

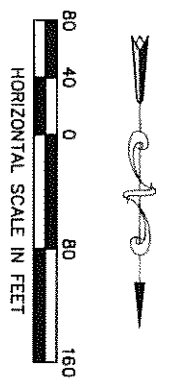
AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1

LOCATED IN THE SE1/4
OF SECTION 30
T.18N., R.3E., B.M
VALLEY COUNTY, IDAHO,
2020

SURVEY NARRATIVE

THIS PLAT WAS COMPLETED TO CHANGE THE SANITARY RESTRICTION RELEASE LETTER RECORDED AS INSTRUMENT NO. 320763 AND INCLUDE THE LOTS SHOWN AS PHASE 2 FUTURE DEVELOPMENT AS SHOWN ON THE PLAT OF MOONRIDGE SUBDIVISION PHASE 1, BOOK 11, PAGE 29, INST. NO. 320763.

SOUTH 1/4 SECTION 30
FOUND ALUMINUM CAP MONUMENT
CP&R INST. NO. 312138
S30
S31 1/4



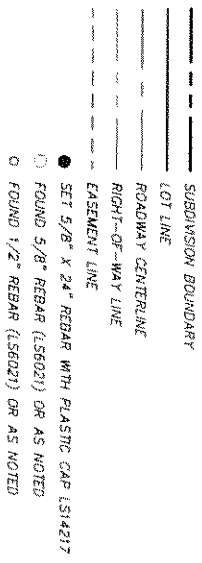
BASIS OF BEARING

BEARINGS SHOWN HEREON ARE "GRD." IDAHO STATE PLANE (WEST ZONE) ESTABLISHED FROM A GPS NETWORK REFERENCED TO NAD 83 (2011) EPOCH 2010. ALL DISTANCES ARE GROUND DISTANCES.

FLOOD PLAIN NOTE

FEMA FIRM PANEL(S): 0982C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE

LEGEND



LINE TABLE

LINE	LENGTH	BEARING
L1	16.86'	N62°03'38"E
L2	34.96'	N77°38'29"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	42.34'	250.00'	9°42'09"	N66°54'42"E	42.28'
C2	100.03'	357.84'	19°34'51"	S69°51'03"W	99.72'
C3	74.87'	215.00'	19°57'05"	S48°17'38"E	74.49'
C4	137.29'	135.00'	58°16'04"	N29°08'05"W	131.45'
C5	109.95'	78.00'	88°59'39"	N45°00'00"E	98.99'
C6	62.68'	180.00'	19°57'05"	S48°17'38"E	62.36'
C7	103.31'	170.00'	34°49'08"	N40°51'33"W	101.73'
C8	69.57'	170.00'	23°26'56"	N11°43'31"W	69.09'
C9	109.85'	105.00'	59°56'21"	N29°58'23"E	104.90'
C10	55.08'	198.00'	30°03'18"	N74°58'12"E	54.45'
C11	121.82'	60.00'	116°19'36"	S88°09'05"E	101.95'
C12	124.08'	60.00'	118°29'01"	S31°15'14"W	103.12'
C13	56.36'	60.00'	53°49'09"	N62°35'42"W	54.31'
C14	54.97'	35.00'	89°59'39"	N44°59'55"E	49.49'
C15	101.70'	108.00'	58°16'04"	N29°08'06"W	97.37'
C16	86.89'	250.00'	19°54'45"	S48°51'22"E	86.45'

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. TRANQUILITY LANE IS OWNED AND MAINTAINED BY THE MOONRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, AS IS FURTHER PROVIDED IN THE PRIVATE ROAD DECLARATION, RECORDED IN THE OFFICE OF THE VALLEY COUNTY RECORDER AS INST. NO. 320764.
3. UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL, THE RIGHTS-OF-WAY OF TRANQUILITY LANE SHALL FURTHER SERVE AS A UTILITY AND DRAINAGE EASEMENT.
4. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3803, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
5. THIS SUBDIVISION SHALL BE SUBJECT TO THE CONSTRAINTS, CONDITIONS, AND RESTRICTIONS AS DEFINED BY MOONRIDGE SUBDIVISION PHASE 1 RECORDED AS INST. NO. 5, 320763-320765.
6. ONLY ONE WOOD BURNING DEVICE ALLOWED PER LOT.
7. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.
8. NO BUILDING SHALL BE PLACED WITHIN 20 FEET OF THE TOP OF SLOPE SHOWN APPROXIMATELY HEREON.

CENTRAL DISTRICT HEALTH NOTES

LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

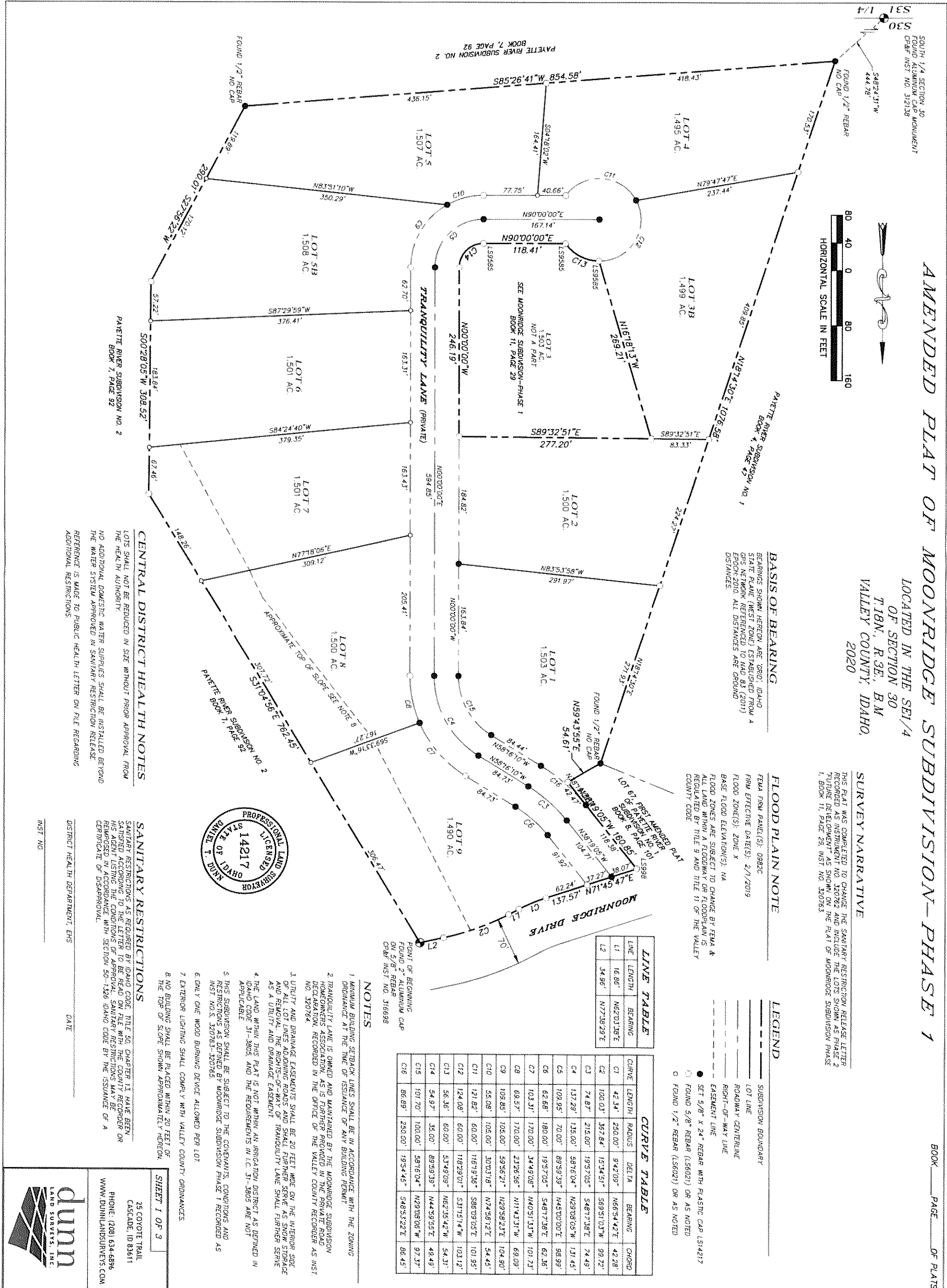
SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REMOVED IN ACCORDANCE WITH SECTION 50-1336 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.



SHEET 1 OF 3

25 COVOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6996
WWW.DUNHILLANDSURVEYS.COM



AMENDED PLAT OF MOONRIDGE SUBDIVISION - PHASE 1

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL W. ROMANS AND CYNTHIA M. ROMANS, TRUSTEES, THE ROMAN FAMILY TRUST; LOT 1 MERTON C. BURNS AND ROXANNE E. BURNS, HUSBAND AND WIFE, LOT 2 JENNIFER MENDOLA, MANAGER, WHITEMAN, LLC, LOTS 3B, 4, 5, 5B, 6 AND 9 MILES GUNNING AND RAYETTE A. GUNNING, HUSBAND AND WIFE, LOT 6 DARYL CAMPBELL AND RITA CAMPBELL, HUSBAND AND WIFE, LOT 7 ARE THE OWNERS OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE1/4 OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BEING LOTS 1, 2, 4, 5, 6, 7, 8, 9, TWO UN-PLATTED PARCELS AND TRANQUILITY LANE, SAVE AND EXCEPT LOT 3 AS SHOWN ON THAT PARTICULAR PLAT OF MOONRIDGE SUBDIVISION-PHASE 1, AND FILED IN BOOK 11 AT PAGE 29 AS INST. NO. 120761, PLAT RECORDS OF SAID VALLEY COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF LOT 67 PAYETTE RIVER SUBDIVISION NO. 2, RECORDED IN BOOK 7 AT PAGE 92 AS INST. NO. 132721, SAID PLAT RECORDS OF VALLEY COUNTY, BEING FOUND IN BOOK 2 IN THE CAP REQUIREMENT OF THE SOUTH RIGHT-OF-WAY BOUNDARY OF MOONRIDGE DRIVE, RECORDED AS PLATS IN BOOK 3169B, CORNER RECORDS OF SAID VALLEY COUNTY, THENCE THE FOLLOWING BEARINGS AND DISTANCES ON THE BOUNDARY OF SAID PAYETTE RIVER SUBDIVISION NO. 2: THENCE A BEARING OF S170°45'56"E, A DISTANCE OF 762.45 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S02°28'05"W, A DISTANCE OF 299.01 FEET TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S97°56'22"W, A DISTANCE OF 309.52 FEET TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S05°28'41"W, A DISTANCE OF 859.38 FEET TO A SET 5/8 INCH REBAR ON THE EASTERN BOUNDARY OF SAID PAYETTE RIVER SUBDIVISION NO. 2, BEING THE CORNER OF LOT 69 AS INST. NO. 9827, SAID PLAT RECORDS OF VALLEY COUNTY, SAID REBAR MARKING THE CORNER OF LOT 69 PAYETTE RIVER SUBDIVISION NO. 2 AND THE CORNER COMMON TO LOTS 72 AND 86 SAID PAYETTE RIVER SUBDIVISION NO. 2 AND THENCE A BEARING OF N187°41'30"E, A DISTANCE OF 1078.58 FEET ON SAID EAST BOUNDARY OF PAYETTE RIVER SUBDIVISION NO. 2 TO A SET 5/8 INCH REBAR MARKING THE SOUTHWEST CORNER OF LOT 67 AS SHOWN ON THE FIRST AMENDED PLAT OF PAYETTE RIVER SUBDIVISION NO. 1, FILED IN BOOK 8 AT PAGE 101 AS INST. NO. 253183, SAID PLAT RECORDS OF VALLEY COUNTY; THENCE A BEARING OF N89°43'55"E, A DISTANCE OF 54.61 FEET ON THE SOUTHEASTERLY BOUNDARY OF SAID LOT 67 TO A FOUND 5/8 INCH REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 67; THENCE A BEARING OF N88°19'05"W, A DISTANCE OF 160.85 FEET ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 67 TO A FOUND 5/8 INCH REBAR ON SAID SOUTH RIGHT-OF-WAY BOUNDARY OF MOONRIDGE DRIVE; THENCE A BEARING OF N71°45'47"E, A DISTANCE OF 157.57 FEET ON SAID RIGHT-OF-WAY BOUNDARY TO A FOUND 5/8 INCH REBAR; THENCE CONTINUING ON SAID RIGHT-OF-WAY BOUNDARY 42.34 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 94°22'09" AND A LONG CHORD WHICH BEARS N65°54'42"E, A DISTANCE OF 42.28 FEET; THENCE A BEARING OF N62°03'30"E, A DISTANCE OF 16.86 FEET ON SAID RIGHT-OF-WAY BOUNDARY TO A FOUND 5/8 INCH REBAR; THENCE CONTINUING ON SAID RIGHT-OF-WAY BOUNDARY TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 367.84 FEET, A DELTA ANGLE OF 153°34'51" AND A LONG CHORD WHICH BEARS N69°51'03"E, A DISTANCE OF 99.72 FEET TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF N77°38'29"E, A DISTANCE OF 34.96 FEET ON SAID RIGHT-OF-WAY BOUNDARY TO THE TRUE POINT OF BEGINNING. SAID DESCRIBED PARCEL OF LAND CONTAINS 18.725 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEIGNED TO THE PUBLIC, HOWEVER, THE RIGHT TO USE SAID EASEMENTS TO BE USED FOR THE PURPOSES OF THE PLAT AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. THE OWNERS HEREBY CERTIFY THAT THE BOUNDARY LINES WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS BUT WILL BE SERVED BY AN INDIVIDUAL WATER SYSTEM. THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-3803 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2020. MICHAEL W. ROMANS, TRUSTEE, THE ROMAN FAMILY TRUST OWNER, LOT 1 CYNTHIA M. ROMANS, TRUSTEE, THE ROMAN FAMILY TRUST OWNER, LOT 1

ACKNOWLEDGEMENT

STATE OF } SS } ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED MICHAEL W. ROMANS AND CYNTHIA M. ROMANS, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE ROMANS FAMILY TRUST AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXERCISED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO _____ RESIDING AT _____ COMMISSION EXPIRES: _____

LOCATED IN THE SE1/4 OF SECTION 30 T18N., R3E., B1M VALLEY COUNTY, IDAHO, 2020

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2020.

MERTON C. BURNS OWNER, LOT 2 ROXANNE E. BURNS OWNER, LOT 2

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED MERTON C. BURNS AND ROXANNE E. BURNS, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO _____ RESIDING AT _____ COMMISSION EXPIRES: _____

JENNIFER MENDOLA, MANAGER, WHITEMAN, LLC OWNER, LOTS 3B, 4, 5, 5B, 6 AND 9

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2020.

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED JENNIFER MENDOLA, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF WHITEMAN, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO _____ RESIDING AT _____ COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2020.

MILES GUNNING OWNER, LOT 8 RAYETTE A. GUNNING OWNER, LOT 6

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED MILES GUNNING AND RAYETTE A. GUNNING, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO _____ RESIDING AT _____ COMMISSION EXPIRES: _____

DARYL CAMPBELL OWNER, LOT 7 RITA CAMPBELL OWNER, LOT 7

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2020.

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED DARYL CAMPBELL AND RITA CAMPBELL, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO _____ RESIDING AT _____ COMMISSION EXPIRES: _____



25 COYOTE TRAIL CASCADE, ID 83611 PHONE: (208) 634-6896 WWW.DUNNLANDSURVEYS.COM SHEET 2 OF 3 dunn LAND SURVEYS, INC.

AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1

LOCATED IN THE SE1/4
OF SECTION 30
T.18N., R.3E., B.M
VALLEY COUNTY, IDAHO,
2020

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT THE AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR _____ DATE _____

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 2020,
BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 2020,
BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN _____

CERTIFICATE OF VALLEY COUNTY TREASURER

THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY STATE OF IDAHO, FOR THE REQUIREMENTS OF IDAHO CODE 50-1508 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER _____ DATE _____

CERTIFICATE OF VALLEY COUNTY RECORDER

STATE OF IDAHO)
VALLEY COUNTY)) SS
THIS IS TO CERTIFY THAT THE PLAT OF AMENDED EAGLE NEST SUBDIVISION NO. 2 WAS FILED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO, THIS _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ M. AT THE REQUEST OF _____ AND WAS DULY RECORDED AS INSTRUMENT _____ IN BOOK _____ OF PLATS ON PAGE _____.

DEPUTY
EX-OFFICIO RECORDER _____

dunn
LAND SURVEYS, INC.
25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-8896
WWW.DUNNLANDSURVEYS.COM

SHEET 3 OF 3