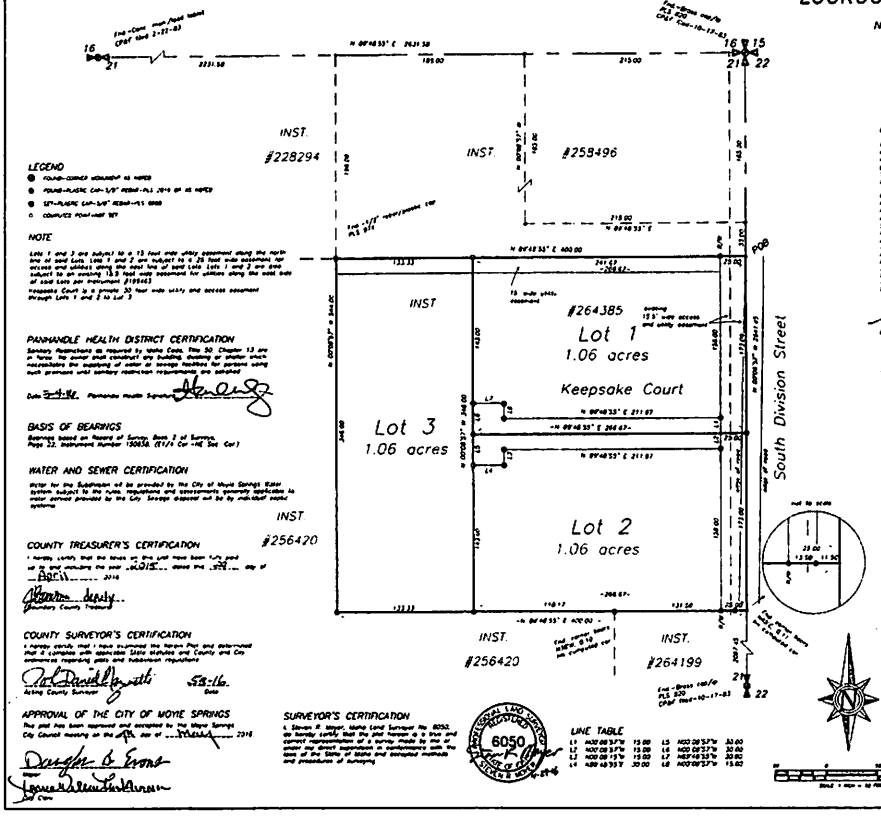
PLAT
of
LOOKOUT MOUNTAIN SUBDIVISION
in the
NE1/4 of the NE1/4 of Section 21,
T62N, R2E, B.M.
City of Moyie Springs,
Boundary County, Idaho



LEGEND

- FOUND CORNER MONUMENT AS NOTED
- FOUND ALUMINUM CAP-3/8" REBAR-PLS 7915 OR AS NOTED
- SET-ALUMINUM CAP-3/8" REBAR-PLS 6050
- COMPUTED POINT-NOT SET

NOTE

Lots 1 and 3 are subject to a 15 foot wide utility easement along the north side of said Lots. Lots 1 and 2 are subject to a 25 foot wide easement for ingress and egress along the east side of said Lots. Lots 1 and 2 are also subject to an existing 15.0 foot wide easement for utilities along the east side of said Lots per instrument #189463.

Keepsake Court is a private 30 foot wide utility and access easement through Lots 1 and 2 to Lot 3

PANHANDLE HEALTH DISTRICT CERTIFICATION

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

Date 5-4-16 Panhandle Health Sanitarian

BASIS OF BEARINGS

Bearings based on Record of Survey, Book 7 of Surveys, Page 22, Instrument Number 130858, (E1/4 Cor - NE Sec Cor)

WATER AND SEWER CERTIFICATION

Water for the Subdivision will be provided by the City of Moyie Springs Water System subject to the rules, regulations and requirements (normally applicable to water service provided by the City). Sewage disposal will be by individual onsite systems

COUNTY TREASURER'S CERTIFICATION

I hereby certify that the taxes on the land have been fully paid for the year including 2015 dated the 30th day of April 2016

Boundary County Treasurer

COUNTY SURVEYOR'S CERTIFICATION

I hereby certify that I have examined the herein Plat and determined that it complies with applicable State statutes and County and City ordinances regarding plats and subdivision regulations

Acting County Surveyor 5-5-16 Date

APPROVAL OF THE CITY OF MOYIE SPRINGS

This plat has been approved and accepted by the Moyie Springs City Council meeting on the 4th day of May 2016

Mayor

City Clerk

SURVEYOR'S CERTIFICATION

I, Steven P. Wagner, Idaho Land Surveyor No. 6050, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho and accepted methods and procedures of surveying

6050 REGISTERED LAND SURVEYOR STATE OF IDAHO 5-4-16

LINE TABLE

L1	N00°08'37"W	15.00	L5	N00°08'37"W	15.00
L2	N00°08'37"W	15.00	L6	N00°08'37"W	15.00
L3	N00°08'37"W	15.00	L7	N89°48'55"E	15.00
L4	N89°48'55"E	30.00	L8	N00°08'37"W	15.00

OWNERS' CERTIFICATE

Be it known that We and Tammy Hudson have caused to be surveyed and divided a portion of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twenty-one (21) Township Sixty-two (62) North, Range Two (2) East, of the Boise Meridian, Boundary County, Idaho, in the City of Moyie Springs, being that parcel described in Instrument Number 264385 and more particularly described as follows

Beginning at a point on the east line of the NE1/4 NE1/4 of said Section 21 that is S00°08'37"E, 194.00 feet from the northeast corner of said NE1/4 NE1/4, said point being the southeast corner of that parcel described in Instrument Number 258496, thence, along the west line of said NE1/4 NE1/4 S00°08'37"E, 344.00 feet to the northeast corner of that parcel described in Instrument Number 256420, thence, along the north line of that parcel described in Instrument Number 264199, N89°48'55"E, 133.50 feet to the northeast corner of that parcel described in Instrument Number 256420, thence, along the westerly line of that parcel described in Instrument Number 256420 for the following two (2) courses, N89°48'55"W, 243.50 feet, thence N00°08'37"W, 344.00 feet to the southeast corner of that parcel described in Instrument Number 258496, thence, along the south line of that parcel described in Instrument Number 258496, N89°48'55"E, 400.00 feet to the TRUE Point of BEGINNING, encompassing an area of 3.16 acres

Will C. Hudson 5-4-16 Date — Tammy Hudson 5-4-16 Date

ACKNOWLEDGEMENT

State of Idaho)
) ss
County of Boundary)

I hereby certify that on this 4th day of May 2016, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared Will C. Hudson & Tammy Hudson known or identified to me to be the person(s) and executed the foregoing Owners Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein stated

witness my hand and official seal on the day and year above mentioned

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

COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of North Star Surveying this 5th day of May 2016, at 11:05 A.M. P.M. in and duly recorded in Book 3J of Plats, Page 41 as Instrument No. 267041

GLENDA POSTON Boundary County Recorder — C. Erwin Deputy Recorder

NORTH STAR SURVEYING
347 MOUNTAIN MEADOWS ROAD
MOYIE, IDAHO 83847
(208) 267-6303

LOOKOUT MOUNTAIN SUBDIVISION

FILE NO. 15-0004	REVISIONS 1
DRAWN BY: JPW	4-27-16
FIELD BOOK: 2015 PAGE: 8-10	SHEET 1 OF 1
PROJECT START DATE: 3-15-15	15-0004