



MOONRIDGE ESTATES

A REPLAT OF BURNING EMBER ESTATES

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, SANDPOINT, IDAHO.

SURVEYOR'S CERTIFICATE
I, DAN PROVOLT, PLSS 7879, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 10, T. 57 N., R. 2 W., 3M, BONNER COUNTY, IDAHO THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY AND THAT THE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE SURVEY IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.
DATED THIS 17th DAY OF July, 2009
DAN PROVOLT, PLSS 7879, LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN MENTIONED ESTATES 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 23rd DAY OF March, 2010
William Stebbins
BONNER COUNTY SURVEYOR

APPROVAL OF THE CITY OF SANDPOINT
I, Geetha A. Haller, HEREBY CERTIFY THAT THIS PLAT WAS EXAMINED AND APPROVED BY THE CITY COUNCIL.
THIS 24th DAY OF March, 2010.
Maury J. Bell
CITY CLERK

CITY ENGINEER
DIRECTOR OF PUBLIC WORKS
THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 29th DAY OF March OF 2010
Walter P. E.
CITY ENGINEER
DIRECTOR OF PUBLIC WORKS

COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2009.
DATED THIS 20th DAY OF April, 2010
Cheryl A. Reed
BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1
A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1-326 TO 50-1-329 IS IMPOSED ON THIS PLAT AND BUILDING, DWELLING, OR SHELTER SHALL BE ERRECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.
THIS PLAT APPROVED THIS 20th DAY OF April, 2010.
John R. Brown
PANHANDLE HEALTH DISTRICT 1
SANITARY RESTRICTION SATISFIED AND LIFTED THIS 20th DAY OF April, 2010.
John Brown
PANHANDLE HEALTH DISTRICT 1

PLANNING DIRECTOR'S CERTIFICATE
THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED.
THIS 23rd DAY OF March, 2010.
Angene Stinson
CITY OF SANDPOINT PLANNING DIRECTOR

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JAMES RICHARD WANDLER AND LYNDA MARIE WANDLER, TRUSTEES OF THE JAMES WANDLER AND LYNDA MARIE WANDLER LIVING TRUST ARE THE RECORD OWNERS OF THE LOTS THE SAME TO BE KNOWN AS MOONRIDGE ESTATES AND DESCRIBED AND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, SANDPOINT, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10,
THENCE NORTH 00 DEGREES 25' 15" WEST 365.00 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT.
THENCE NORTH 00 DEGREES 25' 15" WEST 652.32 FEET
THENCE NORTH 89 DEGREES 28' 50" EAST 294.42 FEET
THENCE SOUTH 00 DEGREES 28' 43" WEST 652.63 FEET
THENCE SOUTH 89 DEGREES 32' 30" WEST 295.08 FEET TO THE INITIAL POINT.
JAMES RICHARD WANDLER AND LYNDA MARIE WANDLER ARE HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES THE COMMON AREAS AS SHOWN HEREON AND HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION.

James R. Wandler
TRUSTEE RICHARD WANDLER

Lynda Marie Wandler
TRUSTEE LYNDA WANDLER



ACKNOWLEDGMENT
STATE OF Idaho
COUNTY OF Bonner
ON THIS 26th DAY OF April, IN THE YEAR OF 2010, BEFORE ME PERSONALLY APPEARED JAMES RICHARD WANDLER AND LYNDA MARIE WANDLER, TRUSTEES KNOWN BY IDENTIFIED TO ME FOR PROVED TO ME ON THE DATE OF THIS INSTRUMENT TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO AND ACKNOWLEDGED TO ME THAT THEY ENJOYED THE SAME AS TRUSTEES I HAVE HEREBY RECORDED THIS INSTRUMENT TO BEYOND ANY WRITTEN NOTICE PUBLIC FOR THE STATE OF Idaho RESIDING AT: Sandpoint Elizabeth M. Gowan NOTARY PUBLIC MY COMMISSION EXPIRES 12/31/10

NOTES
1) THIS PLAT SHALL BE SUBJECT TO THE PROVISIONS OF THE COVENANTS RECORDED AS INSTRUMENT NO. 10191
2) LOTS WITHIN THIS DEVELOPMENT SHALL PROVIDE A 20-FOOT FRONT YARD SETBACK FOR GARAGES FACING THE STREET, A 15-FOOT FRONT YARD SETBACK FOR SIDE-ENTRY GARAGES, OR A 10-FOOT SETBACK YARD SETBACK FOR A HOUSE OR COVERED UNENCLOSED FRONT PORCH. A 15-FOOT REAR YARD SETBACK SHALL BE PROVIDED FOR THE PRIMARY RESIDENCE ON ALL LOTS. LOT 1, BLOCK 2, HAS BEEN GRANTED A SETBACK ALLOWANCE TO ALLOW CONSTRUCTION 10 FEET FROM THE NORTH PROPERTY LINE.

WATER SERVICE NOTE
THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVICED BY THE SANDPOINT MUNICIPAL WATER SYSTEM
SEWER SERVICE NOTE
THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVICED BY THE SANDPOINT MUNICIPAL SEWER SYSTEM

RECORDERS' CERTIFICATE \$ 11.00 Fee
FILED THIS 21 DAY OF April, 2010, AT 11:27 AM, IN BOOK 10 OF PLATS AT PAGE 16
AT THE REQUEST OF Wandler Elizabeth Gowan
BONNER COUNTY RECORDER

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LOCATED IN A PORTION OF THE SOUTHWEST QUARTER
OF THE SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 57 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, SANDPOINT, BONNER COUNTY, IDAHO



SCALE 1" = 50'
TRUE NORTH

50 25 0 50 100

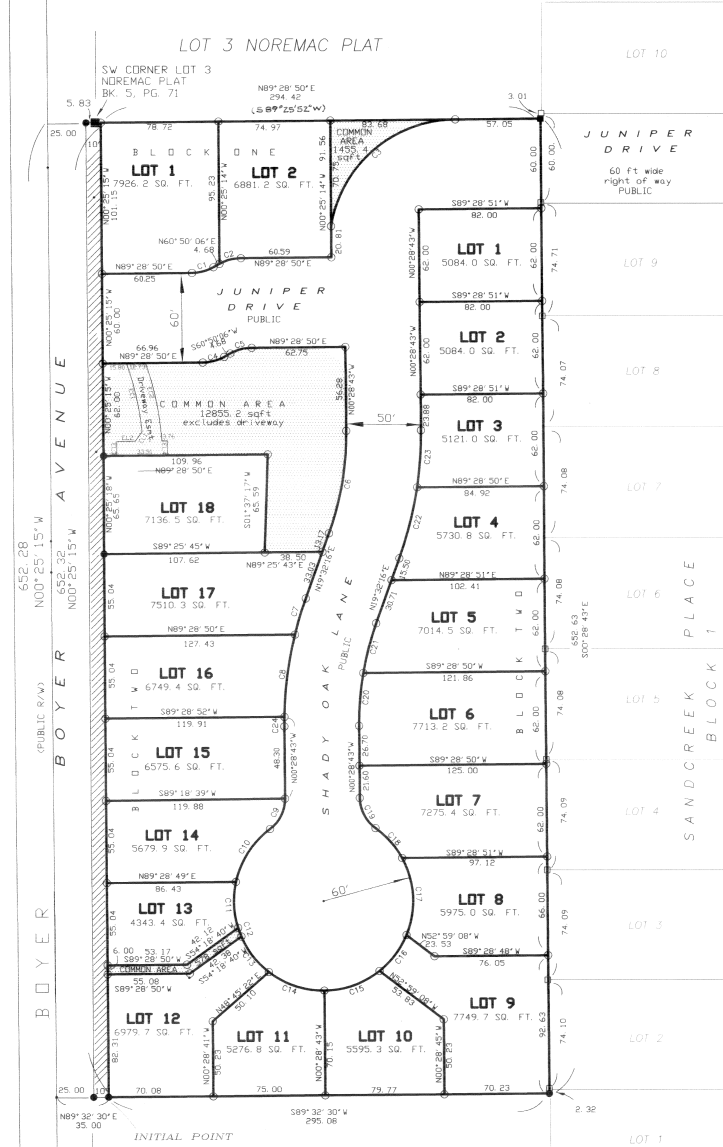
BASIS OF BEARING

BASIS OF BEARING
THE BEARINGS AS SHOWN HEREON
ARE BASED UPON THE REPLAT OF
LOT 4 OF THE PLAT OF SAND CREEK
PLACE AS RECORDED IN BOOK 4 OF
PLATS, PAGE 182, RECORDS OF BONNER
COUNTY, IDAHO.

LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 7879'
- PREVIOUSLY SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 7879'
- FOUND 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP BY PLS 6107 FROM THE REPLAT OF LOT 4 OF SAND CREEK PLACE
- FOUND 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP BY RLS 974
- ⊙ MONUMENTATION AS NOTED

- ▨ 10' WIDE PREVIOUSLY DEDICATION TO THE CITY OF SANDPOINT FOR ROAD RIGHT OF WAY PURPOSES
- ▩ COMMON AREAS



| DRIVEWAY EASEMENT CURVE TABLE C11 | |
|-----------------------------------|--------|
| PI | 119.22 |
| PT | 119.22 |
| PC | 119.22 |
| PT | 119.22 |
| PI | 119.22 |
| PT | 119.22 |
| PC | 119.22 |
| PT | 119.22 |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
|-------|------------|--------|-------------|--------------|---------------|
| C1 | 15.00 | 30.00 | 28°38'28" | 14.84 | S75°09'36"W |
| C2 | 15.00 | 30.00 | 28°38'28" | 14.84 | N75°09'36"E |
| C3 | 119.22 | 84.95 | 80°24'38" | 109.67 | S49°18'17"W |
| C4 | 15.00 | 30.00 | 28°38'35" | 14.84 | S75°09'39"W |
| C5 | 15.00 | 30.00 | 28°38'32" | 14.84 | N75°09'34"E |
| C6 | 69.87 | 200.00 | 20°01'02" | 69.52 | S09°31'49"W |
| C7 | 25.28 | 250.00 | 05°47'34" | 25.27 | N16°38'32"E |
| C8 | 55.68 | 250.00 | 12°45'40" | 55.57 | N07°21'55"E |
| C9 | 23.55 | 25.00 | 53°58'10" | 22.69 | S26°30'20"W |
| C10 | 43.08 | 60.00 | 41°08'31" | 42.16 | N32°55'05"E |
| C11 | 31.15 | 60.00 | 29°44'29" | 30.80 | N02°31'26"W |
| C12 | 6.22 | 60.00 | 05°56'35" | 6.22 | N02°21'58"W |
| C13 | 30.37 | 60.00 | 28°59'49" | 30.04 | N37°50'11"W |
| C14 | 39.94 | 60.00 | 38°08'37" | 39.21 | N71°24'24"W |
| C15 | 39.94 | 60.00 | 38°08'34" | 39.21 | S70°27'00"W |
| C16 | 30.37 | 60.00 | 28°59'51" | 30.04 | S36°52'48"W |
| C17 | 53.47 | 60.00 | 51°03'53" | 51.72 | S03°09'04"E |
| C18 | 26.98 | 60.00 | 25°45'51" | 26.75 | S41°33'55"E |
| C19 | 23.55 | 25.00 | 53°58'07" | 22.69 | N27°27'40"W |
| C20 | 35.48 | 200.00 | 10°09'55" | 35.44 | N04°36'15"E |
| C21 | 34.39 | 200.00 | 09°51'07" | 34.35 | N14°36'46"E |
| C22 | 49.07 | 250.00 | 11°14'45" | 48.99 | S13°54'57"W |
| C23 | 38.27 | 250.00 | 08°46'17" | 38.23 | S03°54'26"W |
| C24 | 6.38 | 250.00 | 01°27'47" | 6.38 | N00°15'11"E |

SOUTH 1/4 CORNER FOUND 4" X 6" RPS IN MANHOLE RIM N28°25'23"W, 0.57' FROM THE ORIGINAL POSITION OF A PCI ALUMINUM CAP AS SHOWN ON THE PLAT OF SAND CREEK PLACE.



BK 10 page 16