OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT JACOB HUMBLE, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY AND JAMES BLACK, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS. THE SAME TO BE KNOWN AS "MOUNTAIN VIEW ACRES", LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP '57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

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

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 PONT 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

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.

THIS PLAT IS SUBJECT TO:

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

2) EASEMENT RECORDED ON JUNE 3, 1972 AS INSTRUMENT NO. 130355 FOR A WATER

3) 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. 4) TERMS AND PROVISIONS SET FORTH IN ORDINANCE NO. 1022 RECORDED MARCH 25,

1999 UNDER INSTRUMENT NO. 541986, RECORDS OF BONNER COUNTY, IDAHO. 5) 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.

SANITARY RESTRICTIONS AS REQUIRED BY DAYLO CODE,

SOLAR ES

MINE TO

ACKNOWLEDGEMENT

STATE OF __________ COUNTY OF SONIALECE

ON THIS _ DAY OF MAKES IN THE YEAR OF _ 2 0 2 0 BEFORE ME PERSONALLY APPEARED JACOB HUMBLE, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SHE THEY EXECUTED THE SAME. I HAVE HEREUNTO SETAMY HAND AND, SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF TELLE OF RESIDING AT: (SAME PROPERTY OF TELLE OF TELL



I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THAT MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DAY OF JAHUARY 20_20_

GRANT DORMAN, PLS 16268

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF MOUNTAIN VIEW ACRES AND CHECKED THE PLAT AND COMPUTATIONS HEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS 13 DAY OF MAPEL

BONNER COUNTY SURVEYOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY 2019. FULLY PAID UP TO AND INCLUDING THE YEAR 2018 ..

DAY OF MARCH

INDEPENDENT HIGHWAY DISTRICT

THE FOREGOING SHORT PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF INDEPENDENT HIGHWAY DISTRICT COMMISSIONERS ON THE 2 MOAY OF March \, 20/20/

PANHANDLE HEALTH DISTRICT:

THE SO, CHAPTER IS HAVE BEEN SATISFIED BASED ON BEEN SATISFIED BASED ON DEG REVIEW AND APPROVAL FOR THE DESIGN PLANS AND THE CONDITIONS INDOSED ON THE DESIGN PLANS AND THE CONDITIONS AND T SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED AND SEWER AND GLEE APPROVAL OF THE DESIGN FLANS COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE AND SPECIFICATIONS AND CONDITIONS IMPOSED ON THE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY OF A CERTIFICATE OF DISAPPROVAL.

DATED THIS 16 DAY OF March, 20 20

ACKNOWLEDGEMENT

STATE OF IZALO COUNTY OF ______________

TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN

NOTARY PUBLIC FOR THE STATE OF, ______ RESIDING AT: SINGULAR MY COMMISSION EXPIRES! 5/01/31/

2 5 2 7 NOTARY PUBLIC

MOUNTAIN VIEW ACRES

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



APPROVAL OF CITY OF SANDPOINT

I, Stelle, Registed , MAYOR OF THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS SHORT PLAT OF MOUNTAIN VIEW ACRES HAS BEEN EXAMINED AND APPROVED.
THIS 30 DAY OF FROM ACRES _, 2024

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, HEREBY APPROVE THIS SHORT PLAT.
THIS DAY OF MARCH , 20 20

> Dan Tadve, P.E. CITY ENGINEER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS 2004 DAY OF February __, 20*_20__*_.

CITY OF SAMOPOINT PLANNING DIRECTOR

Instrument # 954519 B: 15 P: 1

RECORDER'S CERTIFICATE

FILED THIS 10 DAY OF MIRCH , 20 BOOK 15 OF PLATS AT PAGE TROOD THUMBLE

20 20, AT 1:43 P M. IN \$ 11.00 600



MOUNTAIN VIEW ACRES

1628 CENTER VALLEY ROAD SANDPOINT, ID 83864 (208) 217-1748

1/4 SEC AS NOTED HECKED BY OCTOBER 2019 GWD 10 57N 2W JOB NO: HEET: 2 OF 2