PLAT OF LOT THREE SUBDIVISION

A SUBDIVISION OF LOT 3, BRUCE DUGAL SUBDIVISION IN SECTION 10 TOWNSHIP 62 NORTH, RANGE 2 EAST, B.M. WITHIN THE CITY LIMITS OF MOYIE SPRINGS BOUNDARY COUNTY, IDAHO

PANHANDLE HEALTH DISTRICT

Sanitary restrictions are required by Idaho Code, Title 50, Chapter 13 are in force. No owner shall construct any building, dwelling, or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

Date April 1, 2016 Health District Signature

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid for and including the year 20__

Dated this 15th day of March 2016

Boundary County Treasurer

BASIS OF BEARINGS

Bearings are based on the bearing of the north line of Lot 3, BRUCE DUGAL SUBDIVISION, as recorded in Book 2 of Plats, Page 31, as instrument No. 149363

COVENANTS AND RESTRICTIONS

Lots 3A, 3B, and 3C are subject to the same Covenants, Conditions, or Restrictions, as the original Lot 3 of Bruce Dugal Subdivision was subject to

WATER AND SEWER CERTIFICATION

All lots within LOT THREE SUBDIVISION will be serviced by the City of Moyie Springs Water System. Sewage will be disposed of via individual septic systems.

A subsoil system is not installed on Lots 3A and 3B at the time of platting.

Waterlines to these lots will be private lines that will extend from the northerly right of way of North Elk Road within the easement provided. As such, the maintenance of these lines will be the responsibility of the individual lot owners.

All subsoil construction shall meet Idaho Standards for Public Works Construction and DEQ Standards and Requirements

APPROVAL OF THE CITY OF MOYIE SPRINGS

I, David A. Ernst, Mayor in and for the city of Moyie Springs, Boundary County, Idaho, do hereby certify that a regular meeting of the city council held on the 21st day of March, 2016, the plat of LOT THREE SUBDIVISION was duly approved

Mayor

City Clerk

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein Plat of LOT THREE SUBDIVISION and have determined that it complies with applicable State statutes and County ordinances regarding plats and subdivision regulations.

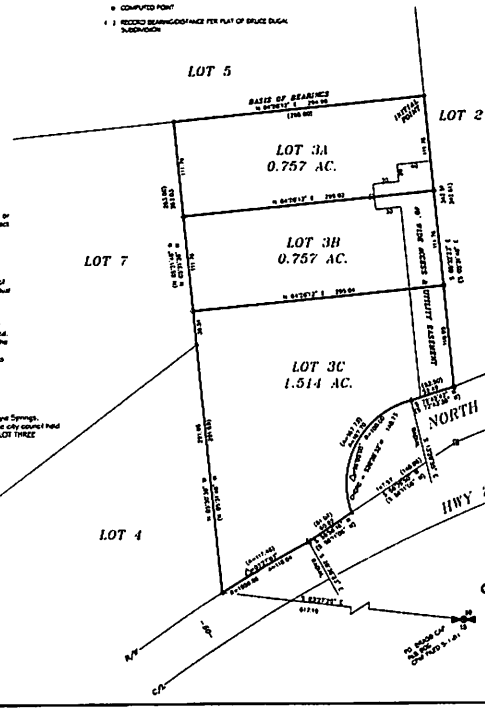
Dated this 18th day of March 2016

Acting Boundary County Surveyor

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND ALUM. CAP - PLS 820
- FOUND 1/2" REBAR AND PLASTIC CAP - PLS 820
- FOUND PK NAIL OR SHOT MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP - PLS 7877
- COMPUTED POINT
- ( ) RECORD BEARING/DISTANCE PER PLAT OF BRUCE DUGAL SUBDIVISION

SCALE: ONE INCH = 60 FEET



OWNER'S CERTIFICATION

Be it known that Jimmy L. Ball and Brenda L. Ball, husband and wife, have caused to be surveyed and divided into lots, a tract of land in Section Ten (10), Township Sixty-two (62) North, Range Two (2) East of the Boise Meridian, Boundary County, Idaho, lying within the city limits of Moyie Springs, being Lot Three (3) of Bruce Dugal Subdivision as recorded in Book 2 of Plats, Page 31, as instrument No. 149363, being more particularly described as follows:

BEGINNING at the initial point which is a 1/2" rebar and plastic cap stamped RLS 820 which marks on the ground the northeast corner of said Lot 3, thence, along the east line of said Lot 3, S 05°32'23" E, 342.51 feet to the southeasterly corner of said Lot 3 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7877, thence, along the northeasterly right of way of North Elk Road the following Two (2) courses: S 72°45'42" W, 52.49 feet to a 5/8" rebar and aluminum cap stamped RLS 820; thence, along a non-tangential curve to the left having a central angle of 94°05'05" (radial bearing = S 13°28'55" E), a radius of 100.00 feet, for an arc length of 167.70 feet (chord = S 28°28'33" W, 148.73 feet) to the northerly right of way of U.S. Highway No. 2, which is marked on the ground by a 5/8" rebar and aluminum cap stamped RLS 820; thence, leaving the right of way of North Elk Road and along the northerly right of way of U.S. Highway No. 2 the following Two (2) courses: S 55°38'16" W, 60.62 feet to an IDOT right of way monument; thence, along a non-tangential curve to the left having a central angle of 03°27'03" (radial bearing = S 28°36'23" E), a radius of 1959.86 feet, for an arc length of 118.04 feet (chord = S 59°40'06" W, 118.02 feet) to the southwest corner of said Lot 3 which is marked on the ground by a 5/8" rebar and aluminum cap stamped RLS 820; thence, leaving said right of way and along the west line of Lot 3 the following Two (2) courses: along the east line of Lot 4 of Bruce Dugal Subdivision, N 05°30'38" W, 291.96 feet to a 1/2" rebar and plastic cap stamped RLS 820; thence, along the east line of Lot 7 of Bruce Dugal Subdivision, N 05°31'48" W, 283.03 feet to the northwest corner of Lot 3 which is marked on the ground by a 1/2" rebar and plastic cap stamped RLS 820; thence, along the north line of Lot 3, N 84°28'12" E, 284.99 feet to the initial point, encompassing an area of 3.078 acres.

Jimmy L. Ball — 3/15/16 Date

Brenda L. Ball — 3/15/16 Date

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
ss.
County of Boundary)

I hereby certify that on the 15th day of March, 2016, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Jimmy L. Ball and Brenda L. Ball, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at Bonners Ferry
Comm. Exp. 10/7/2021

COUNTY RECORDER

I hereby certify that this plat was filed in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. this 23rd day of March, 2016, at 10:50 A.M., and duly recorded in Book 3 of Plats, Page 87

GLENDA POSTON
County Recorder

SURVEYOR'S CERTIFICATION

I, John D. Stamper, Idaho Land Surveyor No. 7877, do hereby certify that this plat has been prepared by me or under my direct supervision and that it is a true and correct representation of the survey made by me or completed under the laws of the State of Idaho (I.C. 50-1303 and I.C. 50-1304) and Idaho Code 55-1905 through 1908) and establishes monuments and procedures of surveying.

J.R.S. SURVEYING, INC.
PO BOX 3098-6476 MAIN
BONNERS FERRY, ID 83805
(208) 267-7232
PLAT-LOT THREE SUBDIVISION
FIELD BOOK & ADDITIONAL DATA: — APPROVED BY: JDS
DATE OF SURVEY: 2-10-2016
FILE NO. SURV. DWG. E-2: SHEET 1 OF 1
BOUNDARY COUNTY, IDAHO: JOB NO. 16-02