

# MOONDANCE ACRES 1ST ADDITION

## SE 1/4, SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, ID

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "MOONDANCE ACRES 1ST ADDITION" 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 \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

### COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIR, BOARD OF COUNTY COMMISSIONERS

### 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 20\_\_\_.

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY TREASURER

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT WARREN ADEN DAY AND SARA WENDY DAY (PREVIOUSLY KNOWN AS WENDY JEAN DAY), BROTHER AND SISTER, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "MOONDANCE ACRES 1ST ADDITION", LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 3 OF "GOOD DOG ACRES", RECORDED IN BOOK 22 OF PLATS, ON PAGE 32, RECORDS OF BONNER COUNTY.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE 60' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE OF LOTS 4, 5, AN 6 AS SHOWN HEREON.

\_\_\_\_\_  
WARREN ADEN DAY

\_\_\_\_\_  
SARA WENDY DAY

### OWNERS' ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED, SARA WENDY DAY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### OWNERS' ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED WARREN ADEN DAY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### SUBJECT TO INSTRUMENT NO.

1. RESERVATIONS CONTAINED IN DEED INST. NO. 146437.
2. INGRESS, EGRESS, AND UTILITIES EASEMENT, INST. NO. 395911.
3. ABANDONMENT AND REPLACEMENT OF EASEMENT, INST. NO. 436619
4. ADDENDUM TO ABANDONMENT AND REPLACEMENT EASEMENT, INST. NO. 436620
5. UNDERGROUND RIGHT-OF-WAY EASEMENT FOR ELECTRIC DISTRIBUTION LINE INST. NO. 437307

### 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 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.



\_\_\_\_\_  
RUSSELL E. BADGLEY

\_\_\_\_\_  
PLS 12458

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M. IN

BOOK \_\_\_ AT PAGE \_\_\_ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

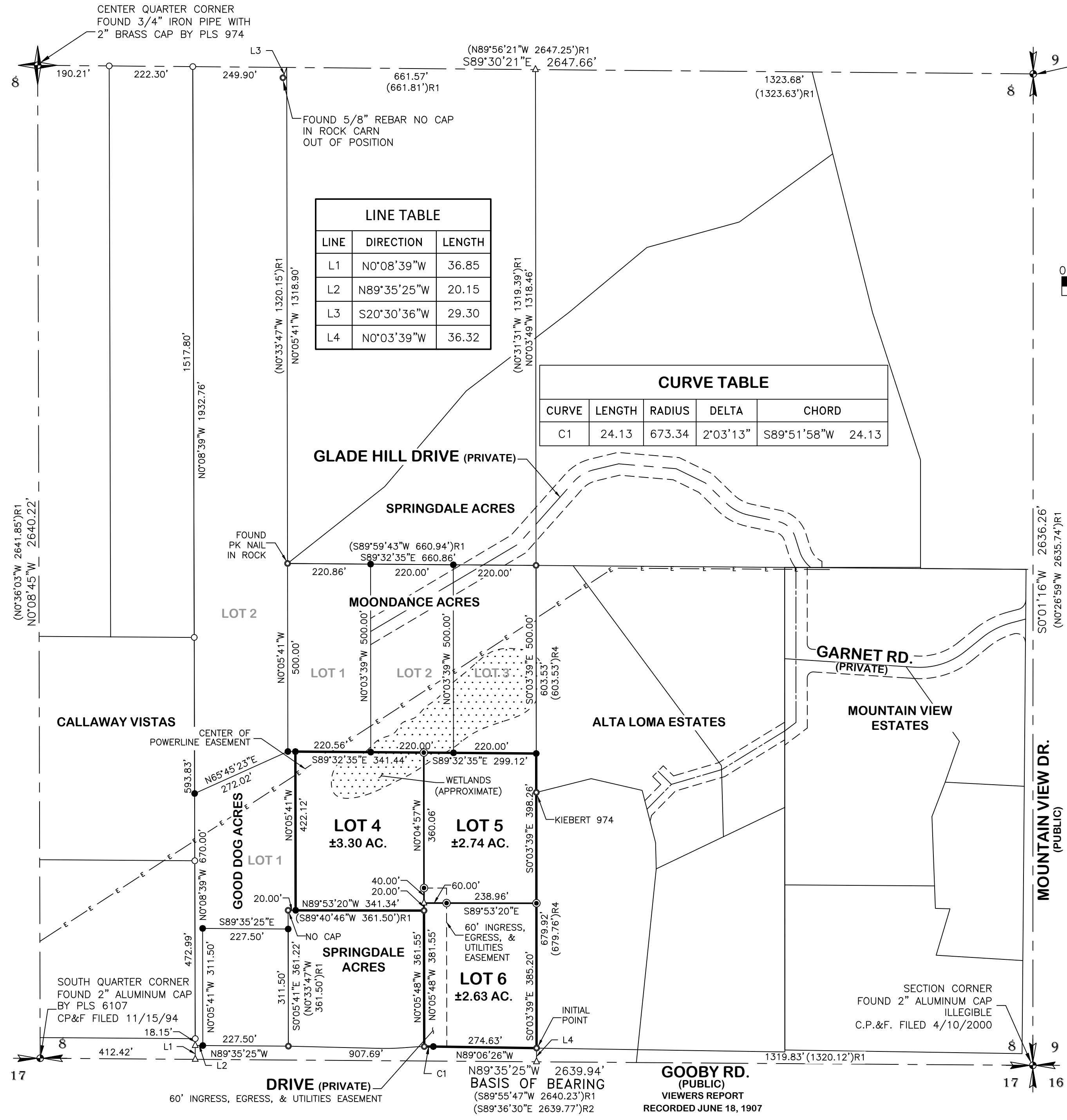
\_\_\_\_\_  
BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

SECTION 8, TWP 57N, RNG 2W, B.M.	SHEET TITLE: <b>MOONDANCE ACRES 1ST ADDITION</b>	DATE: 09-29-25 SCALE: N/A
	<b>James A. Sewell and Associates, LLC</b> CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160	DRAWN: REB CHECKED: REB PROJ. NO.: 04249-25-001 CAD FILE NO. S-DAY-PLAT2
		SHT 1 OF 2

# MOONDANCE ACRES 1ST ADDITION

SE 1/4, SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, ID



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°08'39"W	36.85
L2	N89°35'25"W	20.15
L3	S20°30'36"W	29.30
L4	N0°03'39"W	36.32

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	24.13	673.34	2°03'13"	S89°51'58"W 24.13



## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 3 OF "GOOD DOG ACRES" (REMAINDER OF LOT 4 OF "MOONDANCE ACRES"), INTO 3 NEW LOTS.

## BASIS OF BEARING

GEODETTIC BASED ON GPS OBSERVATIONS BETWEEN THE SOUTH QUARTER CORNER THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

## REFERENCES

1. RECORD OF SURVEY INST. NO. 393574
2. PLAT OF CALLAWAY VISTAS, BK. 2, PG. 80, INST. NO. 640322
3. RECORD OF SURVEY INST. NO. 412960
4. PLAT OF ALTA LOMA ESTATES, BK. 6, PG. 165, INST. NO. 596533
5. PLAT OF MOUNTAIN VIEW ESTATES, BK. 4, PG. 189, INST. NO. 596533
6. PLAT OF SPRINGDALE ACRES, BK. 1, PG. 130, INST. NO. 17687
7. PLAT OF MOONDANCE ACRES, BK. 20, PG. 89, INST. NO. 1023233
8. PLAT OF GOOD DOG ACRES, BK. 22, PG. 32, INST. NO. 1037783

## NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) CURRENT LAND USE IS SUBURBAN GROWTH AREA (2.5-5AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT
- 9) WETLANDS ARE PRESENT. SHOWN PER U.S.F.W.S. WETLANDS MAPPER.
- 7) FLOOD ZONE X PER FIRM PANEL
- 8) RIGHT-OF-WAY OF GOOBY ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 9) RIGHT-OF-WAY OF MOUNTAIN VIEW DR. IS PUBLIC, AND COUNTY MAINTAINED.
- 10) GARNET RD. IS PRIVATE AND PRIVATELY MAINTAINED.
- 11) GLADE HILL DR. IS PRIVATE AND PRIVATELY MAINTAINED.
- 12) IS PRIVATE AND PRIVATELY MAINTAINED.

## LEGEND

- ..... SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ..... PREVIOUSLY SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ..... FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, BY PLS NO. 10559 UNLESS OTHERWISE NOTED
- ..... FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP BY PLS NO. 882 UNLESS OTHERWISE NOTED
- △ ..... COMPUTED POINT
- ( ) ..... RECORD DIMENSION PER REFERENCES

RECORDER'S  
CERTIFICATE



SECTION 8, TWP 57N, RNG 2W, B.M.	SHEET TITLE:	<b>MOONDANCE ACRES 1ST ADDITION</b>	DATE: 09-29-25
	<b>James A. Sewell and Associates, LLC</b> CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160		SCALE: 1"=200'
		DRAWN: REB CHECKED: REB	PROJ. NO.: 04249-25-001 CAD FILE NO.: S-DAY-PLAT2
SHT. 2 OF 2			