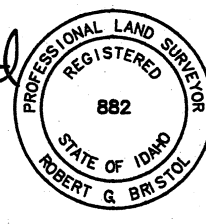
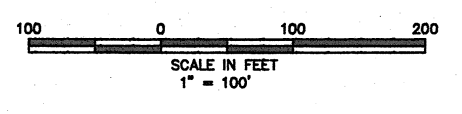
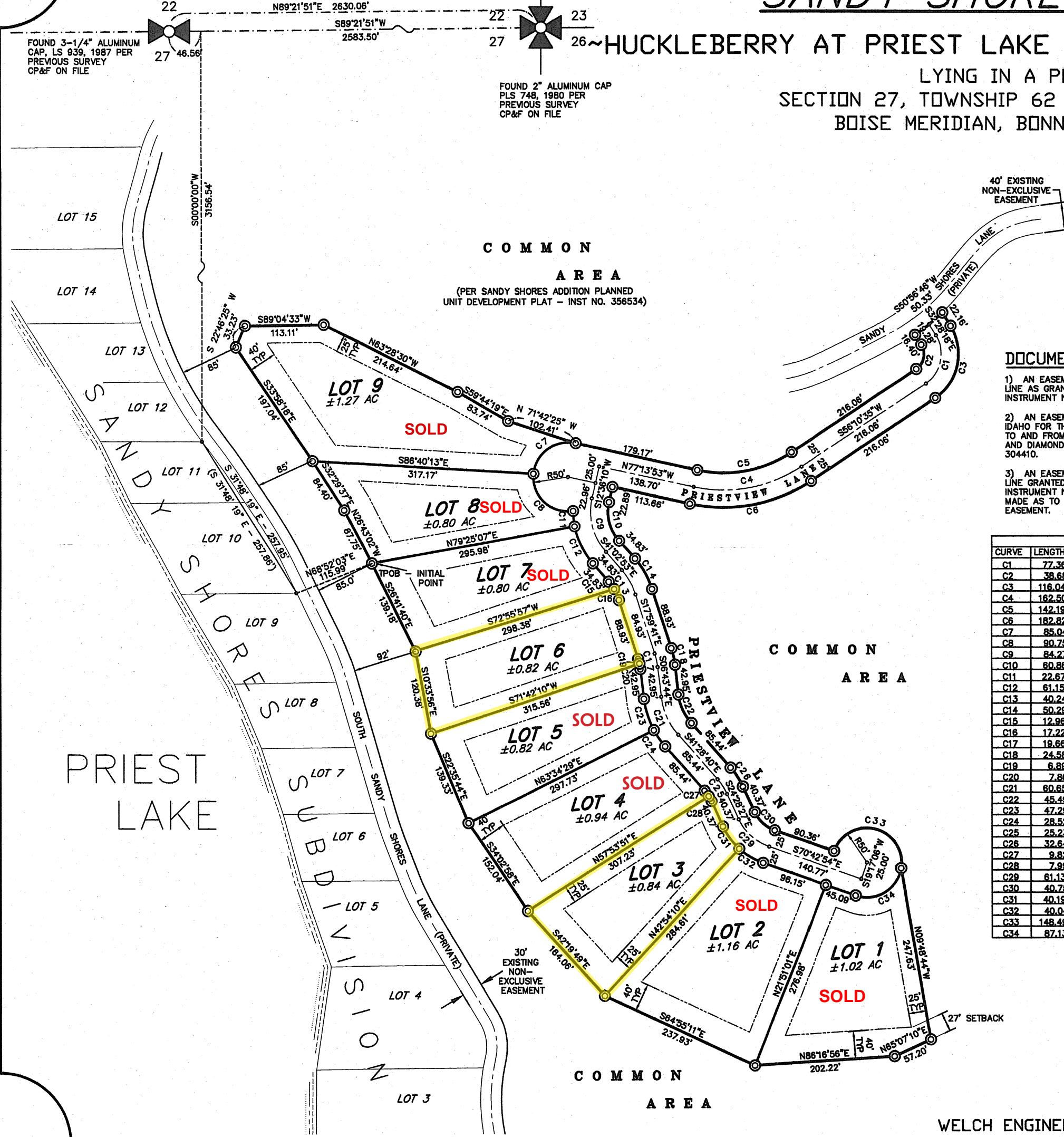


SANDY SHORES RIDGE

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



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

- DOCUMENTS OF RECORD**
- 1) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE AS GRANTED TO NORTHERN LIGHTS, INC. - INSTRUMENT NO. 126116.
 - 2) 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.
 - 3) 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	77.38	50.00	88°38'53"	48.83	N11°51'08"E	89.87
C2	38.68	25.00	88°38'53"	24.42	N11°51'08"E	34.94
C3	116.04	75.00	88°38'53"	73.25	N11°51'08"E	104.81
C4	182.50	200.00	46°33'14"	88.04	N79°27'12"E	158.07
C5	142.18	175.00	46°33'14"	75.28	N79°27'12"E	138.31
C6	182.82	225.00	46°33'14"	88.79	N79°27'12"E	177.83
C7	85.04	50.00	97°33'36"	58.46	S54°57'29"W	78.00
C8	90.78	50.00	103°59'50"	63.89	S48°30'05"E	78.80
C9	84.27	80.00	53°39'02"	45.51	S14°13'21"E	81.23
C10	60.86	85.00	53°39'02"	32.87	S14°13'21"E	58.67
C11	22.67	115.00	111°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	39.98
C14	50.28	125.00	23°03'12"	25.49	N29°31'17"W	49.98
C15	12.88	75.00	09°35'50"	6.49	N38°08'58"W	12.84
C16	17.22	75.00	13°09'22"	8.65	N24°34'22"W	17.18
C17	18.66	100.00	11°15'56"	9.86	N12°21'42"W	18.63
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	7.86	75.00	08°00'10"	3.93	N09°43'49"W	7.86
C21	80.65	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	S24°58'28"E	28.48
C25	25.23	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	32.62
C27	9.82	60.00	09°22'30"	4.82	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	48°42'04"	32.38	S47°49'28"E	59.45
C30	40.78	50.00	48°42'04"	21.59	S47°49'28"E	39.64
C31	40.19	100.00	23°01'45"	20.37	S35°59'19"E	39.82
C32	40.04	100.00	22°58'45"	20.75	S59°58'21"E	39.77
C33	148.48	50.00	170°09'10"	59.42	N75°38'23"W	99.63
C34	87.13	50.00	99°50'50"	59.43	N59°21'37"E	76.52

- NOTES**
1. ALL LOTS WITHIN THIS SUBDIVISION HAVE BEEN DESIGNED TO BE DEVELOPED WITH GRASSED INFILTRATION AREAS TO MANAGE 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. 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.
 4. MAINTENANCE OF THE PRIVATE ROAD WILL BE PER THE 'PLAN OF HUCKLEBERRY', RECORDED AS INSTRUMENT NO. 356533.
 5. 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, TRAILED BOATS OR CAMPERS, THAT ARE TO BE PARKED OR STORED SHALL MEET THE PARKING STANDARDS OF BONNER COUNTY LAND USE CODES.
 6. THE LANDOWNER SHALL IMMEDIATELY NOTIFY THE IDAHO STATE HISTORICAL SOCIETY IN THE EVENT OF THE DISCOVERY OF PREHISTORIC ARTIFACTS OR HUMAN REMAINS.
 7. ALL LOTS ARE SUBJECT TO 25' SIDEYARD SETBACKS AND DRAINAGE EASEMENTS ALONG SIDE YARD LINES.
 8. ALL LOTS ARE SUBJECT TO 25' FRONT (ROADSIDE) SETBACK
 9. LOTS 2-9 ARE SUBJECT TO 40' BUILDING AND A 25' STORMWATER SETBACK ALONG THE WESTERN (LAKE-SIDE) PROPERTY LINES. LOT 1 SETBACKS ARE AS SHOWN.
 10. 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.

ent # 868475
 JUNTY, SANDPOINT, IDAHO
 12:53:18 PM No. of Pages: 2
 r: GLAHE BK 11 PG 50 SANDY SHORES
 SON-SATER Fee: 11.00
 recorder Deputy: CB