

SANDY SHORES RIDGE

HUCKLEBERRY AT PRIEST LAKE PLANNED UNIT DEVELOPMENT~

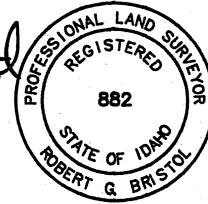
LYING IN A PORTION OF
SECTION 27, TOWNSHIP 62 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

FOUND 3-1/4" ALUMINUM
CAP, LS 939, 1987 PER
PREVIOUS SURVEY
CP&F ON FILE

FOUND 2" ALUMINUM CAP
PLS 748, 1980 PER
PREVIOUS SURVEY
CP&F ON FILE

COMMON
AREA
(PER SANDY SHORES ADDITION PLANNED
UNIT DEVELOPMENT PLAT - INST NO. 356534)

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



BASIS OF BEARING

ALL BEARINGS ARE BASED UPON THE BEARING OF
S 31° 48' 19" E, BETWEEN THE NORTHEAST CORNER
OF LOT 11 AND THE SOUTHEAST CORNER OF LOT 10
OF THE "SANDY SHORES" SUBDIVISION.

LEGEND



SECTION CORNER, AS NOTED



QUARTER 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

- ALL LOTS WITHIN THIS SUBDIVISION HAVE BEEN DESIGNED TO BE DEVELOPED WITH GRASSED INFILTRATION AREAS TO MANAGE ON-SITE STORMWATER RUNOFF.
- ALL LOTS SHALL BE DEVELOPED CONSISTENT WITH THE DEFENSIBLE SPACE FIRE PLAN ON FILE WITH THE BONNER COUNTY PLANNING DEPARTMENT.
- ROADS WITHIN THIS SUBDIVISION ARE PRIVATE, AND HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO COUNTY STANDARDS AT THE PROPERTY OWNER'S SOLE EXPENSE AND THEY ARE DEDICATED TO THE PUBLIC BY THE PROPERTY OWNERS AND ACCEPTED INTO THE COUNTY MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
- MAINTENANCE OF THE PRIVATE ROAD WILL BE PER THE "PLAN OF HUCKLEBERRY", RECORDED AS INSTRUMENT NO. 356533.
- EACH LOT SHALL BE PROVIDED WITH AT LEAST ONE OFF-STREET PARKING SPACE OF NOT LESS THAN TWO HUNDRED (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 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.
- THE LANDOWNER SHALL IMMEDIATELY NOTIFY THE IDAHO STATE HISTORICAL SOCIETY IN THE EVENT OF THE DISCOVERY OF PREHISTORIC ARTIFACTS OR HUMAN REMAINS.
- ALL LOTS ARE SUBJECT TO 25' SIDEYARD SETBACKS AND DRAINAGE EASEMENTS ALONG SIDE YARD LINES.
- ALL LOTS ARE SUBJECT TO 25' FRONT (ROADSIDE) SETBACK
- LOTS 2-9 ARE SUBJECT TO 40' BUILDING AND A 25' STORMWATER SETBACK ALONG THE WESTERN (LAKE) PROPERTY LINES. LOT 1 SETBACKS ARE AS SHOWN.
- THERE SHALL BE NO TEMPORARY OR PERMANENT STRUCTURES OR BUILDING IMPROVEMENTS OF ANY KIND WITHIN THE BUFFER AND SETBACK AREAS OTHER THAN STORMWATER MANAGEMENT SWALES, WHICH SHALL BE RESTRICTED TO THE FIRST FIFTEEN (15) FEET CLOSEST TO THE BUILDING AREA.

DOCUMENTS OF RECORD

- AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE AS GRANTED TO NORTHERN LIGHTS, INC. - INSTRUMENT NO. 128116.
- AN EASEMENT GRANTED TO THE STATE OF IDAHO FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM PROPERTY OWNED BY THE STATE AND DIAMOND, RECORDED AS INSTRUMENT NO. 304410.
- AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE GRANTED TO NORTHERN LIGHTS, INC. - INSTRUMENT NO. 853219. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHD LEN
C1	77.36	50.00	88°38'53"	48.83	N11°51'08"E	69.87
C2	38.68	25.00	88°38'53"	24.42	N11°51'08"E	34.94
C3	118.04	75.00	88°38'53"	73.25	N11°51'08"E	104.81
C4	182.50	200.00	46°33'14"	86.04	N79°27'12"E	158.07
C5	142.19	175.00	46°33'14"	75.28	N79°27'12"E	138.31
C6	182.82	225.00	46°33'14"	96.79	N79°27'12"E	177.83
C7	85.04	50.00	97°33'38"	58.46	S54°57'29"W	76.00
C8	80.75	50.00	103°59'50"	63.89	S48°30'05"E	78.80
C9	84.27	80.00	53°38'07"	45.51	S143°32'11"E	81.23
C10	80.88	85.00	53°38'07"	32.87	S143°32'11"E	88.67
C11	22.67	115.00	11°17'44"	11.37	S04°58'01"E	22.64
C12	61.15	115.00	30°28'00"	31.32	S25°48'53"E	60.43
C13	40.24	100.00	23°03'12"	20.39	N29°31'17"W	39.96
C14	50.29	125.00	23°03'12"	25.49	N29°31'17"W	49.98
C15	12.96	75.00	09°35'50"	6.49	N36°06'58"W	12.94
C16	17.22	75.00	13°08'22"	8.65	N24°34'22"W	17.18
C17	19.65	100.00	11°15'56"	9.86	N12°21'42"W	19.63
C18	24.58	125.00	11°15'56"	12.33	N12°21'42"W	24.54
C19	6.88	75.00	05°15'46"	3.45	N15°21'47"W	6.88
C20	7.88	75.00	08°00'10"	3.93	N09°43'49"W	7.88
C21	60.65	100.00	34°44'55"	31.29	S24°06'12"E	59.72
C22	45.49	75.00	34°44'55"	23.47	S24°06'12"E	44.79
C23	47.28	125.00	21°40'33"	23.93	S17°34'01"E	47.01
C24	28.52	125.00	13°04'23"	14.32	S34°58'28"E	28.46
C25	28.23	85.00	17°00'13"	12.71	N32°58'33"W	25.13
C26	32.64	110.00	17°00'13"	16.44	N32°58'33"W	32.52
C27	9.82	80.00	08°22'30"	4.92	N36°47'24"W	9.81
C28	7.99	60.00	07°37'43"	4.00	N28°17'18"W	7.98
C29	61.13	75.00	46°42'04"	32.38	S47°49'28"E	59.45
C30	40.75	50.00	46°42'04"	21.59	S47°49'28"E	39.64
C31	40.18	100.00	23°01'45"	20.37	S35°59'19"E	39.92
C32	40.04	100.00	22°58'45"	20.75	S58°58'21"E	39.77
C33	148.49	50.00	170°09'10"	89.42	N75°38'23"W	99.63
C34	87.13	50.00	99°50'50"	59.43	N69°21'37"E	76.52

ent # 868475
JUNTY, SANDPOINT, IDAHO
12:53:10 PM No. of Pages: 2
11: LAH BK 11 PG 50 SANDY SHORES
SON-SATER Fee: 11.00
recorder Deputy CB

WELCH ENGINEERING, INC., Sandpoint, Idaho

SHEET 1 OF 2

SANDY SHORES RIDGE

~HUCKLEBERRY AT PRIEST LAKE PLANNED UNIT DEVELOPMENT~

LYING IN A PORTION OF
SECTION 27, 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 M. 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 "SANDY SHORES RIDGE", LYING IN A PORTION OF SECTION 27, TOWNSHIP 62 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE S 89° 21' 51" W, 2583.50 FEET ALONG THE NORTH LINE OF SAID SECTION 27; THENCE S 00° 00' 00" W, 3156.54 FEET TO THE NORTH EAST CORNER OF LOT 11 OF 'SANDY SHORES ADDITION'; THENCE S 31° 48' 19" E, 257.86 FEET TO THE NORTHEAST CORNER OF LOT 9 OF 'SANDY SHORES ADDITION'; THENCE N 68° 52' 03" E, 115.99 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 26° 41' 40" E, 139.18 FEET; THENCE S 10° 33' 56" E, 120.38 FEET; THENCE S 22° 35' 44" E, 139.33 FEET; THENCE S 34° 02' 58" E, 152.04 FEET; THENCE S 42° 19' 49" E, 164.06 FEET; THENCE S 64° 55' 11" E, 237.93 FEET; THENCE N 86° 16' 56" E, 202.22 FEET; THENCE N 85° 07' 10" E, 57.20 FEET; THENCE N 09° 48' 44" W, 247.63 FEET TO THE POINT OF CUSP OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50 FEET; THENCE ALONG SAID CURVE 148.49 FEET WITH A CHORD BEARING N 75° 38' 23" W, 99.63 FEET; THENCE N 70° 42' 54" W, 90.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID CURVE 40.75 FEET WITH A CHORD BEARING N 47° 49' 28" W, 39.64 FEET; THENCE N 24° 28' 27" W, 40.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET; THENCE ALONG SAID CURVE 32.64 FEET WITH A CHORD BEARING N 32° 58' 33" W, 32.52 FEET; THENCE N 41° 28' 40" W, 85.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE ALONG SAID CURVE 45.49 FEET WITH A CHORD BEARING N 24° 06' 12" W, 44.79 FEET; THENCE N 06° 43' 44" W, 42.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; THENCE ALONG SAID CURVE 24.58 FEET WITH A CHORD BEARING N 12° 21' 42" W, 24.54 FEET; THENCE N 17° 59' 41" W, 88.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET; THENCE ALONG SAID CURVE 50.29 FEET WITH A CHORD BEARING OF N 29° 31' 17" W, 49.96 FEET; THENCE N 41° 02' 53" W, 34.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET; THENCE ALONG SAID CURVE 60.66 FEET WITH A CHORD BEARING OF N 14° 13' 21" W, 58.67 FEET; THENCE N 12° 36' 10" E, 22.89 FEET; THENCE S 77° 13' 53" E, 113.66 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET; THENCE ALONG SAID CURVE 182.82 FEET WITH A CHORD BEARING N 79° 27' 12" E, 177.83 FEET; THENCE N 56° 10' 35" E, 216.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE ALONG SAID CURVE 116.04 FEET WITH A CHORD BEARING N 11° 51' 08" E, 104.81 FEET; THENCE N 32° 28' 18" W, 22.16 FEET; THENCE S 50° 56' 46" W, 50.33 FEET; THENCE S 32° 28' 18" E, 16.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE 38.68' WITH A CHORD BEARING S 11° 51' 08" W, 34.94 FEET; THENCE S 56° 10' 35" W, 216.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET; THENCE ALONG SAID CURVE 142.19 FEET WITH A CHORD BEARING S 79° 27' 12" W, 138.31 FEET; THENCE N 77° 13' 53" W, 178.94 FEET; THENCE N 71° 42' 25" W, 102.41 FEET; THENCE N 59° 44' 19" W, 83.74 FEET; THENCE N 63° 28' 30" W, 214.64 FEET; THENCE S 89° 04' 33" W, 113.11 FEET; THENCE S 22° 46' 25" W, 33.23 FEET; THENCE S 33° 58' 18" E, 197.04 FEET; THENCE S 32° 29' 37" E, 84.40 FEET; THENCE S 26° 43' 02" E, 87.75 FEET TO THE TRUE POINT OF BEGINNING.

WATER AND SEWER SERVICE IS TO BE PROVIDED BY 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 SANDY SHORES RIDGE', RECORDED December 30, 2014 AS INSTRUMENT NO. 868475, RECORDS OF BONNER COUNTY, IDAHO.

THE PROPERTY OWNERS OF 'SANDY SHORES RIDGE' ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT TO USE THE PRIVATE ROADS AND 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 ROADWAYS, 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 M. BARBIERI, PRESIDENT
HUCKLEBERRY BAY COMPANY

ACKNOWLEDGMENT

STATE OF Washington SS

COUNTY OF Spokane

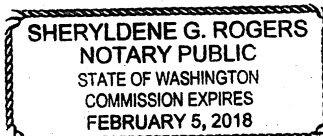
I, Sheryl Dene G. Rogers, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT ON THIS 16th DAY OF December, 2014, PERSONALLY APPEARED BEFORE ME THOMAS M. BARBIERI, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT HE IS THE PRESIDENT OF HUCKLEBERRY BAY COMPANY, THAT HE SIGNED THE FOREGOING DOCUMENT AS PRESIDENT OF THE CORPORATION AND THAT THE STATEMENTS THEREIN CONTAINED ARE TRUE.

Sheryl Dene G. Rogers
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF Washington

RESIDING AT: Nine Mile Falls

MY COMMISSION EXPIRES: February 5, 2018

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 27, 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 16th DAY OF December, 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 22 DAY OF December, 2014. HEALTH DISTRICT SIGNATURE: John D. Jones

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS 30 DAY OF December, 2014.

Duane Culver
BONNER COUNTY PLANNING DIRECTOR (ACTING)

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 30 DAY OF Dec, 2014.

Chris D. Picht
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 22 DAY OF December, 2014.

Chris D. Picht
BONNER COUNTY TREASURER John D. Jones, Sr. Dep Treas.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF 'SANDY SHORES RIDGE' 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 26th DAY OF DECEMBER, 2014.

D. B. McNamee
BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS 30th DAY OF December, 2014, AT 12:53 P.M., IN BOOK 11 OF PLATS ON PAGE 50, AT THE REQUEST OF

Glahe

By Cynthia Brannon
BONNER COUNTY RECORDER
R. Ann Dutton-Sater

INSTRUMENT NO. 868475

Instrument # 868475
BONNER COUNTY, SANDPOINT, IDAHO
12-30-2014 12:53:18 PM No. of Pages: 2
Recorded for: GLAHE BK 11 PG 50 SANDY SHORES
R. ANN DUTTON-SATER Fee: 11.00
Ex-Officio Recorder Deputy CB
Index for: PLATS