

WHISPER RIDGE ESTATES, PHASE 1

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE WEST 1/2 OF SECTION 35, TOWNSHIP 58 NORTH, RANGE 2 WEST, BONNER COUNTY, IDAHO.

NOTES

- 1) THE ROAD WITHIN THIS SUBDIVISION IS PRIVATE AND HAS NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE. THIS ROAD SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME IT IS CONSTRUCTED TO COUNTY STANDARDS AT NO EXPENSE TO THE TAXPAYERS, AND IS DEDICATED TO THE PUBLIC BY THE LOT OWNERS AND ACCEPTED INTO THE COUNTY'S MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
- 2) (a) A MINIMUM 2000 GALLON WATER STORAGE SYSTEM SHALL BE INSTALLED BY THE LOT OWNER AT THE TIME OF BUILDING LOCATION PERMIT OR BUILDING PERMIT ON EACH LOT, CAPABLE OF REFILL ON DEMAND, THAT WILL NOT FREEZE. WRITTEN CONFIRMATION OF THE COMPLIANCE OF THIS CONDITION SHALL BE OBTAINED FROM THE NORTHSIDE FIRE DISTRICT.
 - (b) THE INSTALLATION OF A RESIDENTIAL SPRINKLER SYSTEM IN ALL NEWLY CONSTRUCTED RESIDENCES OR
 - (c) A POND WITH A DRY HYDRANT (1,000 GALLONS/MINUTE FOR TWO HOURS) AT A LOCATION AND TO THE SPECIFICATIONS DETERMINED BY THE NORTHSIDE FIRE DISTRICT CHIEF OF
 - (d) AN APPROVED FIRE SUPPRESSION METHOD, INSTALLED AND APPROVED TO THE SATISFACTION OF THE NORTHSIDE FIRE DISTRICT.
- 3) CC & R'S HAVE BEEN RECORDED REQUIRING MAINTENANCE OF THE PRIVATE SUBDIVISION ROAD SYSTEM AND FOR THE FAIR AND EQUITABLE SHARE OF IMPROVEMENTS AND MAINTENANCE OF THE GRANITE RIDGE DRIVE ROAD SYSTEM AT INSTRUMENT NUMBER
- 4) THE INDIVIDUAL LOTS DESCRIBED IN THE PLAT WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1), OR MORE OF THE LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS.
- 5) SEPTIC TO BE PROVIDED BY EDELWEISS VILLAGE/GROANITE RIDGE SEWER SYSTEM, INSTR. NO. 683264 & 683265
- 6) NATIVE VEGETATION WITHIN THE 25-FOOT RIPARIAN AREA AS SHOWN HEREON SHALL BE MAINTAINED.
- 7) SEE THE FOLLOWING DOCUMENTS FOR EASEMENTS, CONDITIONS, AND AGREEMENTS THAT EFFECT THIS PLAT:
 - (A) EASEMENT- ROAD FOR PUBLIC USE-RECORDED OCT. 27, 1971 AS INSTR. NO. 136601
 - (B) EASEMENT- ELECTRICAL DISTRIBUTION-RECORDED DEC. 23, 1992 AS INSTR. NO. 417551
 - (C) EASEMENT- INGRESS, EGRESS-RECORDED JUNE, 1, 1993 AS INSTR. NO. 425510
 - (D) EASEMENT- INGRESS, EGRESS AND UTILITIES-RECORDED SEPT. 8, 2004 AS INSTR. NO. 656890
 - (E) EASEMENT- WELL AGREEMENT-RECORDED SEPT. 8, 2004 AS INSTR. NO. 656891
 - (F) EASEMENT- VIEW EASEMENT-RECORDED SEPT. 8, 2004 AS INSTR. NO. 656892
 - (G) EASEMENT- INGRESS, EGRESS, & UTILITIES-RECORDED AUG. 3, 2005 AS INSTR. NO. 683260, 683261, & 683262
 - (H) EASEMENT- AGREEMENT, TERMS, & CONDITIONS-RECORDED AUG. 3, 2005 AS INSTR. NO. 683263
 - (I) EASEMENT- ELECTRICAL DISTRIBUTION-RECORDED SEPT. 20, 2006 AS INSTR. NO. 713526
 - (J) EASEMENT FOR INGRESS, EGRESS & UTILITIES IS RESERVED, OVER, UNDER & ACROSS ALL COMMON AREAS, ROADS, TRAILS, AND ACCESS AND UTILITY EASEMENT ON LOT 1, AS SHOWN HEREON.
 - (K) ACCESS EASEMENT FOR THE EXTENSION OR THE FUTURE LOOP OF WHISPER RIDGE DRIVE FROM THE SOUTH LINE OF PHASE 1 ACROSS LOTS 18,19, AND 20 OF EDELWEISS VILLAGE, FIRST ADDITION TO CONNECT WITH GRANITE RIDGE DRIVE EAST, RECORDED AS INSTRUMENT NO. 712211 ON SEPT. 1, 2006, AND ASSIGNED BY INSTRUMENT NO. 712218 ON SEPT. 1, 2006.

DESIGNATED REMAINDER
FUTURE PHASE 2
55.1 ACRES

NW TRACT - BOUNDARY LINE ADJ., RECORDED 1/31/07 BY INSTRUMENT NO. 784970
NE TRACT - BOUNDARY LINE ADJ., RECORDED 1/31/07 BY INSTRUMENT NO. 784970

LINES

No.	Direction	Length
1	S89°27'45"W	36.01
2	S18°48'28"E	1.38
3	S88°03'16"W	24.58
4	S89°03'18"W	4.31
5	N28°25'01"W	5.14
6	S28°25'01"E	5.77
7	S89°03'38"W	5.70
8	S 4°31'31"W	32.58
9	S50°45'20"W	32.58
10	S52°06'00"W	32.58
11	S37°08'42"W	19.89
12	S22°28'12"W	14.36
13	S 4°42'58"W	24.77
14	S17°37'51"E	43.30
15	S88°25'28"W	31.64
16	S88°11'47"W	32.11
17	N27°40'38"E	30.28
18	N 4°31'31"E	44.72
19	N18°52'50"W	7.81
20	N 1°47'26"E	25.21
21	S88°53'18"E	35.60
22	S59°07'50"W	15.36
23	N71°12'39"W	23.52
24	N52°06'00"E	25.92
25	S37°54'00"E	17.38

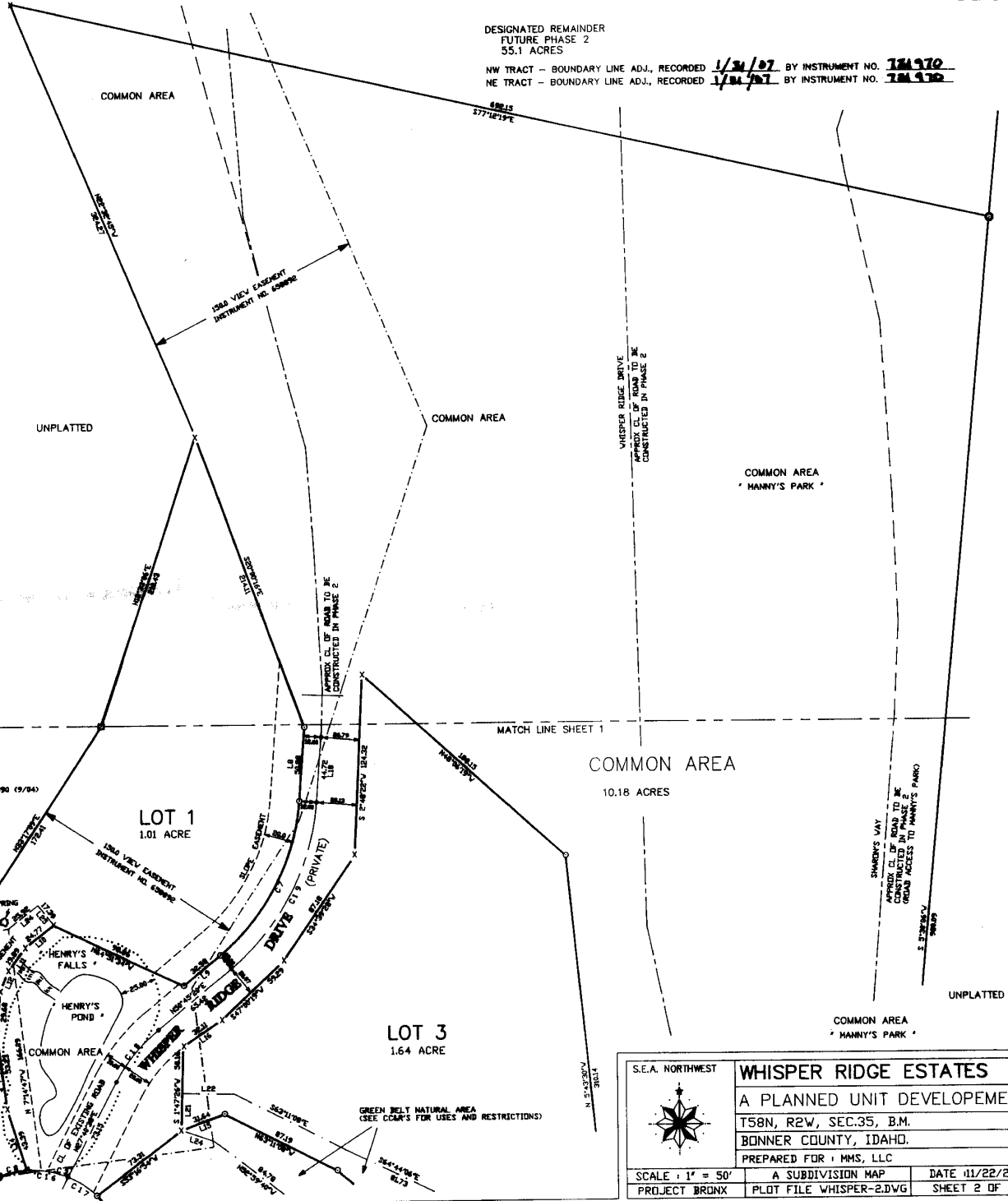
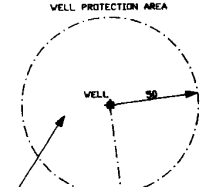
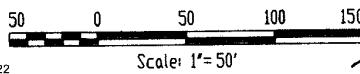
CURVES

No.	Delta	Radius	Arc Length	Tangent	Chord
1	16°22'02"	213.62	61.02	30.72	60.82 N06°32'20"E
2	90°46'43"	66.09	70.11	38.76	66.87 N30°03'42"E
3	45°24'49"	66.09	52.40	27.87	51.04 S70°04'42"E
4	17°49'04"	153.62	47.77	24.08	47.86 N00°11'33"W
5	157°55'17"	8.09	16.78	16.78	11.26 N87°41'30"E
6	9°08'55"	530.26	84.82	42.40	84.83 S17°38'30"E
7	46°13'48"	151.98	122.84	64.86	118.34 S27°38'29"W
8	17°44'18"	66.09	70.46	10.31	70.38 S72°21'44"W
9	33°58'28"	66.09	38.19	20.19	36.82 S30°20'35"E
10	9°08'55"	470.28	78.04	37.80	78.75 N17°38'30"W
11	9°08'55"	500.38	86.00	42.52	86.00 S89°04'26"W
12	157°55'17"	38.09	78.48	188.00	70.85 S87°41'00"W
13	17°32'09"	163.62	54.20	14.57	26.47 S89°04'26"W
14	58°11'45"	38.09	37.28	20.30	35.85 N42°57'16"W
15	98°43'28"	38.09	62.19	42.05	54.78 S89°04'26"W
16	24°52'18"	66.09	26.89	11.89	23.59 S57°36'33"E
17	20°33'11"	66.09	23.71	11.89	46.52 N38°12'50"E
18	23°04'42"	118.27	46.83	23.74	128.78 W27°38'29"E
19	46°13'48"	163.99	132.32	70.00	

LEGEND

(SEE SHEET 1)

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S.E.A. NORTHWEST	WHISPER RIDGE ESTATES	
	A PLANNED UNIT DEVELOPMENT	
T58N, R2W, SEC.35, B.M.		
BONNER COUNTY, IDAHO.		
PREPARED FOR: MMS, LLC		
SCALE: 1" = 50'	A SUBDIVISION MAP	DATE: 11/28/2006
PROJECT: BRDNX	PLOT FILE: WHISPER-2.DWG	SHEET 2 OF 3

WHISPER RIDGE ESTATES, PHASE 1

A PLANNED UNIT DEVELOPEMENT

LOCATED IN THE WEST 1/2 OF SECTION 35, TOWNSHIP

58 NORTH, RANGE 2 WEST, BONNER COUNTY, IDAHO.

PANHANDLE HEALTH DISTRICT 1 APPROVAL

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 19th DAY OF January, 2007.

Ed Kite
Panhandle Health District 1

SANITARY RESTRICTIONS SATISFIED AND LIFTED THIS 19th DAY OF

January, 2007.

Ed Kite
Panhandle Health District 1

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the herein described property have been fully paid up to and including the year 2006 DATED THIS 19th DAY OF JANUARY, 2007.

Chris D. Pelt
Bonner County Treasurer.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared by me or under my direction and is based on an actual survey located in Section 35, T58N, R2W, 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 law and local ordinances.

DATED THIS 10th DAY OF January, 2007.

Alan V. Kiebert
ALAN V. KIEBERT, PLS 974



LIENHOLDERS' CERTIFICATE

The following beneficiaries on one or more Mortgage or Deed of Trust on the property described in the owner's certificate, hereby agree to the subdivision as shown hereon.

Charles A. Finney and Judith Sharon Finney
Recorded 1/31/07, as Inst. No. 721969.

Eric E. Skinner and Julina Skinner, D. Joseph Mire and Leigh Mire,
& G. Henry Mire and Pauline Mire
Recorded 1/19/07, as Inst. No. 721346.

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved,
Dated this 19th Day of January, 2007.

Clare Marie Maskey, M.P.
Bonner County Planning Director

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners, Bonner County, Idaho.

DATED THIS 14th DAY OF Feb, 2007.

Janis Rich
CHAIRMAN, BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein plat of Whisper Ridge Estates Phase I, 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 10th DAY OF January, 2007.

William Stekman
Bonner County Surveyor

CITY OF SANDPOINT, AREA OF IMPACT

I Raymond D. Miller, Mayor of the city of Sandpoint, Bonner County, Idaho, do hereby certify that the plat of WHISPER RIDGE ESTATES, PHASE 1, has been examined for impact to the city of Sandpoint.

DATED THIS 19th DAY OF January, 2007.

Ronald P. Miller
Mayor

Christine M. Oregon
City Clerk

RECORDER'S CERTIFICATE

FILED THIS 16 DAY OF Feb, 2007, AT 1:55 p.m.
IN BOOK 8 OF PLATS AT PAGE 110
AT THE REQUEST OF Watch

MARIE SCOTT
Bonner County Recorder
Karl Scherby
DEPUTY
CC&RS # 723203

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: MMS, LLC, an Idaho limited liability company, hereby certifies that it owns and has laid out into lots, common area, and roads, that portion of the West Half of Section 35, Township 58 North, Range 2 West, Boise Meridian, Bonner County, Idaho, embraced within the Planned Unit Development known as "Whisper Ridge Estates, Phase 1" which is more specifically described as follows:

Commencing at the South 1/4 corner of said Section 35 only; thence South 89° 27' 45" West a distance of 1059.03 feet to the 'Initial Point'; thence continuing along said Section line, South 89° 27' 45" West a distance of 73.82 feet to a point on the East line of Lot 8A of the Replat recorded in Book 6 of Plats, page 70, records of Bonner County; thence leaving said Section line, and along the boundary line of said Lot 8A the following three (3) courses: 1.) North 18° 52' 50" West a distance of 7.91 feet; 2.) South 89° 03' 38" West a distance of 343.52 feet; 3.) South 28° 25' 01" East a distance of 5.77 feet to said Section line; thence South 89° 27' 45" West a distance of 56.74 feet along said Section line, and across Granite Ridge Drive to a point on the East line of Lot 11A of said Replat; thence leaving said Section line, and along the boundary line of said Lot 11A the following three (3) courses: 1.) North 28° 25' 01" West a distance of 5.14 feet; 2.) South 89° 03' 18" West a distance of 161.22 feet; 3.) South 18° 49' 28" East a distance of 3.58 feet to said Section line; thence South 89° 27' 45" West a distance of 36.61 feet along said Section line and across said Granite Ridge Drive to a point on the westerly right-of-way line; thence along said westerly right-of-way line the following three (3) courses: 1.) 61.02 feet along a curve to the right, whose radius is 213.62 feet, and whose chord bears North 00° 32' 20" East a distance of 60.82 feet; 2.) North 08° 43' 21" East a distance of 217.04 feet; 3.) 70.11 feet along a curve to the right, whose radius is 66.09 feet, and whose chord bears North 39° 06' 43" East a distance of 66.87 feet; thence leaving said right-of-way line, North 07° 14' 47" West a distance of 166.16 feet; thence North 33° 17' 09" East a distance of 172.41 feet; thence North 18° 33' 06" East a distance of 210.43 feet; thence North 22° 32' 45" West a distance of 324.27 feet; thence South 77° 12' 19" East a distance of 692.15 feet; thence South 05° 30' 06" West a distance of 980.09 feet to the 'Initial Point'.

AND the Common Areas, Roads, and Access and Utility Easement on Lot 1, as shown hereon, are hereby dedicated to the Whisper Ridge Estates Owners Association, Inc.
AND the owners, MMS, LLC, and Mortgagees, Eric E. and Julina Skinner, D. Joseph and Leigh Mire, and G. Henry and Pauline Mire as tenants in common, do hereby reserve an easement for ingress, egress, and utilities, over, under, and across all roads, trails, and common areas as shown hereon, in favor of the designated remainder, northeast tract, and northwest tract.

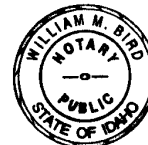
Eric E. Skinner
ERIC E. SKINNER, MANAGER

ACKNOWLEDGMENT

STATE OF Idaho) ss
COUNTY OF Bonner)

I, William M. Bird a notary public, do hereby certify that on this 25th day of January, 2007, personally appeared before me Eric E. Skinner who, being by me first duly sworn, declared that he is a manager of MMS, LLC, an Idaho limited liability company, that he signed the foregoing document as a manager of the company, and that the statements therein contained are true.

William M. Bird
Notary Public
Residing at Sandpoint, Idaho
Commission Expires 2-25-08

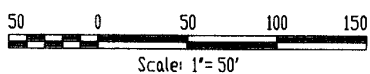
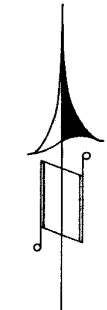


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WHISPER RIDGE ESTATES, PHASE 1

A PLANNED UNIT DEVELOPMENT

LOCATED IN THE WEST 1/2 OF SECTION 35, TOWNSHIP 58 NORTH, RANGE 2 WEST, BONNER COUNTY, IDAHO.



LINES

No.	Direction	Length
1	S89°27'45"W	36.81
2	S18°49'28"E	3.56
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6	S28°25'01"E	5.77
7	S89°03'38"W	3.70
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9	S50°45'20"W	32.58
10	S52°06'00"W	24.77
11	S37°09'42"W	18.89
12	S22°28'12"W	14.36
13	S 4°42'59"W	29.69
14	S7°33'51"E	43.39
15	S69°23'26"W	31.64
16	S56°11'47"W	32.11
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18	N 4°31'31"E	44.72
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20	N 1°47'26"E	25.21
21	S86°53'18"E	35.80
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24	N50°06'00"E	25.92
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4	17°49'04"	153.82	47.77	24.06	47.58 N00°11'13"W
5	157°55'17"	6.09	18.79	11.89	N67°41'00"E
6	9°08'35"	530.26	84.82	42.40	84.53 S17°38'38"E
7	48°13'48"	151.89	122.84	64.58	119.34 S37°26'28"W
8	17°44'19"	66.09	20.46	10.31	20.36 S72°21'47"W
9	33°58'28"	66.09	36.19	20.19	36.82 S39°29'35"E
10	9°08'35"	470.26	78.04	37.80	74.98 S17°38'38"E
11	9°08'35"	500.28	78.83	40.00	78.75 N17°38'38"W
12	157°55'17"	36.09	98.48	185.00	70.85 S87°41'00"W
13	17°32'09"	183.82	56.20	28.32	55.98 S00°02'43"E
14	58°11'49"	36.09	37.29	20.50	36.85 N45°27'18"W
15	98°43'28"	36.09	62.19	42.05	54.78 S68°08'05"W
16	21°52'18"	66.09	28.99	14.57	28.47 S80°18'28"E
17	20°33'31"	66.09	23.71	11.89	23.59 S87°06'33"E
18	23°04'42"	116.27	46.83	23.74	46.32 N38°12'38"E
19	48°13'48"	183.90	132.32	70.00	128.76 N27°38'25"E

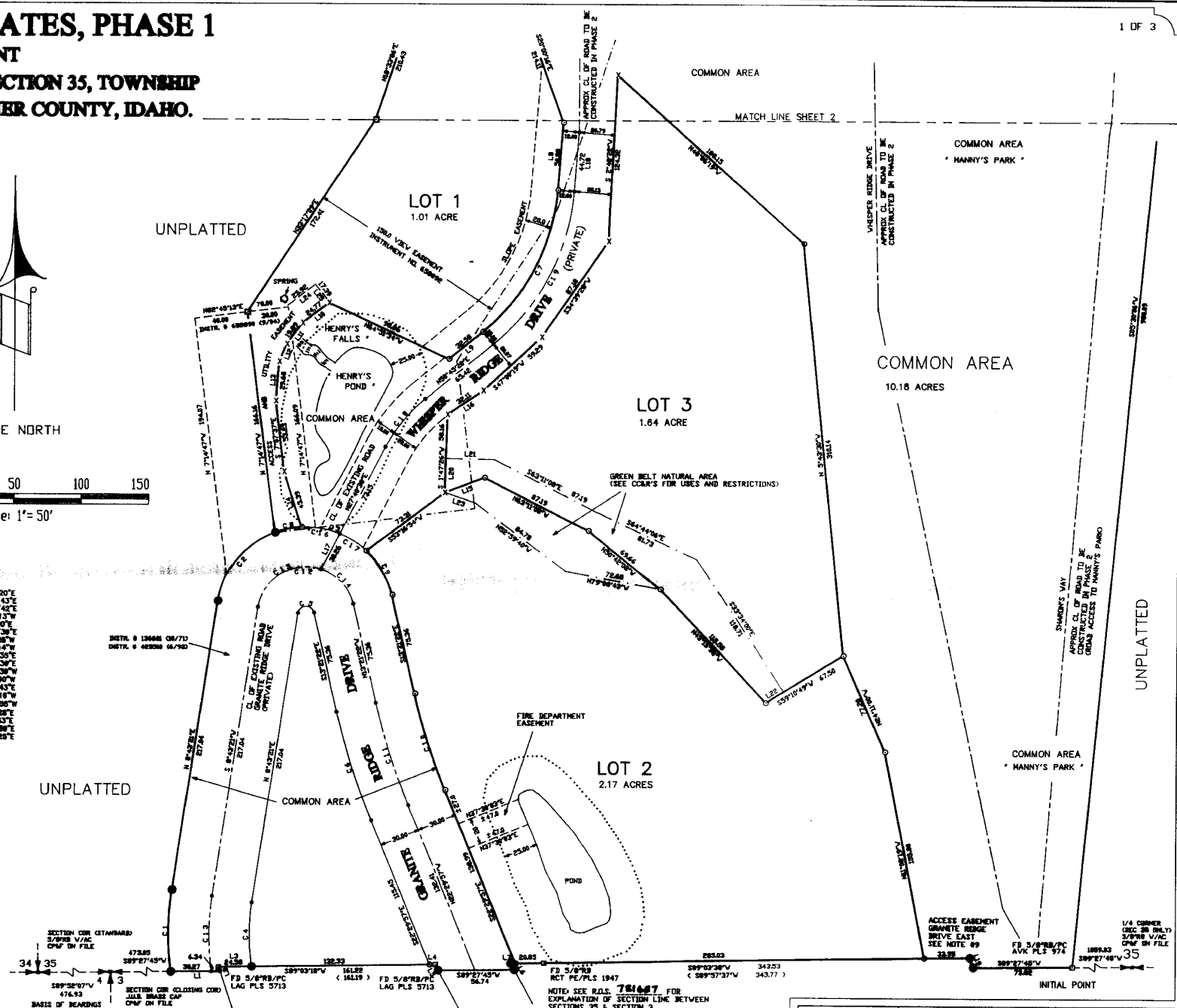
LEGEND

- 5/8"RB/PC SET AVK PLS 974
- ◻ 1/2"RB/PC AVK PLS 974 (FROM PREVIOUS SURVEY)
- 1/2"RB/PC SET AVK PLS 974
- ◻ MONUMENT FOUND AS NOTED
- NDT SET OR FOUND
- X " X " IN STONE
- (B & D) RECORD BEARING AND/OR DISTANCE
- RIPARIAN BUFFER AREA
- TRAIL
- C/L PROPOSED ROADS (PHASE 2)
- SLOPE AND/OR ACCESS ROAD EASEMENT BOUNDARY
- GREEN BELT BOUNDARY (SEE CCLR'S)
- VIEW EASEMENT BOUNDARY (ESMT NDL 6588992)

NOTES

(SEE SHEET 2)

PREPARED BY: S.E.A. NORTHWEST CONSULTANTS INC., HOPE & SANDPOINT, IDAHO



GRANITE RIDGE REPLAT NO. 2
BOOK 6 OF PLATS, PAGE 70

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	A PLANNED UNIT DEVELOPMENT	
	T58N, R2W, SEC.35, B.M. BONNER COUNTY, IDAHO.	
	PREPARED FOR: MMS, LLC	
SCALE: 1" = 50'	A SUBDIVISION MAP	DATE: 11/22/2006
PROJECT: BRONX	PLOT FILE: WHISPER-LDWG	SHEET: 1 OF 3