

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 57 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

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NORTH 1/4 CORNER SECTION 29;
2" DIA BRASS CAP BY PLS 882.
-CP&F FILED 01-26-79.

RAVENWOOD ESTATES

WRIGHT COURT
PUBLIC R. O. W.

50 FT. WIDE PUBLIC RIGHT OF WAY
EASEMENT, INST. NO'S. 506425 & 512177,
RECORDS OF BONNER COUNTY, IDAHO.

INITIAL POINT

S89° 59' 29" W
UPPER SYRINGA
HEIGHTS ROAD

20 21 NORTHEAST CORNER SECTION 29;
3-1/2" DIA. ALUMINUM CAP BY
29 29 PLS 813. CP&F FILED 09-25-84.

LINE TABLE

LINE	DISTANCE	BEARING
L1	50.00	S0° 28' 23" E
L2	32.26	S0° 28' 23" E
L3	27.27	S16° 33' 10" W
L4	11.06	S89° 59' 29" W
L5	32.73	S0° 28' 23" E
L6	27.27	S16° 33' 10" W
L7	77.19	S89° 58' 29" W
L8	50.00	S0° 00' 32" E
L9	60.50	N89° 59' 29" E
L10	60.00	N89° 59' 29" E
L11	51.76	N53° 42' 50" E
L12	40.00	N6° 00' 00" E
L13	30.00	N22° 23' 22" E

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	17° 03' 35"	280.00	83.37	83.06	42.00
C2	17° 03' 35"	220.00	65.51	65.26	33.00
C3	6° 39' 13"	305.00	35.42	35.40	17.73
C4	9° 24' 20"	305.00	50.07	50.01	25.07
C5	51° 19' 04"	20.00	17.91	17.32	9.61
C6	67° 52' 43"	60.00	71.08	67.00	40.36
C7	47° 44' 47"	60.00	50.00	48.57	26.55
C8	17° 03' 35"	220.00	65.50	65.26	33.00
C9	17° 03' 35"	280.00	83.37	83.06	42.00
C10	3° 31' 18"	320.00	19.67	19.67	9.84
C11	2° 59' 26"	320.00	16.70	16.70	8.35
C12	9° 57' 16"	245.00	42.57	42.51	21.34
C13	6° 06' 17"	245.00	26.10	26.09	13.06
C14	51° 19' 04"	20.00	17.91	17.32	9.61
C15	119° 15' 51"	60.00	124.89	103.54	102.40
C16	47° 44' 47"	60.00	50.00	48.57	26.55
C17	183° 33' 28"	100.00	320.37	199.90	N/A
C18	47° 07' 13"	100.00	82.24	79.94	43.61
C19	129° 19' 19"	100.00	225.71	180.76	211.18

NOTE: TUPELO WAY AS SHOWN
HEREON IS A PRIVATE ROAD,
DEDICATED TO TUPELO RIDGE
ESTATES P. U. D. HOMEOWNER'S
ASSOCIATION.

R. SMITH - M. DUPRAS
UNPLATTED

K 1001 - BELL
UNFLATTED
RFC - N89°12'18"E 322.99
N89°09'56"E 322.78

20' WIDE UTILITY EASEMENT
IN FAVOR OF TUPELO RIDGE
ESTATES HOMEOWNER'S ASSOC

LOT 8, BLOCK 2
2.76 ACRES

LOT 7, BLOCK 2
3.20 ACRES

LOT 6, BLOCK 2
3.94 ACRES

0° 28' 14"E, 645.85D

MYERS LOT
LOT 1
8K. 7. PG. 284)

PAGE 1 OF 2

LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH
YELLOW PLASTIC CAP MARKED 'PLS 6107'
- MONUMENTATION AS NOTED
- FOUND 5/8" DIA. REBAR WITH YELLOW
PLASTIC CAP BY PLS 5576
- △ FOUND 5/8" DIA. REBAR WITH YELLOW
PLASTIC CAP BY PLS 882
- FOUND 5/8" DIA. REBAR WITH YELLOW
PLASTIC CAP BY PLS 7879
- FOUND 3/4" DIA. REBAR WITH ALUMINUM
CAP BY PLS 9907
- APPROX. LOCATION OF PANHANDLE
HEALTH DEPT. APPROVED
DRAINFIELD SITE
- *--*--* WIRE FENCE

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF $50^{\circ}28'25''\text{E}$ ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 29, AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 546766, RECORDS OF BONNER COUNTY, IDAHO.

CEDAR RIDGE ADDITION P. O. D.
(DOVER CITY LIMITS)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 29, T. 57 N., R. 2 W., B.M., 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 LAWS AND LOCAL ORDINANCES.

DATED THIS 5th DAY OF December, 2006

James G. Miller
LICENSED SURVEYOR

TUPELO RIDGE ESTATES
PLANNED UNIT DEVELOPMENT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF TUPELO RIDGE ESTATES P.U.D. 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 2nd DAY OF January, 2007

William Storkman
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 2006

DATED THIS 30th DAY OF December, 2006
30th January, 2007

Cheryl D. Piche-Dy
Cheryl D. Piche-Dy Chief Deputy
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 ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 12th DAY OF December, 2006

Ed Keta
PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 12th DAY OF December, 2006

Ed Keta
PANHANDLE HEALTH DISTRICT 1

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 9th DAY OF January, 2007

Dennis Rich
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS 9th DAY OF January, 2007

Clare Marie Marley AICP
BONNER COUNTY PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF Idaho ss
COUNTY OF Bonner

ON THIS 6th DAY OF December, IN THE YEAR OF 2006, BEFORE ME PERSONALLY APPEARED ROBERT MYERS, TO ME KNOWN TO BE THE MANAGER OF TIMBERLINE FOREST PRODUCTS LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND EXECUTED THE FOREGOING OWNER'S CERTIFICATE, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID LLC. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF Idaho

RESIDING AT: Newport, WA

MY COMMISSION EXPIRES: November 1, 2010

Shula Stierle
NOTARY PUBLIC



RECORDER'S CERTIFICATE

FILED THIS 31 DAY OF January, 2007, AT 1:22 P.M. IN BOOK 8 OF PLATS AT PAGE 132

AT THE REQUEST OF Shula Stierle

11110

By: J. Roberts
BONNER COUNTY RECORDER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT TIMBERLINE FOREST PRODUCTS LLC, ROBERT MYERS, MANAGER, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS AND COMMON AREA, THE SAME TO BE KNOWN AS TUPELO RIDGE ESTATES PLANNED UNIT DEVELOPMENT, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 29; THENCE SOUTH 89°59'29" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 685.00 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT; THENCE SOUTH 0°28'25" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°59'29" WEST A DISTANCE OF 120.00 FEET; THENCE SOUTH 0°28'25" EAST A DISTANCE OF 32.26 FEET; THENCE 83.37 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 280.00 FEET (THE CHORD OF WHICH BEARS SOUTH 8°03'23" WEST, 83.06 FEET); THENCE SOUTH 16°35'10" WEST A DISTANCE OF 27.27 FEET; THENCE 65.51 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 220.00 FEET (THE CHORD OF WHICH BEARS SOUTH 8°03'23" WEST, 65.26 FEET); THENCE SOUTH 0°28'56" EAST A DISTANCE OF 2.74 FEET; THENCE SOUTH 0°28'25" EAST A DISTANCE OF 208.00 FEET (RECORD = SOUTH 0°31' EAST, 208.00 FEET); THENCE SOUTH 89°59'29" WEST A DISTANCE OF 11.06 FEET; THENCE SOUTH 6°02'19" WEST A DISTANCE OF 174.04 FEET; THENCE 35.42 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 305.00 FEET (THE CHORD OF WHICH BEARS SOUTH 9°21'56" WEST, 35.40 FEET); THENCE NORTH 89°59'29" EAST (RECORD = SOUTH 89°48' EAST) A DISTANCE OF 236.84 FEET; THENCE NORTH 89°09'56" EAST A DISTANCE OF 322.78 FEET (RECORD = NORTH 89°12'18" EAST, 322.99 FEET); THENCE SOUTH 0°29'40" EAST A DISTANCE OF 645.82 FEET (RECORD = SOUTH 0°28'14" EAST, 645.85 FEET); THENCE SOUTH 89°58'29" WEST (RECORD = SOUTH 89°59'40" WEST) A DISTANCE OF 1502.12 FEET; THENCE NORTH 0°04'35" EAST A DISTANCE OF 656.33 FEET (RECORD = NORTH 0°04'03" EAST, 656.25 FEET); THENCE NORTH 89°57'36" WEST A DISTANCE OF 176.13 FEET; THENCE NORTH 0°05'50" WEST A DISTANCE OF 659.07 FEET; THENCE NORTH 89°59'29" EAST A DISTANCE OF 1294.60 FEET TO THE INITIAL POINT. TUPELO WAY, THE WELL LOT, AND 50 FOOT WIDE PUBLIC RIGHT OF WAY EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE TUPELO RIDGE ESTATES PLANNED UNIT DEVELOPMENT HOMEOWNER'S ASSOCIATION.

Robert S. Myers
ROBERT MYERS, MANAGER
TIMBERLINE FOREST PRODUCTS LLC

NOTES:

- 1.) WATER SERVICE FOR LOT 1, BLOCK 1 WILL BE PROVIDED BY AN INDIVIDUAL WELL. WATER SERVICE FOR LOTS 1-8, BLOCK 2 WILL BE PROVIDED BY TUPELO RIDGE ESTATES P.U.D. WATER SYSTEM.
- 2.) SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND INDIVIDUAL DRAINFIELD.
- 3.) ALL LOTS WITHIN THIS SUBDIVISION HAVE BEEN DESIGNED TO BE DEVELOPED WITH GRASSED INFILTRATION AREAS TO MANAGE ON-SITE STORMWATER RUNOFF.
- 4.) ANY WORK INVOLVING FILLING, EXCAVATING, FLOODING OR DRAINING EXISTING WETLANDS REQUIRES AN ARMY CORPS OF ENGINEERS, SECTION 404 PERMIT, PRIOR TO BEGINNING WORK.
- 5.) THE ROAD WITHIN THIS SUBDIVISION IS PRIVATE, AND HAS NOT BEEN CONSTRUCTED TO STANDARDS FOR MAINTENANCE. THIS ROAD SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS IT IS CONSTRUCTED TO THE STANDARDS FOR MAINTENANCE AT NO EXPENSE TO THE TAXPAYERS AND IS DEDICATED TO THE PUBLIC BY THE LOT OWNERS AND ACCEPTED INTO THE MAINTENANCE SYSTEM BY THE ENTITY HAVING JURISDICTION OVER THE ROAD SYSTEM.
- 6.) NATIVE VEGETATION WITHIN THE 50-FOOT RIPARIAN PROTECTION AREA AS SHOWN HEREON SHALL BE MAINTAINED.
- 7.) A MINIMUM 2,000 GALLON WATER STORAGE SYSTEM SHALL BE INSTALLED BY THE LOT OWNER AT THE TIME OF BUILDING LOCATION PERMIT OR BUILDING PERMIT ON EACH LOT. WRITTEN CONFIRMATION OF THE COMPLIANCE OF THIS CONDITION SHALL BE OBTAINED FROM THE WESTSIDE FIRE DISTRICT.
- 8.) THIS PLAT IS SUBJECT TO CC&R'S RECORDED IN INSTRUMENT NO. 139682 AND AMENDMENT AND/OR MODIFICATION OF SAID COVENANTS RECORDED IN INSTRUMENT NUMBERS 139683, 548913, AND 548914, RECORDS OF BONNER COUNTY, IDAHO.
- 9.) THIS PLAT IS SUBJECT TO EASEMENT AND CONDITIONS CONTAINED THEREIN, RECORDED IN INSTRUMENT NO. 186688 AND MODIFICATION OF EASEMENT RECORDED IN INSTRUMENT NO. 675343, RECORDS OF BONNER COUNTY, IDAHO.
- 10.) THIS PLAT IS SUBJECT TO EASEMENT AND CONDITIONS CONTAINED THEREIN, RECORDED IN INSTRUMENT NO. 506425, RECORDS OF BONNER COUNTY, IDAHO.
- 11.) THIS PLAT IS SUBJECT TO EASEMENT AND CONDITIONS CONTAINED THEREIN, RECORDED IN INSTRUMENT NO. 512177, RECORDS OF BONNER COUNTY, IDAHO.
- 12.) THIS PLAT IS SUBJECT TO EASEMENT AND CONDITIONS CONTAINED THEREIN, RECORDED IN INSTRUMENT NO. 548915, RECORDS OF BONNER COUNTY, IDAHO.
- 13.) CC&R'S FOR TUPELO RIDGE ESTATES HOMEOWNER'S ASSOCIATION ARE RECORDED IN INSTRUMENT NO. 722002, RECORDS OF BONNER COUNTY, IDAHO.
- 14.) CC&R'S HAVE BEEN RECORDED REQUIRING MAINTENANCE OF THE PRIVATE ROAD AT INSTRUMENT NO. 722002, RECORDS OF BONNER COUNTY, IDAHO.

LIENHOLDER'S CERTIFICATE

THE FOLLOWING BENEFICIARY OF A DEED OF TRUST ON THE PROPERTY DESCRIBED IN THE FOREGOING OWNER'S CERTIFICATE HAS RECORDED A LIENHOLDER'S CERTIFICATE AGREEING TO THE SUBDIVISION AS SHOWN HEREON.

Barbara L. Rousseau RECORDED ON 12/29/06 AT INSTRUMENT 720178, RECORDS OF BONNER COUNTY, IDAHO.

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