

MOOSE MOUNTAIN SHORT PLAT

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SURVEYORS NARRATIVE:

1. WE ACCEPTED THE MONUMENTS F1 AND F2 AS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.
2. WE ACCEPTED THE MONUMENTS F2 AND F4 THROUGH F6 AS THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33.
3. WE ACCEPTED THE MONUMENTS F5, F7, AND F8 AS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 33. A PORTION OF SAID SOUTH LINE IS THE SOUTH LINE OF THE SUBJECT PROPERTY.
4. WE ACCEPTED THE MONUMENTS F8 AND F9 AND EXTENDED IT TO THE NORTH LINE OF SAID SOUTHEAST QUARTER AS THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33. A PORTION OF SAID EAST LINE IS THE EAST LINE OF THE SUBJECT PROPERTY.
5. WE ACCEPTED THE MONUMENTS F4 AND F9 AS THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33. A PORTION OF SAID NORTH LINE IS THE NORTH LINE OF THE SUBJECT PROPERTY.
6. WE ACCEPTED THE MONUMENT F7 AND A MIDPOINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR THE WEST LINE OF THE SUBJECT PROPERTY.
7. WE THEN DIVIDED THE SUBJECT PROPERTY UNDER THE DIRECTION OF THE LAND OWNER.
8. THE SUM OF THE TOTAL DISTANCES MAY NOT ADD UP TO THE INDIVIDUAL DISTANCES ALONG THE BLOCK BECAUSE OF THE PROPORTIONATE DIVISION OF THE TOTAL LINE AND SIGNIFICANT NUMBERS.
9. RECORD DISTANCES WILL NOT BE SHOWN WHEN MEASURED DISTANCES ARE WITHIN 0.10' OF SAID RECORD DISTANCES.

CORNER NOTES:

- F1 FOUND 5/8" REBAR WITH 2" ALUMINUM CAP MARKED "T56N R4W, 1983, S33\S34, 1/4, LS 4564" FOR EAST QUARTER CORNER, 0.7' SOUTHEAST OF FENCE CORNER, AT SURFACE.(R4)
- RPF--20" CEDAR WITH NAIL & WASHER MARKED "PAGE, 20538", & TREE TAG N34E 25.35'(R4)
- RPF--CONCRETE RIGHT-OF-WAY MONUMENT S77W 5.71'(R4)
- RPF--15" CEDAR WITH TREE TAG S86W 29.9'(R4)
- F2 FOUND 5/8" REBAR WITH 2 1/2" ALUMINUM CAP MARKED "T56N R4W, C1/4 S33, PLS 957, 1997" FOR THE CENTER QUARTER CORNER, 0.3' ABOVE SURFACE.(R3)
- RPF--7" COTTONWOOD WITH NAIL & WASHER MARKED "PAGE, 20538", & TREE TAG S15E 20.78'(R3)
- RPF--POWERPOLE WITH NAIL & WASHER MARKED "PAGE, 20538", & TREE TAG S40W 42.03'(R3)
- RPF--FENCE CORNER WITH NAIL & WASHER MARKED "PAGE, 20538", & TREE TAG N20W 10.20'(R3)
- F3 FOUND 5/8" REBAR WITH YPC MARKED "PLS, 8249", AT SURFACE.
- F4 FOUND 5/8" REBAR WITH YPC MARKED "CASH, 8792", 0.3' ABOVE SURFACE.
- F5 FOUND 5/8" REBAR WITH YPC, ILLEGIBLE, 0.4' ABOVE SURFACE.
- F6 FOUND 5/8" REBAR WITH YPC MARKED "PAGE, 20538", & TREE TAG S40W 42.03'(R3)
- F7 FOUND 5/8" REBAR WITH YPC MARKED "PAGE, 20538", 0.9' ABOVE SURFACE.
- F8 FOUND 5/8" REBAR WITH YPC MARKED "CASH, 8792", 0.7' ABOVE SURFACE.
- F9 FOUND 5/8" REBAR WITH YPC MARKED "CASH, 8792", 0.4' ABOVE SURFACE.

OFFICIAL DOCUMENTS:

- R1 TITLEONE A TITLE & ESCROW CO., FILE NUMBER 26602423 (MOOSE MOUNTAIN NEIGHBORS, LLC), APRIL 14, 2026, TITLE OFFICER: RAQUEL BROWN.
- R2 WARRANTY DEED, INSTRUMENT NUMBER 1056705, 12/31/2025, ROY DOUGLAS HILMER AND CYNTHIA LOU HILMER AND BRITTANY LAREE SISSON AND MARK JAMES SISSON TO MICHAEL DESTERRE AND SHEILA DESTERRE.
- R3 CORNER PERPETUATION AND FILING RECORD X-11, CENTER QUARTER CORNER, SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, INSTRUMENT NUMBER 1004665, 2022, SURVEYOR: PAGE.
- R4 CORNER PERPETUATION AND FILING RECORD X-13, EAST QUARTER CORNER, SECTIONS 33 AND 34, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, INSTRUMENT NUMBER 1004665, 2022, SURVEYOR: PAGE.
- R5 REPLAT OF LOTS 1 AND 2, MOOSE MOUNTAIN SUBDIVISION, INSTRUMENT NUMBER 1043648, 2025, SURVEYOR: STAPLES.
- R6 MOOSE MOUNTAIN SUBDIVISION, INSTRUMENT NUMBER 1019699, 2022, SURVEYOR: STAPLES.
- R7 REPLAT OF AMENDED MOOSE MOUNTAIN ADDITION, INSTRUMENT NUMBER 1012071, 2022, SURVEYOR: PAGE.
- R8 AMENDED MOOSE MOUNTAIN ADDITION, INSTRUMENT NUMBER 1005545, 2022, SURVEYOR: PAGE.
- R9 WELLS ACRES, INSTRUMENT NUMBER 921362, 2018, SURVEYOR: HASSELL.
- R10 SURVEY FOR: THOMAS H. ANSELMO, INSTRUMENT NUMBER 546494, 1999, SURVEYOR: CASH.
- R11 SURVEY FOR: BONNER COUNTY, INSTRUMENT NUMBER 471344, 1995, SURVEYOR: MILLER.

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT MICHAEL DESTERRE AND SHEILA DESTERRE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED TO BE DIVIDED INTO LOTS THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E1/2 S1/2 NW1/4 SE1/4) OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO; THE SAME TO BE KNOWN AS "MOOSE MOUNTAIN SHORT PLAT", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS ____ DAY OF _____, 2026

MICHAEL DESTERRE

SHEILA DESTERRE

ACKNOWLEDGMENTS

STATE OF _____)
_____ COUNTY)) S.S.

ON THIS ____ DAY OF _____, 20____, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, PERSONALLY APPEARED BEFORE ME MICHAEL DESTERRE AND SHEILA DESTERRE, TO ME KNOWN TO BE THE PERSONS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGES THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PROPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING AT _____

MY COMMISSION EXPIRES _____

WATER AND SEWER NOTE

WATER SERVICE: WATER PROVIDED BY INDIVIDUAL PRIVATELY OWNED WELL WATER SYSTEMS.
SEWER SERVICE: SEWER PROVIDED BY INDIVIDUAL PRIVATELY OWNED SEPTIC TANKS.

FEMA FLOOD_ZONE

X CLEAR
PANEL: 890 OF 1475
MAP NO.: 1601700890E
DATE: NOVEMBER 18, 2009

PROPOSED USE:

THIS SHORT PLAT WAS REQUESTED BY MICHAEL DESTERRE TO CREATE 2 NEW LOTS FROM A PARCEL OF LAND, THAT WILL BE DEVELOPED WITH SINGLE FAMILY RESIDENTIAL HOMES.

SURVEYOR'S CERTIFICATE:

I, DARREL WAYNE CARSTEN, PLS 17200, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERTY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE.

DARREL WAYNE CARSTEN, PLS 17200 DATE _____

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 20____,
AT _____ M. IN BOOK _____ OF _____
AT PAGE _____ INSTRUMENT NUMBER _____
AT THE REQUEST OF _____

BONNER COUNTY RECORDER

DEPUTY

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT OF "MOOSE MOUNTAIN SHORT PLAT" HAS BEEN EXAMINED AND APPROVED
THIS ____ DAY OF _____ 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT OF "MOOSE MOUNTAIN SHORT PLAT" HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.
THIS ____ DAY OF _____ 20____.

CHAIR BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE DESCRIBED PROPERTY HAVE BEEN PAID IN FULL UP TO AND INCLUDING THE YEAR 2025.
THIS ____ DAY OF _____ 20____.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "MOOSE MOUNTAIN SHORT PLAT" 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.
THIS ____ DAY OF _____ 20____.

BONNER COUNTY SURVEYOR

A SANITARY RESTRICTION IS IN EFFECT ON THIS PLAT, NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER ON SAID PREMISES WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES UNTIL THE REQUIREMENTS OF IDHAO CODE 50-1326 THROUGH 50-1329 HAVE BEEN SATISFIED, AND LIFTED.

By	Date	Scale: N/A
Surveyed	KCS 03/26	Date: April 21, 2026
Drawn	TMH 04/26	Drawing Name
Checked	DWC 04/26	MDE01--PREPLAT.DWG
Approved		
Accepted		Sheet 1 of 2

SYNTIER
Engineering, Inc.

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Spokane, WA 99208
www.SyntierEngr.com 509.467.1550

For:

MICHAEL D'ESTERRE
1124 W RIVERSIDE AVE, STE 305B
SPOKANE, WA 99201

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A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

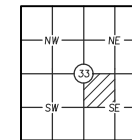


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BASIS OF BEARING:

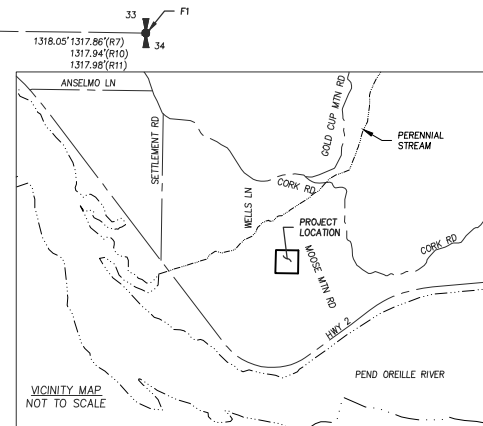
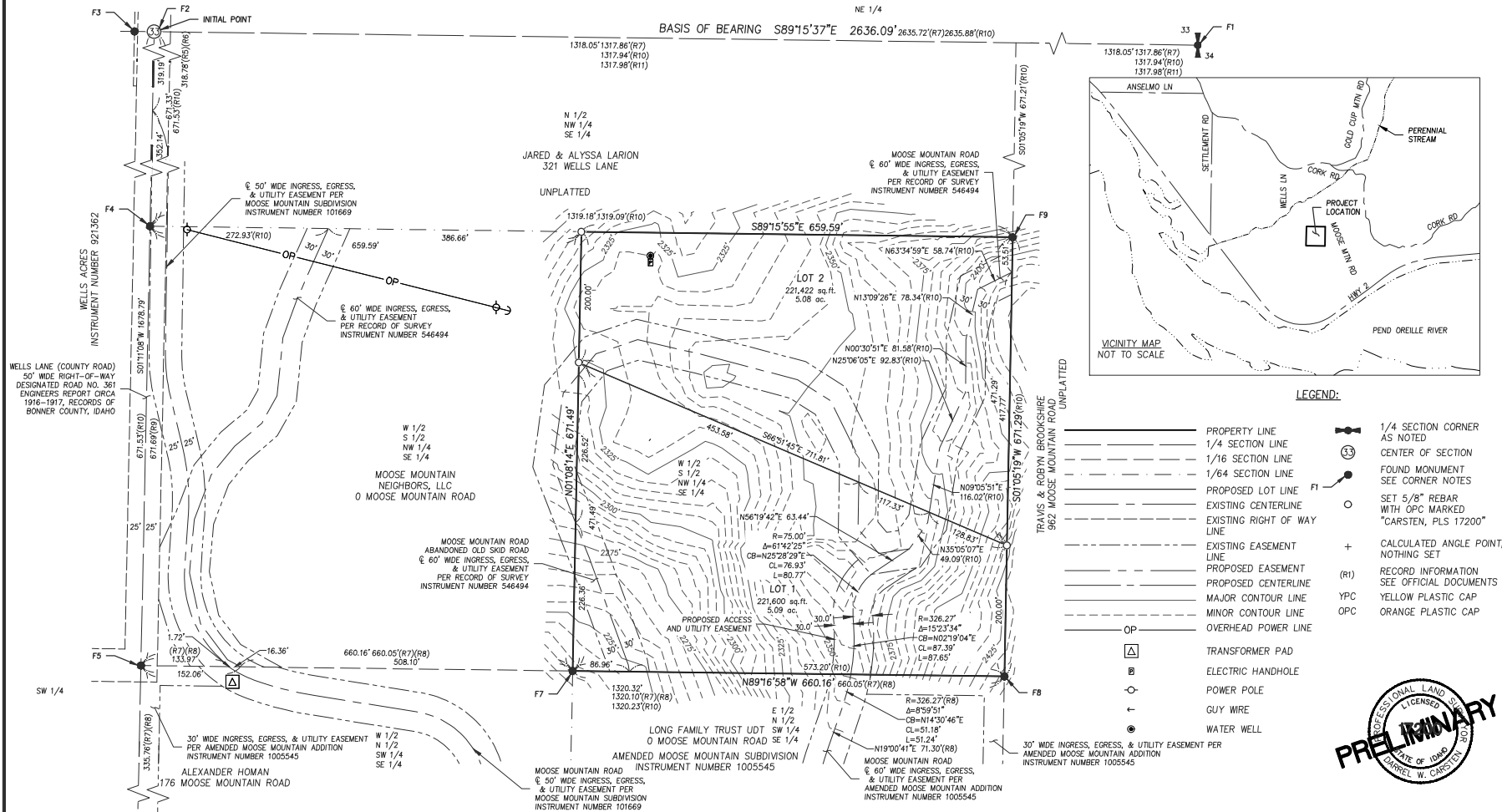
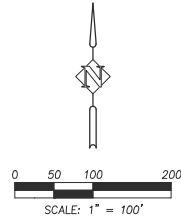
THE BEARING OF SOUTH 89°15'37" EAST 2636.09 FEET WAS ASSUMED ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BETWEEN THE MONUMENTS F2 AND F1.



S.33, T.56N., R.4W., B.M.

CORNER VISITATION:

THE MONUMENTS SHOWN AS FOUND AND TIED HEREON WERE VISITED IN MARCH OF 2026.



LEGEND:

- PROPERTY LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- 1/64 SECTION LINE
- - - PROPOSED LOT LINE
- - - EXISTING CENTERLINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT
- - - PROPOSED CENTERLINE
- - - MAJOR CONTOUR LINE
- - - MINOR CONTOUR LINE
- - - OP OVERHEAD POWER LINE
- △ TRANSFORMER PAD
- ⊖ ELECTRIC HANDHOLE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ WATER WELL
- ⊙ 1/4 SECTION CORNER AS NOTED
- ⊙ CENTER OF SECTION
- ⊙ FOUND MONUMENT SEE CORNER NOTES
- ⊙ SET 5/8" REBAR WITH OPC MARKED "CARSTEN, PLS 17200"
- + CALCULATED ANGLE POINT, NOTHING SET
- (R1) RECORD INFORMATION SEE OFFICIAL DOCUMENTS
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP



REPLAT OF AMENDED MOOSE MOUNTAIN SUBDIVISION INSTRUMENT NUMBER 1012071

	By	Date	Scale: 1"=100'
Surveyed	KCS	03/26	Date: April 21, 2026
Drawn	TMH	04/26	Drawing Name
Checked	DWC	04/26	MDE01-PREPLAT.DWG
Approved			
Accepted			

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