266799

PLAT
OF
MOYIE ESTATES SUBDIVISION
A SUBDIVISION OF LOTS 6-9, BLOCK 2 OF MOYIE HEIGHTS SUBDIVISION IN SECTION 15 TOWNSHIP 62 NORTH, RANGE 2 EAST, B.M. WITHIN THE CITY LIMITS OF MOYIE SPRINGS BOUNDARY COUNTY, IDAHO

PANHANDLE HEALTH DISTRICT

Sanitary restrictions as 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 restraint requirements are satisfied.

Date 8/24/16 Health District Signature [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 23rd day of March 20 16

[signature]
Boundary County Treasurer

WATER AND SEWER CERTIFICATE

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

Waterlines for these lots will be private lines that will extend from the southerly right of way of Elk Road within the proposed subdivision. As such, the maintenance of these lines will be the responsibility of the individual lot owners.

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

COVENANTS AND RESTRICTIONS

The owners of the land platted hereon are subject to the Deed Restrictions and Restrictive Covenants as recorded in Instrument No. _____.

APPROVAL OF THE CITY OF MOYIE SPRINGS

I, Douglas B Evans, Mayor in and for the city of Moyie Springs, Boundary County, Idaho, do hereby certify that I am the Mayor of the city named hereon and that at a regular meeting of the city council held on the 9 day of March 20 16, the plat of MOYIE ESTATES SUBDIVISION was duly approved.

Douglas B Evans
Mayor

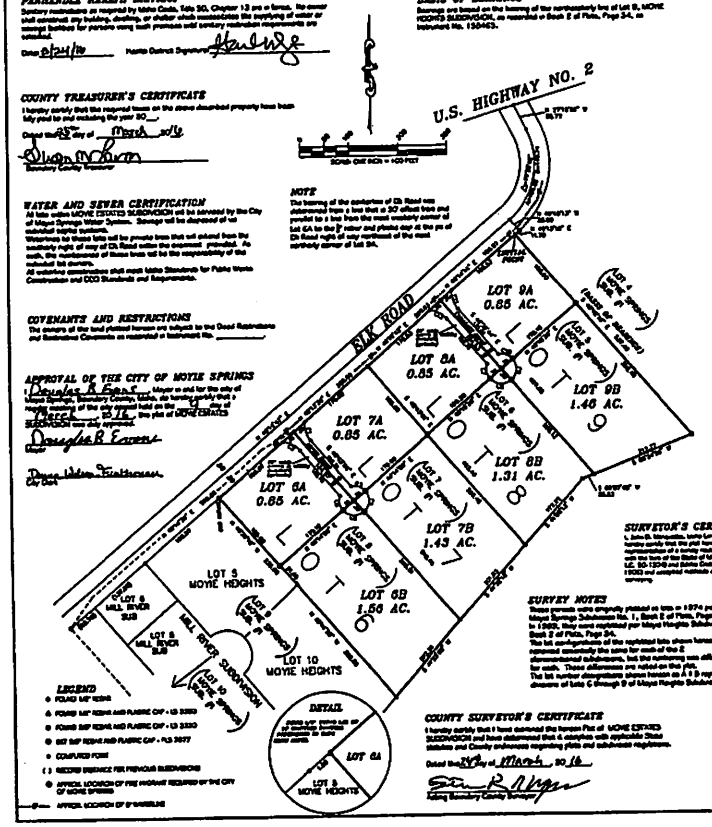
Dana Idaho Finkbeiner
City Clerk

BASIS OF BEARINGS

Bearings are based on the bearing of the northeasterly line of Lot 8, MOYIE HEIGHTS SUBDIVISION, as recorded in Book 2 of Plats, Page 34, as Instrument No. 130452.

NOTE

The bearing of the centerline of Elk Road was determined from a line that is 30' offset from and parallel to a line from the most southerly corner of Lot 6A to the 5" rebar and plastic cap at the PI of Elk Road right of way northeast of the most northerly corner of Lot 9A.



LEGEND

- FOUND 5/8" REBAR
- FOUND 5/8" REBAR AND PLASTIC CAP - LS 3382
- FOUND 5/8" REBAR AND PLASTIC CAP - LS 3382
- SET 5/8" REBAR AND PLASTIC CAP - PLS 7677
- COMPUTED POINT
- ( ) RECORD DISTANCE PER PREVIOUS SUBDIVISIONS
- APPROX. LOCATION OF FIRE HYDRANT REQUIRED BY THE CITY OF MOYIE SPRINGS
- APPROX. LOCATION OF 8" WATERLINE

OWNER'S CERTIFICATION

Be it known that Dave Valling Sr. has caused to be surveyed and further divided, Lots Six (6) through Nine (9) of Moyie Heights Subdivision, as recorded in Book 2 of Plats, Page 34, as Instrument No. 130452, Boundary County, Idaho records, situated in Section Fifteen (15), Township Sixty-two (62) North, Range Two (2) East of the Boise Meridian, Boundary County, Idaho, more particularly described as follows:

Beginning at the initial Point, which is a 1/2" rebar that marks on the ground the most northerly corner of Lot 6 of said Moyie Heights Subdivision; thence, along the northeasterly line of said Lot 6, S 42°42'15" E, 537.40 feet to the most easterly corner of Lot 6 which is marked on the ground by a 5/8" rebar and plastic cap stamped LS 3382; thence, along the most southerly line of Lot 6, S 69°54'55" W, 215.27 feet to the most northerly corner of Lot 5 which is marked on the ground by a 5/8" rebar and plastic cap stamped LS 3382; thence, along the northeasterly line of Lot 5 the following two (2) courses: S 36°07'45" E, 23.53 feet to a 5/8" rebar and plastic cap stamped LS 3382; thence S 41°08'15" E, 177.22 feet to the most southerly corner of Lot 5 which is marked on the ground by a 5/8" rebar and plastic cap stamped LS 3382; thence, along the northeasterly line of Lot 7, S 41°23'15" E, 291.83 feet to the most southerly corner thereof which is marked on the ground by a 1/2" rebar; thence, along the northeasterly line of Lot 8, S 41°23'00" E, 332.26 feet to the most southerly corner thereof which is marked on the ground by a 5/8" rebar and plastic cap stamped LS 3382; thence, along the line between Lot 8 and Lot 10 of said Moyie Heights Subdivision, S 42°42'30" E, 334.68 feet to the most northerly corner of Lot 3 and the most northerly corner of Lot 10 which is marked on the ground by a 1/2" rebar and plastic cap stamped LS 3382; thence, along the line between Lot 6 and Lot 10 of said Moyie Heights Subdivision, S 42°39'30" E, 334.68 feet to the most northerly corner of Lot 5 and the most northerly corner of Lot 6 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7677; thence, along the southeasterly right of way of Elk Road the following Four (4) courses: along the northwesterly line of Lot 6, N 49°14'36" E, 198.97 feet to a 1/2" rebar; thence, along the northwesterly line of Lot 7, N 49°13'36" E, 200.00 feet to a 1/2" rebar; thence, along the northwesterly line of Lot 8, N 49°14'43" E, 200.03 feet to a 1/2" rebar; thence, along the northwesterly line of Lot 9, N 49°14'14" E, 198.97 feet to the Initial Point, encompassing an area of 5.56 acres.

David Valling Sr. — 3/29/2016 Date

Sylvia Valling — 3-23-2016 Date

SURVEYOR'S CERTIFICATION

I, John R. Schwartze, Idaho Land Surveyor No. 7677, do hereby certify that this plat hereon is a true and correct representation of a survey made by me or under my direct supervision and accurately depicts the description of said survey as set forth in L.S. RS 1309 and Idaho Code 55-1908 through 55-1909 and completed subdivision and procedure of surveying.

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
) ss.
County of Boundary)

I hereby certify that on the 23rd day of March, 2016, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Dave Valling Sr. and Sylvia Valling, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed that 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 first above mentioned.

[signature]
Notary Public of and for the State of Idaho
residing at Bonners Ferry
My Commission Expires 12/6/20

SURVEY NOTES

These parcels were originally platted as lots in 1974 per Moyie Springs Subdivision No. 1, Book E of Plats, Page 8, in 1992, they were replatted per Moyie Heights Subdivision, Book 2 of Plats, Page 34.

The lot configurations of the replatted lots shown hereon remained substantially the same for most of the 2 aforementioned subdivisions, but the numbering was different for each. These differences are noted on the plat.

The lot number designations shown hereon as A 1 0 represent divisions of Lots C through F of Moyie Heights Subdivision.

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

COUNTY SURVEYOR'S CERTIFICATE

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

Dated this 29th day of March, 20 16

[signature]
Idaho Boundary County Surveyor

COUNTY RECORDER

This Plat was filed for record in the Office of the Recorder of Boundary County, Idaho, at 2:00 P.M., January 29, 2016, and duly recorded in Book 10 of Plats, Page 26 at Instrument No. 266799.

GLENDA POSTON — 266799

[signature]
Deputy Recording Officer

J.R.S. SURVEYING, INC.
PO BOX 9000-5494 HWY
BONNERS FERRY, ID. 83805
(208) 267-7212
PLAT-MOYIE ESTATES SUBDIVISION