5

L6

BEARING

S62*43'52"W

\$58*58'58'W

S42*24'22"W

N27*07'25"E

255.55,36,A

\$21*33'36"W

SHORE ±0.81 ac L=268.45R=1342.63 Delta=11'27'21" N00.01'4 Tan=134.67 Chord S46°09'11"W 268.00 L=248.48MEANDER CORNER FOUND 3-1/4 IN ALUM CAP R = 373.20Delta=38'08'55" SOLD Tan=129.04 Chord S21°21'03"W 243.92 12.01 ac TPOB - INITIAL 7 | FOUND | 1-1/2" ALUM | CAP 60.0' RECIPROCAL EASEMENT PER INSTRUMENT NO. 304410 L=274.77 R=298.49 R=298.49 Delta=52°44'35" Tan=147.99 Chord N28'38'53"E 265.17

SEE NOTE 9

SOLD

FOUND 34

2" ALUM MON LS 748 CP&F ON FILE

3-1/4" ALUM MON

CP&F ON FILE

FOUND 3-1/4" ALUM CAP

CP&F ON FILE

LS 939

FOUND (PREVIOUS SURVEY)
MEANDER CORNER

FOUND 1-1/2" ALUM MON EAST LINE OF LOT 14. BLK 1

'STATE SUBDIVISION - TWO MOUTH CREEK'

WELCH ENGINEERING, INC., Sandpoint, Idaho

SHEET 1 DF

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

THENCE NOO" 22' 33" E, 289.99 FEET TO A MEANDER CORNER COMMON TO SECTIONS 34 AND 35; THENCE NOO" 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 780516" W, 182.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 462.95 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 021635" 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, DECLARARATIONS, CONDITIONS, PROTECTIVE COVENENATS 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. 867538 , 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(a) OF THE PLAN OF HUCKLEBERRY AT PRIEST LAKE ..

THOMAS BARBIERI, PRESIDENT

HUCKLEBERRY BAY COMPANY, A WASHINGTON CORPORATION

ACKNOWLEDGEMENT

STATE OF Washington ss

COUNTY OF Spokane

Alicia K. Bachieri ... A NOTARY PUBLIC, DO HEREBY CERTIFY THAT ON THIS 11 DAY OF NOTEMBER, 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.

RESIDING AT: 1214 E. IL+ Ave., Sookane WA 99203

MY COMMISSION EXPIRES: 10.12.14

Notary Public State of Washington

Alicia K Barbieri MY COMMISSION EXPIRES October 12, 2016

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.



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:

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED. DATED THIS 2nd DAY OF December , 2014. Clare marie Marley, AICP

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS L DAY OF Dec. CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS.

COUNTY TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIVED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR DATED THIS 24 DAY OF NOV.

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 ZEDAY OF NOVEMBER 014.

COUNTY RECORDER'S CERTIFICATE

FILED THIS 200 DAY OF December, 2014, AT _3:06, P.M., IN BOOK 11 OF PLATS ON PAGE _44, AT THE REQUEST OF

ynthis Brannow BONNER COUNTY RECORDER R. Ann Dutson-Safer INSTRUMENT NO. 367537

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 Ex-Officio Recorder Deputy