

SADDLE RIDGE

SECTION 23, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

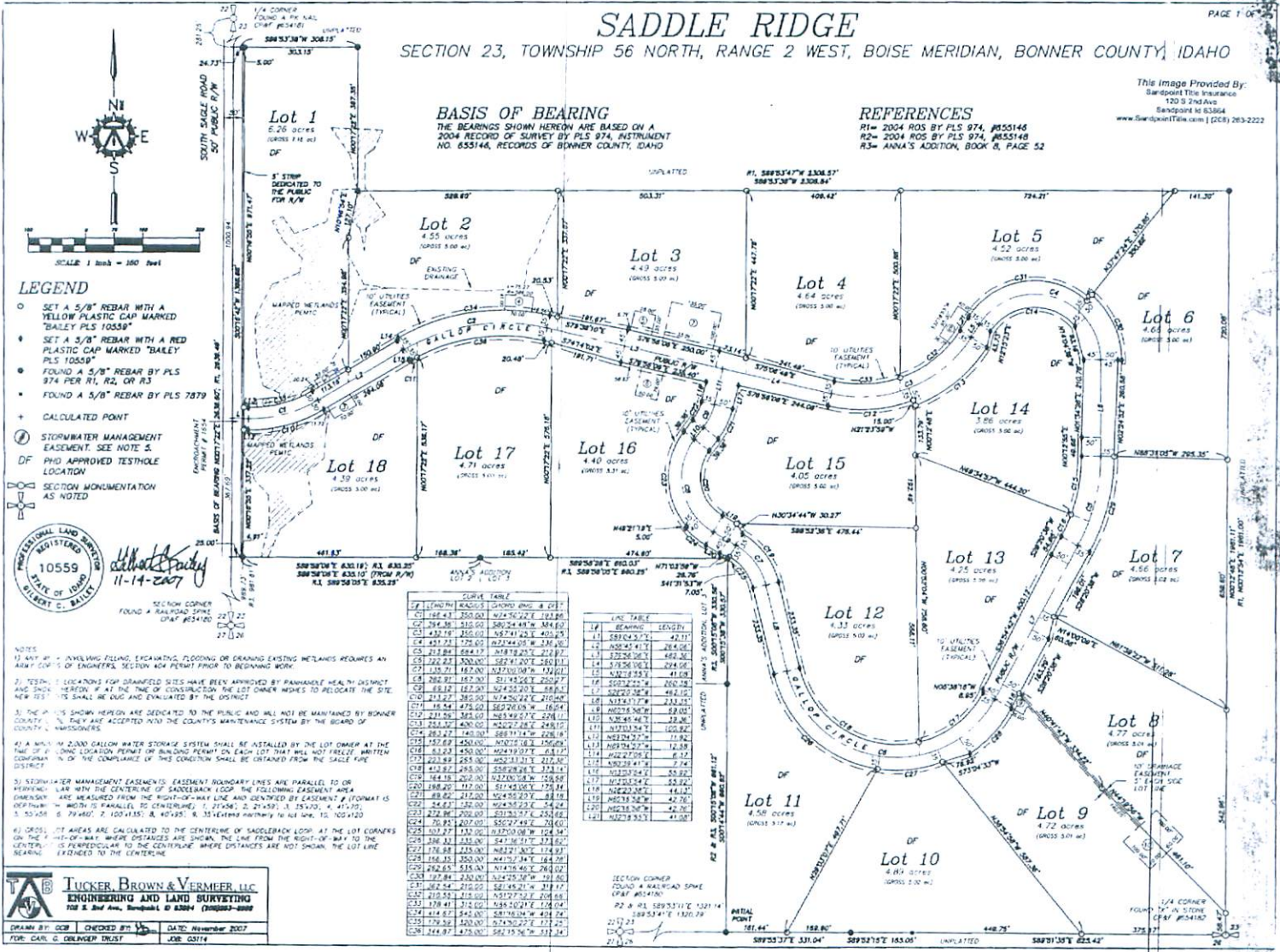
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REFERENCES

- R1= 2004 ROS BY PLS 974, #551146
- R2= 2004 ROS BY PLS 974, #551148
- R3= ANNA'S ADDITION, BOOK 8, PAGE 52

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON A 2004 RECORD OF SURVEY BY PLS 974, INSTRUMENT NO. 655146, RECORDS OF BONNER COUNTY, IDAHO



LEGEND

- SET A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "BAILEY PLS 10559"
- SET A 5/8" REBAR WITH A RED PLASTIC CAP MARKED "BAILEY PLS 10559"
- FOUND A 5/8" REBAR BY PLS 974 PER R1, R2, OR R3
- FOUND A 5/8" REBAR BY PLS 7879
- + CALCULATED POINT
- ⊙ STORMWATER MANAGEMENT EASEMENT. SEE NOTE 5.
- DF DIVIDED APPROVED TESTHOLE LOCATION
- SECTION MONUMENTATION AS NOTED

PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
10559
11-14-2007

- NOTES:
- ANY OF THE FOLLOWING FILLING, EXCAVATING, FLOODING OR DRAINING EXISTING WETLANDS REQUIRES AN ADAPT COPY OF ENGINEERS SECTION 404 PERMIT PRIOR TO BEGINNING WORK.
 - TESTHOLE LOCATIONS FOR DRILLED SITES HAVE BEEN APPROVED BY BONNER HEALTH DISTRICT AND SADDLE RIDGE. IF AT THE TIME OF CONSTRUCTION THE LOT OWNER WISHES TO RELOCATE THE SITE, NEW TESTHOLE SITES SHALL BE DUG AND EVALUATED BY THE DISTRICT.
 - THE PLOTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC AND WILL NOT BE MAINTAINED BY BONNER COUNTY. IF THEY ARE ACCEPTED INTO THE COUNTY'S MAINTENANCE SYSTEM BY THE BOARD OF COUNTY COMMISSIONERS.
 - A MAXIMUM 2000 GALLON WATER STORAGE SYSTEM SHALL BE INSTALLED BY THE LOT OWNER AT THE TIME OF A BUILDING PERMIT OR BUILDING PERMIT ON EACH LOT THAT WILL NOT FREEZE. WRITTEN CONFORMANCE WITH THE COMPLIANCE OF THIS CONDITION SHALL BE OBTAINED FROM THE SADDLE RIDGE DISTRICT.
 - STORMWATER MANAGEMENT EASEMENTS: EASEMENT BOUNDARY LINES ARE PARALLEL TO OR PERPENDICULAR TO THE CENTERLINE OF SADDLE RIDGE LOOP. THE FOLLOWING EASEMENT AREA DIMENSIONS ARE MEASURED FROM THE RIGHT-OF-WAY LINE AND GENERATED BY EASEMENT #1 (FORMATT IS DIRECTION) WITH WIDTH IS PARALLEL TO CENTERLINE: 1. 21'X58'; 2. 21'X59'; 3. 25'X70'; 4. 41'X70'; 5. 50'X58'; 6. 74'X65'; 7. 100'X55'; 8. 104'X55'. 35 FEET FROM HIGHWAY TO 100' TO 100'X55'
 - ALL DISTANCE POINTS ARE CALCULATED TO THE CENTERLINE OF SADDLE RIDGE LOOP. AT THE LOT CORNERS ON THE RIGHT-OF-WAY, WHERE DISTANCES ARE SHOWN, THE LINE FROM THE RIGHT-OF-WAY TO THE CENTERLINE IS PERPENDICULAR TO THE CENTERLINE WHERE DISTANCES ARE NOT SHOWN, THE LOT LINE BEARING IS EXTENDED TO THE CENTERLINE.

CURVE TABLE

STATIONING	BEARING	LENGTH
0+00	N 89° 53' 30" W	103.86
0+100	S 89° 53' 30" E	103.86
0+200	N 89° 53' 30" W	103.86
0+300	S 89° 53' 30" E	103.86
0+400	N 89° 53' 30" W	103.86
0+500	S 89° 53' 30" E	103.86
0+600	N 89° 53' 30" W	103.86
0+700	S 89° 53' 30" E	103.86
0+800	N 89° 53' 30" W	103.86
0+900	S 89° 53' 30" E	103.86
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1+800	N 89° 53' 30" W	103.86
1+900	S 89° 53' 30" E	103.86
2+000	N 89° 53' 30" W	103.86
2+100	S 89° 53' 30" E	103.86
2+200	N 89° 53' 30" W	103.86
2+300	S 89° 53' 30" E	103.86
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16+000	N 89° 53' 30" W	103.86
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23+100	S 89° 53' 30" E	103.86
23+200	N 89° 53' 30" W	103.86
23+300	S 89° 53' 3	

SADDLE RIDGE

SECTION 23, TOWNSHIP 36 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

SURVEYOR'S CERTIFICATE

I, GILBERT C. BAILEY, IDAHO PLS 10559, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 23, T36N, R2W, BLM, BONNER COUNTY, IDAHO. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 14th DAY OF NOVEMBER 2007

Gilbert C. Bailey
LICENSED SURVEYOR



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF SADDLE RIDGE AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS 28th DAY OF DECEMBER 2007

William Stecken
BONNER COUNTY SURVEYOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2007.

DATED THIS 26th DAY OF DECEMBER 2007

Cynthia Lee
BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING, OR SHELTER SHALL BE ERRECTED UNIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 26th DAY OF NOVEMBER 2007

D. P. Wilson
PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTION SATISFIED AND LIFTED

THIS 26th DAY OF NOVEMBER 2007

D. P. Wilson
PANHANDLE HEALTH DISTRICT 1

DOMESTIC WATER FOR EACH LOT SHALL BE BY INDIVIDUAL WELL. DRILLING PERMIT FROM THE IDAHO DEPARTMENT OF WATER RESOURCES SHALL BE OBTAINED PRIOR TO WELL CONSTRUCTION.

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS 15th DAY OF JAN 2008

David Paul
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS 16th DAY OF JANUARY 2008

Christina Marie Maxlin Aice
BONNER COUNTY PLANNING DIRECTOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CARL G. OHLINGER TRUST IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS SADDLE RIDGE, LOCATED IN A PORTION OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 (SOUTHWEST SECTION CORNER, A RAILROAD STRIP SET BY D.M. LAURENCE IN 1942); THENCE S89°53'41"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1320.70 FEET TO A 5/8 INCH REBAR BY PLS 974 AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE TRUE POINT OF BEGINNING (RECORD S89°53'11"E 1321.14');

THENCE CONTINUING ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:
1) S89°53'57"E A DISTANCE OF 331.04 FEET TO A 5/8 INCH REBAR BY PLS 974;
2) S89°53'41"E A DISTANCE OF 185.05 FEET TO A 5/8 INCH REBAR BY PLS 787R;
3) S89°51'35"E A DISTANCE OF 823.43 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (A STONE SET BY DOGLEDON);

THENCE N00°18'48"E (RECORD N00°18'54"E) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1801.11 FEET (RECORD 1801.00) TO A 5/8 INCH REBAR BY PLS 974;

THENCE LEAVING SAID EAST LINE S89°53'38"W (RECORD S89°53'47"W) A DISTANCE OF 2306.84 FEET (RECORD 2306.17) TO A 5/8 INCH REBAR BY PLS 974;

THENCE N00°17'22"E A DISTANCE OF 387.35 FEET (RECORD 387.30) TO A 5/8 INCH REBAR BY PLS 974;

THENCE S89°53'38"W A DISTANCE OF 308.15 FEET (RECORD S89°53'47"W 308.18) TO A 5/8 INCH REBAR BY PLS 974 ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, "SOUTH SADDLE ROAD", 24.73 FEET (RECORD 25 FEET) EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE S00°18'42"W (RECORD S00°17'22"W) ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1308.80 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE EAST, ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:
1) S00°18'58"W 330.57 FEET (RECORD S89°50'57"E 330.07) TO A 5/8 INCH REBAR BY PLS 974;
2) S89°50'05"E 632.18 FEET (RECORD S89°50'07"E 632.257) TO A 5/8 INCH REBAR BY PLS 974;
3) S89°50'20"E 860.03 FEET (RECORD S89°50'05"E 860.25) TO A 5/8 INCH REBAR BY PLS 974 AT THE NORTHEAST CORNER OF SAID NORTH HALF;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER THE FOLLOWING TWO (2) COURSES:
1) S89°50'05"E 4.91 FEET (RECORD S89°50'05"E 3.007) TO A 5/8 INCH REBAR BY PLS 974;
2) S00°18'42"W 860.82 FEET (RECORD S00°18'42"W 861.12) TO THE POINT OF BEGINNING.

GALLOP CIRCLE AND THE 5 FOOT STRIP ALONG SOUTH SADDLE ROAD ARE HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY.

IN WITNESS WHEREOF I HAVE SET MY HAND THIS 19th DAY OF NOVEMBER 2007

John Allen Howard
Carl G. OHLINGER Trust

ACKNOWLEDGMENT

STATE OF California

COUNTY OF Riverside

ON THIS 19th DAY OF NOVEMBER 2007, BEFORE ME PERSONALLY APPEARED John Allen Howard, KNOWN OR IDENTIFIED (OR PROVED TO ME ON THE OATH OF John Allen Howard) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AS TRUSTEE, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS TRUSTEE. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF California
RESIDING AT Whittier, CA MY COMMISSION EXPIRES: April 9, 2008



LIENHOLDER CERTIFICATE

THE FOLLOWING BENEFICIARY OF A DEED OF TRUST ON THE ABOVE DESCRIBED REAL PROPERTY:

MOUNTAIN WEST BANK, AGREES TO THE PLAT HEREON BY LIENHOLDERS' CERTIFICATE

RECORDED ON NOVEMBER 8, 2007, AS INSTRUMENT 740552, RECORDS OF BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

FILED THIS 17th DAY OF DECEMBER 2007 AT Lehi, IN BOOK 9 OF PLATS AT PAGE 57 AT THE REQUEST OF John Allen Howard

John Allen Howard
BONNER COUNTY RECORDER

TUCKER BROWN & VERMEER, LLC
ENGINEERING AND LAND SURVEYING
108 S. 2nd Ave., Sandpoint, ID 83864 (208)833-0200
DRAWN BY: GCB CHECKED BY: JBA DATE: November 2007 FOR: CARL G. OHLINGER TRUST JOB: 02174

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