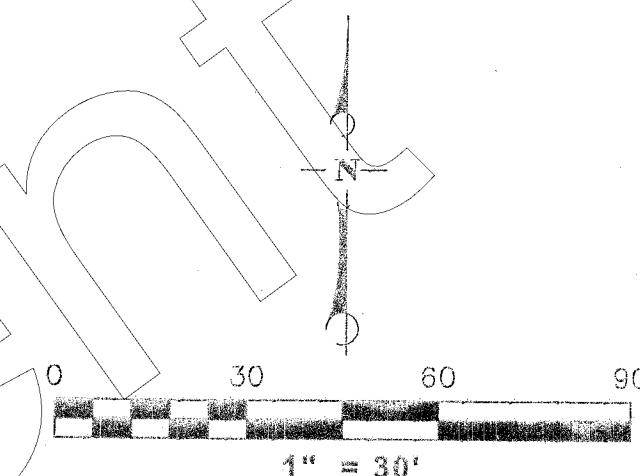


# MOUNTAIN VIEW ACRES

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



## LEGEND

- SECTIONAL CORNER, FOUND OR SET AS NOTED
- SECTIONAL CORNER, CALCULATED POSITION, NOTHING FOUND, NOTHING SET
- SET 5/8" X 30" REBAR AND CAP, PLS 16268 UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING FOUND, NOTHING SET

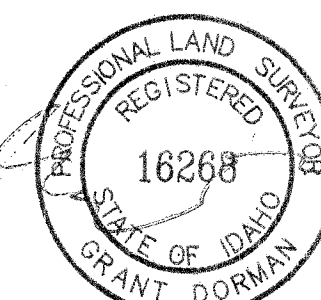
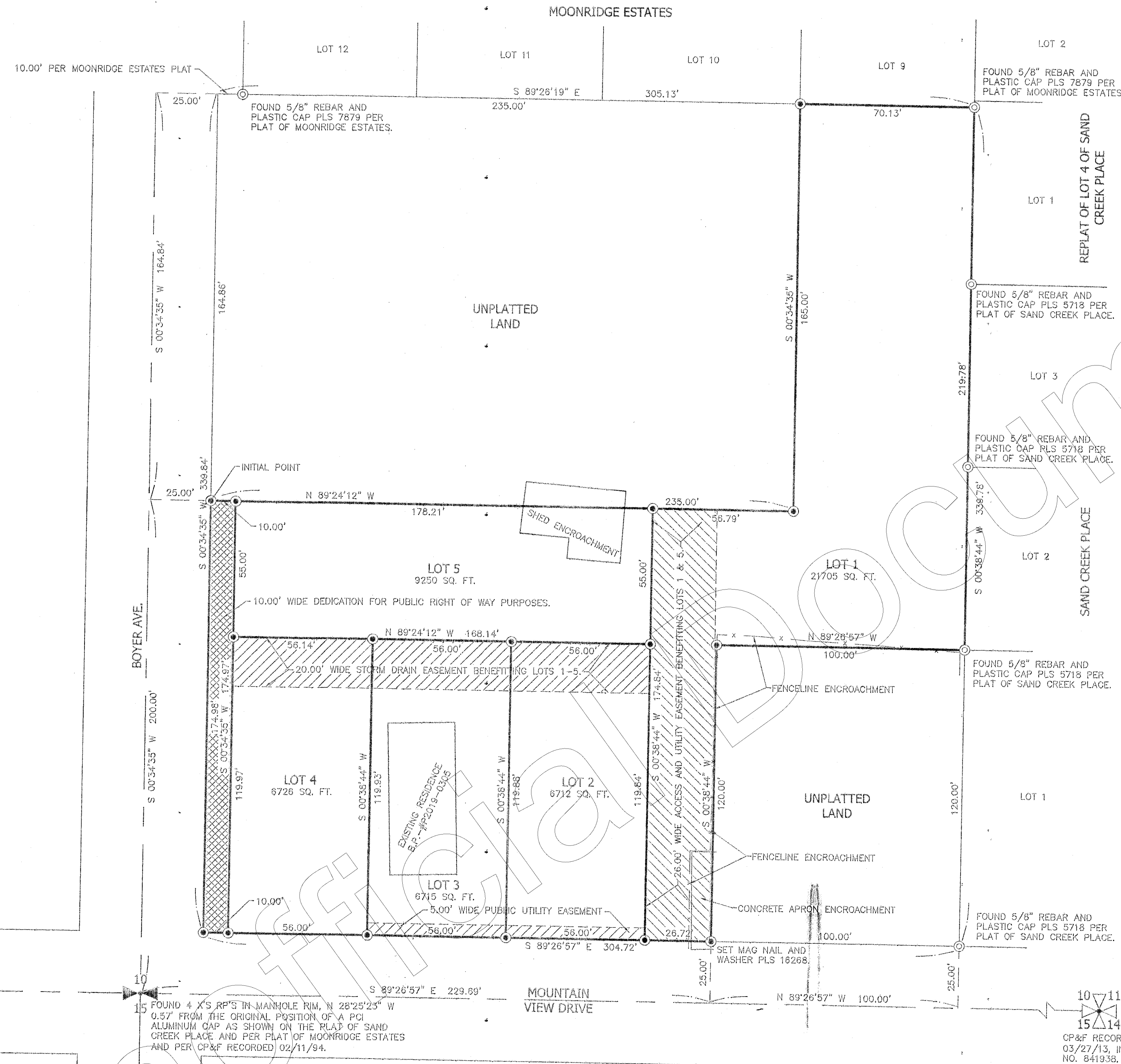
## NOTES

- 1) WATER SERVICE FOR EACH LOT WILL BE PROVIDED BY THE CITY OF SANDPOINT MUNICIPAL WATER SYSTEM.
- 2) SEWER SERVICE FOR EACH LOT WILL BE PROVIDED BY THE CITY OF SANDPOINT MUNICIPAL SEWER SYSTEM.
- 3) LOTS 4 AND 5 SHALL NOT HAVE ACCESS DIRECTLY ONTO BOYER AVE.
- 4) THIS PLAT IS SUBJECT TO THE FOLLOWING MATTERS:
  - EASEMENT RECORDED ON JUNE 11, 1969 AS INSTRUMENT NO. 122201 IN FAVOR OF NORTHSIDE WATER USER'S ASSOC. INC. FOR A PIPELINE FOR THE TRANSMISSION AND DISTRIBUTION OF DOMESTIC WATER.
  - EASEMENT RECORDED ON JUNE 3, 1972 AS INSTRUMENT NO. 130355 FOR A WATER SYSTEM.
  - AN EASEMENT RECORDED DECEMBER 21, 1972 AS INSTRUMENT NO. 145914 IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, INC. FOR ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES AND INCIDENTAL PURPOSES INCLUDING RIGHT OF INSPECTION.
  - TERMS AND PROVISIONS SET FORTH IN ORDINANCE NO. 1022 RECORDED MARCH 25, 1999 UNDER INSTRUMENT NO. 541986, RECORDS OF BONNER COUNTY, IDAHO.
  - EASEMENT AND CONDITIONS CONTAINED THEREIN RECORDED MARCH 4, 2013 AS INSTRUMENT NO. 840676 IN FAVOR OF THE CITY OF SANDPOINT, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO FOR A MULTI-USE PATH.
  - ENCROACHMENT OF A STRUCTURE ALONG A PORTION OF NORTHERLY BOUNDARY OF LOT 5.

Instrument H 954519 B: 15 P: 1  
 Bonner County, Sandpoint, Idaho  
 03/16/2020 01:43:53 PM No. of Pages: 2  
 Recorded for JACOB KUMBLE  
 Michael V. Roseblade Fee: \$11.00  
 Ex-Officio Recorder Deputy  
 Index to: PLATS

## BASIS OF BEARINGS

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE IDAHO COORDINATE SYSTEM, WEST ZONE (1103), NAD83 (2011), EPOCH 2010.00, US SURVEY FEET.



**PRAXIS**  
 LAND SURVEYING  
 1626 CENTER VALLEY ROAD  
 SANDPOINT, ID 83864  
 (208) 217-1748

## MOUNTAIN VIEW ACRES

1/4	SEC	T	R	DRAWN BY:	SCALE:
	10	57N	2W	CWD	AS NOTED
				CHECKED BY:	DATE:
				CWD	OCTOBER 2019
				JOB NO:	SHEET:
				18040	1 OF 2

95451a

BK. 15, pg. 1

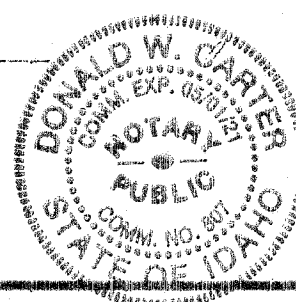
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF NORTH BOYER AND THE CENTERLINE OF MOUNTAIN VIEW DRIVE;  
THENCE N 00°34'35" E ALONG THE CENTERLINE OF NORTH BOYER A DISTANCE OF 200.00' FEET;  
THENCE S 89°25'25" E, A DISTANCE OF 25.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH BOYER, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE S 89°24'12" E ALONG THE SOUTHERLY BOUNDARY OF LAND CONVEYED TO GARY L. KEDISH AND NORA J. KEDISH ON APRIL 15, 1992 IN INSTRUMENT NUMBER 404277, A DISTANCE OF 235.00' TO THE SOUTHEAST CORNER OF SAID LAND;  
THENCE N 00°34'35" E ALONG THE EASTERLY BOUNDARY OF SAID LAND A DISTANCE OF 165.00 FEET TO THE NORTHEAST CORNER OF SAID LAND, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF MOONRIDGE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 10 OF PLATS AT PAGE 16, BONNER COUNTY RECORDS;  
THENCE S 89°26'19" E ALONG SAID SOUTHERLY BOUNDARY OF MOONRIDGE ESTATES A DISTANCE OF 70.13 FEET TO THE SOUTHEAST CORNER OF SAID MOONRIDGE ESTATES, SAID POINT BEING ON THE WESTERLY LINE OF SAND CREEK PLACE, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 4 OF PLATS AT PAGE 95, BONNER COUNTY RECORDS;  
THENCE S 00°38'34" W ALONG SAID WESTERLY LINE OF SAND CREEK PLACE A DISTANCE OF 219.78 FEET TO THE SOUTHERLY TERMINUS OF THE WESTERLY BOUNDARY OF LAND CONVEYED TO ORVILLE AND DOROTHY CRANOR, HUSBAND AND WIFE, ON APRIL 27, 1961 IN INSTRUMENT NUMBER 137922;  
THENCE N 89°26'57" W ALONG BOUNDARY OF SAID LAND A DISTANCE OF 100.00 FEET;  
THENCE S 00°38'44" W ALONG BOUNDARY OF SAID LAND A DISTANCE OF 120.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW DRIVE;  
THENCE N 89°26'57" W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW DRIVE A DISTANCE OF 204.72 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH BOYER;  
THENCE N 00°34'35" E ALONG SAID EASTERLY RIGHT OF WAY LINE OF NORTH BOYER A DISTANCE OF 174.98 FEET TO THE TRUE POINT OF BEGINNING.

- 1) EASEMENT RECORDED ON JUNE 11, 1969 AS INSTRUMENT NO. 122201 IN FAVOR OF NORTHSIDE WATER USERS ASSOC. INC. FOR A PIPELINE FOR THE TRANSMSSION AND DISTRIBUTION OF DOMESTIC WATER.
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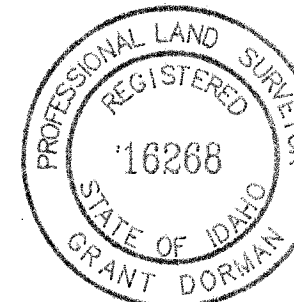
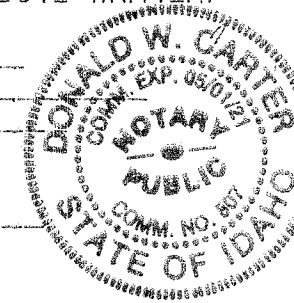
JAMES BLACK

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (LPE) REPRESENTING CITY OF SANDPOINT. WATER AND SEWER AND GLE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS.

NOTARY PUBLIC



NOTARY PUBLIC



## CITY CLERK

## CITY ENGINEER

## CITY OF SANDPOINT PLANNING DIRECTOR

Instrument # 954519 B: 15 P: 1  
 Bonner County, Sandpoint, Idaho  
 3/18/2020 01:43:53 PM No. of Pages: 2 PL  
 Recorded for JACOB HUMBLE  
 Michael J Rosedale Fee \$11.00  
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 Index to PLATS

By Randi Flaherty  
BONNER COUNTY RECORDER!

