



IDAHO TRANSPORTATION DEPARTMENT

600 W. Prairie Ave.
Coeur d'Alene, ID 83815-8764

(208) 772-1200
itd.idaho.gov

October 28, 2021

Joseph & Kathleen Hester
11611 W Prairie Ave
Post Falls, ID 83854

RE: PERMIT 1-21-347
US-95, MP 453.75 (R) 25' Multi-family/subdivision approach on future frontage road

Enclosed is a right-of-way encroachment permit for the above referenced location. All contents including this letter and any special provisions that accompany the permit become part of the approved permit.

A copy of this permit **must** be with the person at which time work is being done inside the right-of-way. Contact ITD maintenance foreman, Shannon Thornton, both prior to your work and at the conclusion for inspection. Shannon can be reached at (208) 699-2353. Failure to contact the maintenance foreman will result in voidance of the permit. Please review the Code of Federal Regulations safety clothing requirements for working in the right of way and also General Provisions on the second page of the ITD 2109.

Special provisions are as follows:

- *Permit for approach in current ITD project area of future frontage road*
- *MUTCD traffic control shall be in place before work begins*
- *Must comply with ITD Standard for culvert, paving and use. See notes for location and specs*
- *Existing approaches south of Happy Meadows must be removed/ ROW remediated with approved specs and must match new project slope and grading*

Buried utility facilities owned by the State could be located within the project limits and may or may not be shown on the project plans. State owned utility facilities include but are not limited to traffic signals, illumination, traffic recording sites, weather monitoring sites, video detection systems, and electronic message signs. The contractor is to request locates of buried utility facilities owned by the State by contacting the District Traffic Electrician at (208) 772-1256.

If the permitted work is not completed within one (1) year of issuance of permit, the permit shall be considered void. All work shall be completed within 30 days of the start of work of the permit will be considered void. At the discretion of the District Engineer, a one-time extension, not to exceed six (6) months, may be granted if a written request is received from the permittee prior to the expiration date.

If you have any questions pertaining to the permit, please contact me at (208) 772-1297 or stacy.simkins@itd.idaho.gov

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stacy Simkins'.

Stacy Simkins
District 1 Traffic

cc: DTE/file
MTNCE/Thornton

Permit Approval Exhibit A

Idaho Statute Title 55, Chapter 22, Section 55-2201 through 55-2210 requires that if excavation is involved, the applicant must notify the One-Call Service by calling 8-1-1 at least two business days and not more than 10 business days before the start of excavation. Please go to <http://www.digline.com/index.php> for more information.

Construction traffic control devices shall be crashworthy and meet the requirements of NCHRP-350 as follows:

Category 1 Work Zone Safety Devices; including cones, drums, tubular markers, and delineators shall meet the requirements.

Category 2 Work Zone Safety Devices; including barricades, portable sign stands with signs, vertical panels, Category 1 devices with auxiliary lights and/or signs, and devices under 100 lbs (45 kg) shall meet the requirements.

Category 3 Work Zone Safety Devices; including portable signs with hard (plywood, aluminum) substrate, temporary portable concrete barrier, and all devices exceeding 100 lbs (45 kg) and/or "expected to cause significant occupant velocity change" shall meet the NCHRP-350 requirements with the following exception:

Crash Cushions and Truck Mounted Attenuators shall meet NCHRP-350 requirements if purchased AFTER October 1, 1998. All crash cushions and truck mounted attenuators purchased PRIOR to October 1, 1998 may continue to be used until they complete their normal service life if they meet NCHRP-230 requirements.

Category 4 Work Zone Safety Devices; including portable changeable message signs, arrow panels, and other trailer mounted devices may be used without attenuation. These devices may be placed behind crashworthy barriers or shielded with TMA's or crash cushions providing the attenuation does not impair their functionality or create a hazardous condition

The permittee shall submit proof of compliance with NCHRP-350 requirements upon request from an Idaho Transportation Department representative.

MUTCD Section 6E.02 High-Visibility Safety Apparel Standard:

For daytime and nighttime activity, flaggers shall wear safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel" (see Section 1A.11) and labeled as meeting the ANSI 107-1999 standard performance for Class 2 risk exposure. The apparel background (outer) material color shall be either fluorescent orange-red or fluorescent yellow-green as defined in the standard. The retroreflective material shall be orange, yellow, white, silver, yellow-green, or a fluorescent version of these colors, and shall be visible at a minimum distance of 300 m (1,000 ft). The retroreflective safety apparel shall be designed to clearly identify the wearer as a person.

For nighttime activity, safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel" (see Section 1A.11) and labeled as meeting the ANSI 107-1999 standard performance for Class 3 risk exposure should be considered for flagger wear (instead of the Class 2 safety apparel in the Standard above).



Right-of-Way Encroachment Application And Permit Approaches Or Public Streets

ITD Permit Application Number 1-21-347

For ITD Use

Project Number From ITD Highway Plan		Date Application Received <u>10/29/21</u>	In City Limits	
Route <u>US95</u>	Segment <u>1540</u>	C/L Milepost <u>45375</u>	<input checked="" type="checkbox"/> Right <input type="checkbox"/> Left	C/L Station <input type="checkbox"/> Right <input type="checkbox"/> Left
Traffic Impact Study Required <input type="checkbox"/> Yes <input type="checkbox"/> No		Appraisal Required <input type="checkbox"/> Yes <input type="checkbox"/> No		Number of Lanes
Access Purchased <input type="checkbox"/> Yes <input type="checkbox"/> No		Distance From Nearest Approach (Both sides, both directions of roadway) <u>see discussions on Ex. "A"</u>		
Site Distance Right Left	Reason if Restricted to Right Or Left		Culvert Needed <input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Enter Minimum Size Dia. Length

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed) Joseph and Kathlene Hester		Mailing Address or P.O. Box 11611 W Prairie Ave	City Post Falls	State ID	Zip Code 83815
E-Mail Address (If available) hesterprincess@gmail.com		Daytime Phone Number 208-755-9766		Alternate Phone Number	
Property Owner's Name (Printed) Hester Family Trust		Property Address and TAX ID Number 2147 Mineral Ridge Road	City (If in city limits) Athol	County Kootenai	
Nearest Public Street/Road Mineral Ridge Road	Current Property Use Land-ag/timb w/resid	Current Zoning R-5	Proposed Property Use Residential	Proposed Zoning R-5	
How is Access Currently Gained? Mara Meadows		Property Owner Owns Adjacent Properties <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Describe Yes Both North and South			

Request Details

Is this a new approach? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this a temporary approach <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If this is a proposed modification to an existing approach, check all that apply <input type="checkbox"/> Location <input type="checkbox"/> Width <input type="checkbox"/> Use <input type="checkbox"/> Remove <input type="checkbox"/> Consolidate Multiple			
Desired Approach Width (Without flares at property line) 24' <u>25'</u>	Type of Approach Requested <input type="checkbox"/> Agricultural <input type="checkbox"/> SF Residential <input type="checkbox"/> Joint Use <input type="checkbox"/> MF Residential <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Commercial <input type="checkbox"/> Public Street <input type="checkbox"/> Other				
Additional information you would like ITD to be aware of - Attach additional sheets if necessary. This approach permit is for <u>Happy Meadows</u>					

Contacts	Construction Contractor NA-The Hester Family		Phone Number 208-635-5825	E-Mail Address Vklemm@hmh-llc.com
	Traffic Control Contractor		Phone Number	E-Mail Address
	Traffic Control Plan Submitted <input type="checkbox"/> Yes <input type="checkbox"/> No	Projected Start Date		Project Duration

List any conditions of approval <i>see all notes, Ex. "A", Plansheets - all notes apply</i>
List reason(s) for denial recommendation

Acceptance and Approval to Work

ITD Permit Application Number 1-21-347

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature X <i>Vicki J. Kramm</i>	Company Name (If applicable) <i>HMH Eng</i>	Phone Number <i>208 035 5825</i>	Date <i>10-13-21</i>
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Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right-of-Way.

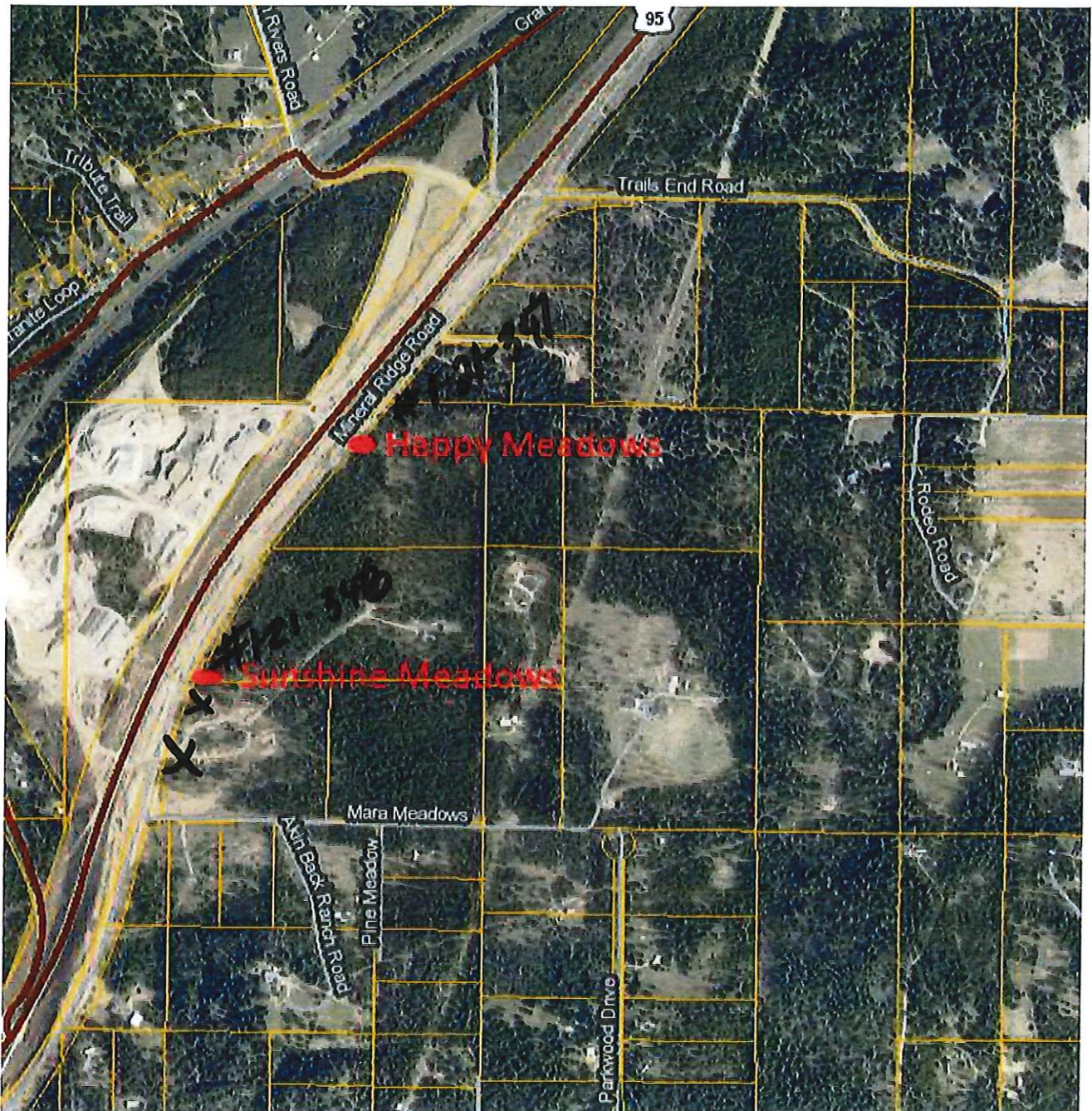
Idaho Transportation Department Authorized Representative's Signature X <i>[Signature]</i>	Title <i>Project Coord.</i>	Date <i>10/28/21</i>
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General Requirements

ITD Permit Application Number _____

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the Highway Right-of-Way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right-of-Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.
9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state Right-of-Way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
11. Upon completion of the permitted work, any disturbance of the highway, Right-of-Way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.



Instrument # 979571
Bonner County, Sandpoint, Idaho
03/30/2021 09:36:58 AM No. of Pages: 4
Recorded for: KOOTENAI COUNTY TITLE COMPANY
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy bbroehl
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

(Recording cover sheet added at the request of the Bonner County recorder's office)

Unofficial Document

Legal Description

Exhibit A

A parcel of land being a portion of Parcel 5 described in Correction Quick Claim Deed, Instrument number 782083, as filed in the Bonner County Recorder's Office, being a portion of the Northwest Quarter of Section 26, Township 54 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Center Quarter of Section 26, monumented with a 2-1/2 inch Aluminum Cap per CP&F Instrument number 928373, from which the North Quarter Corner of Section 26, monumented with a 2-1/2 Inch Aluminum Cap per CP&F Instrument Number 928369, bears North 0°47' 44" East a distance of 2672.38 feet;

Thence from said Center Quarter, North 0°47' 44" East a distance of 1753.69 feet, said point also known as the TRUE POINT OF BEGINNING;

Thence North 89°12' 16" West a distance of 1347.94 feet to the Easterly Right of Way of Mineral Ridge Road;

Thence along said Easterly Right of Way, and along a non-tangent curve to the right 37.86 feet, through a central angle of 0°31'32", having a radius of 4128.00 feet, having a chord bearing of North 38°27'20" East, and a chord distance of 37.86 feet, said point being monumented with a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence continuing along said Easterly Right of Way, and along a curve to the right 71.81 feet, through a central angle of 00°59'48", having a radius of 4128.00 feet, having a chord bearing of North 39°12'59" East, and a chord distance of 71.81 feet, said point being monumented with a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence continuing along said Easterly Right of Way, North 39°42' 53" East a distance of 507.94 feet, said point being monumented with a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence continuing along said Easterly Right of Way, South 50°17' 07" East a distance of 11.00 feet, said point being monumented with a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence continuing along said Easterly Right of Way, North 39°42' 53" East a distance of 573.91 feet, said point being monumented with a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence leaving the Right of Way of Mineral Ridge Road along the section line of Section 26, South 88°58' 40" East a distance of 591.99 feet, to the said North Quarter Corner of Section 26;

Thence along the Quarter section line of section 26, South 0°47' 44" West, a distance of 918.69 feet to the TRUE POINT OF BEGINNING;

Containing 893,709 square feet, or 20.52 Acres more or less.





Escrow No. W2821TGW

QUITCLAIM DEED

FOR VALUE RECEIVED,

Joseph H. Hester and Kathlene M. Hester, Trustees of The Joseph and Kathlene Hester Family Trust U/A August 2, 2005

do(es) hereby convey, release and forever quitclaim unto

Joseph H. Hester and Kathlene M. Hester, Trustees of The Joseph and Kathlene Hester Family Trust U/A August 2, 2005

whose current address is: 11611 W. Prairie Ave., Post Falls, ID 83854

the following described premises, to-wit:

See Exhibit "A" attached hereto for legal description and Exhibit "B" for Map together with their appurtenances and including any and all after acquired title.

Date: March 28th, 2021

The Joseph and Kathlene Hester Family Trust U/A August 2, 2005

Joseph H. Hester
By: Joseph H. Hester, Trustee

Kathlene M. Hester
By: Kathlene M. Hester, Trustee

Notary Acknowledgment

STATE OF Idaho

COUNTY OF Kootenai

) ss.

On this 29 day of March, in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph H. Hester and Kathlene M. Hester known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, as Trustee(s) of

The Joseph and Kathlene Hester Family Trust U/A August 2, 2005 and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as Trustee(s) of said Trust, and that by his/her/their signature(s) on the foregoing instrument, the Trust executed the instrument and acknowledged the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

TWILA G. WILLCUT
Notary Public - State of Idaho
Commission Number 13605
My Commission Expires 11-28-2024




Notary Public in and for said State
Residing at: Hailey
Commission Expires: 11-28-24

Trustee Notary Acknowledgment

EXHIBIT B

A PORTION OF THE NW 1/4, OF SECTION 26, TOWNSHIP 54 NORTH,
RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

LEGEND:

-  QUARTER CORNER AS DESCRIBED.
-  CENTER QUARTER CORNER AS DESCRIBED.
-  5/8" REBAR, WITH 3" ZINC CAP MARKED; IDAHO TRANS DEPT R/W MONUMENT.

Property Boundary

EASEMENT

- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING

QUARTER CORNER
2-1/2" ALUMINUM CAP PER
CP&F INSTRUMENT NO.
928369



893,709 S.F.
20.52 ACRES

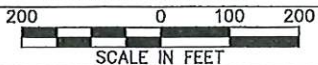
Curve Table					
Curve #	Length	Radius	Delta	Ch Bearing	Ch Length
C6	37.86'	4128.00'	0°31'32"	N38°27'20"E	37.86'
C7	71.81'	4128.00'	0°59'48"	N39°12'59"E	71.81'



CENTER QUARTER CORNER
2-1/2" ALUMINUM CAP PER CP&F
INSTRUMENT NO. 928373



LEGAL EXHIBIT



3882 N. Schreiber Way, Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

PAGE
2
OF
2



Facing North



Facing East (Green Stakes)



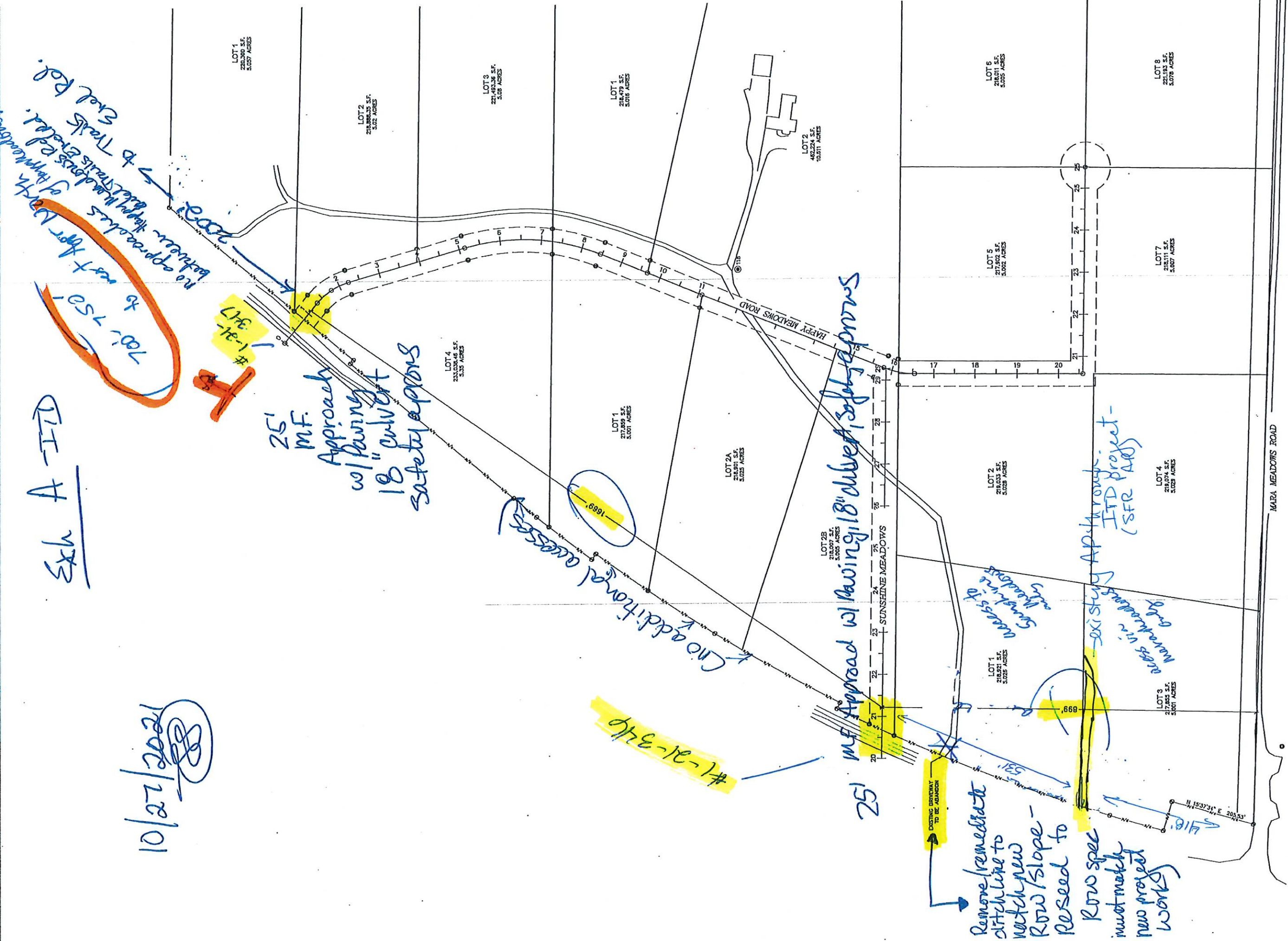
Facing South

10/27/2001

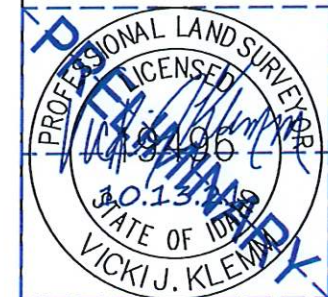
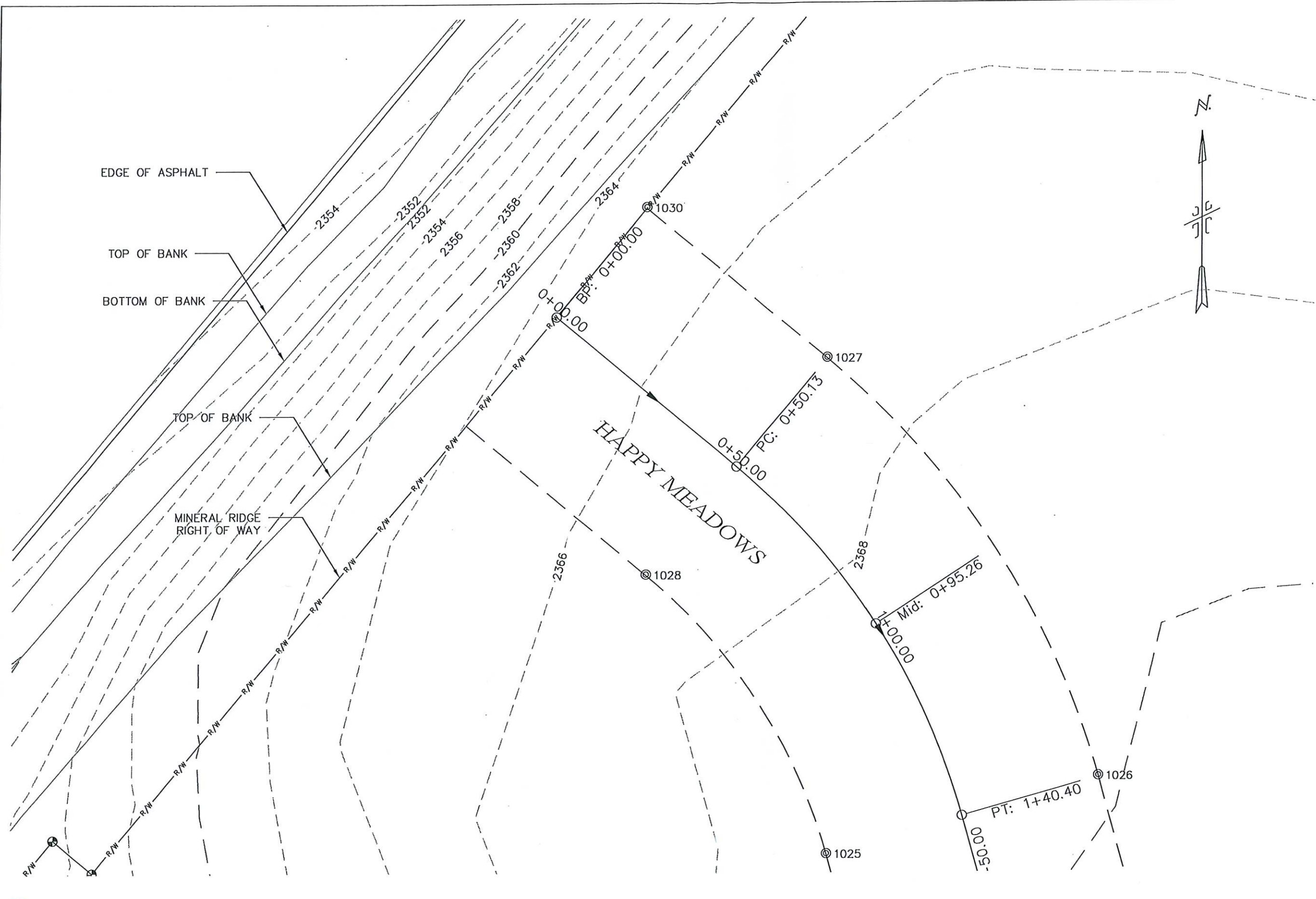
Exh A - ITD

70'-7.50' to west edge of tracks

No approaches between Happy Meadows of Happy Meadows North to West Edge of Tracks



0 100' 20

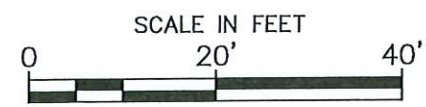


1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

© 2021 | ALL RIGHTS RESERVED
REVISIONS
NO. DATE BY DESCRIPTION

DRAWING:
SHEET: OF



Plot Date: 10/13/2021 6:13 PM. Plotted by: Vicki Klemm
Path: Z:\DOCUMENTS\PROJECTS\2019\10\13\191015 MARK MEADOWS - HESTER\09 SURVEY\10 DWG\191015 HESTER V-BASE APPROACH AND ALIGNMENT.DWG

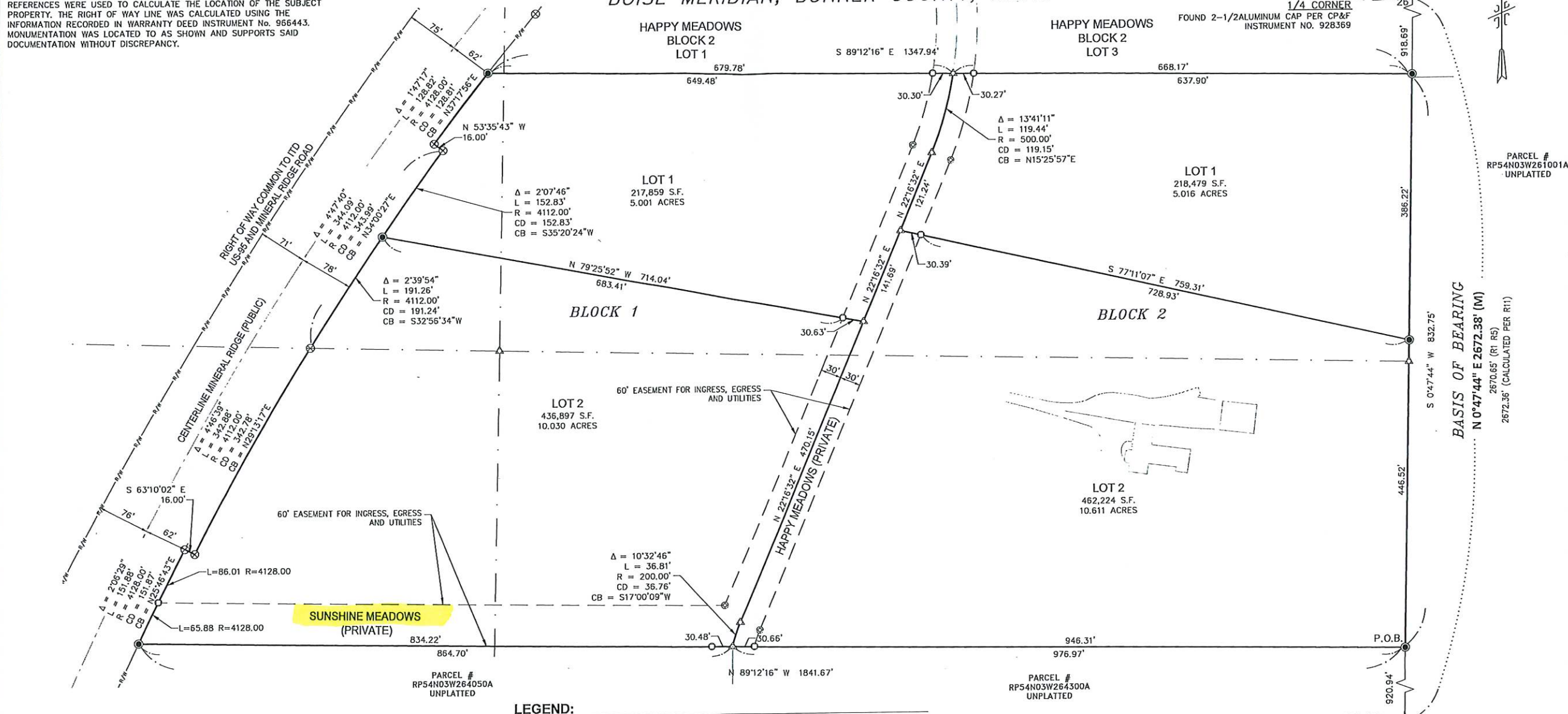


HAPPY MEADOWS 1ST ADDITION

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

SURVEY NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO MONUMENT THE PARCEL DESCRIBED IN THE QUITCLAIM DEED FILED AT INSTRUMENT NO. 979853, AS WELL AS TO DIVIDE SAID PARCEL INTO FOUR (4) LOTS, AS SHOWN HEREON. HISTORICAL DEEDS, PLATS, AND RECORDS OF SURVEY AS NOTED UNDER REFERENCES WERE USED TO CALCULATE THE LOCATION OF THE SUBJECT PROPERTY. THE RIGHT OF WAY LINE WAS CALCULATED USING THE INFORMATION RECORDED IN WARRANTY DEED INSTRUMENT NO. 966443. MONUMENTATION WAS LOCATED AS SHOWN AND SUPPORTS SAID DOCUMENTATION WITHOUT DISCREPANCY.



LEGEND:

- (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
- (C) COMPUTED DISTANCES DERIVED FROM (R)
- SECTION CORNER, AS DESCRIBED.
- QUARTER CORNER, AS DESCRIBED.
- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT/ RIGHT-OF-WAY LINE
- SIXTEENTH SECTION LINE
- P.O.B. POINT OF BEGINNING
- CENTER CORNER, AS DESCRIBED.
- FOUND 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT
- SET 5/8" X 24" REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED MHM-ENG PLS 19496.
- A 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT
- SET 5/8" X 24" REBAR WITH A 1 1/4" PINK PLASTIC CAP STAMPED WITNESS CORNER PLS 19496.
- SET 1/2" X 24" REBAR WITH A 3/4" ORANGE PLASTIC CAP STAMPED ESMT PLS 19496.
- CALCULATED POINT (NOTHING FOUND OR SET)

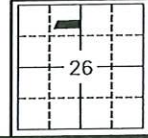
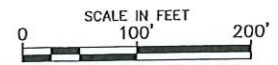
REFERENCES:

- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KIEBERT, DATED OCT 26, 1979, RECORDED AT INSTRUMENT No. 221517
- (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH, DATED JULY 9, 1980, RECORDED AT INSTRUMENT No. 230558
- (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE GLAHE, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT No. 396258
- (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT No. 451963
- (R5) RECORD OF SURVEY, SURVEYED BY DAN PROVOLT, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT No. 629560
- (R6) HUBSON PLAT, BY NORTHWEST TRAVERSE, DATED NOV 08, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 93.
- (R7) MARA MEADOWS, BY NORTHWEST TRAVERSE, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 159.
- (R8) WAGON WHEEL TRACT, BY STRATTON AND SERVICES, DATED MAY 8, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49.
- (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT No. 966443
- (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT No. 979571
- (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT No. A020(350), FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
- (R12) FEDERAL AIR PROJECT, PROJECT No. 100-B(2), DATED 1940
- (R13) HAPPY TRAILS SUBDIVISION, BY HMH ENGINEERING, DATED AUG 08, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.

BASIS OF BEARING:

BASIS OF BEARING ~ NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEIOD 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.

ALL DISTANCES ARE GROUND USING A CAF OF 1.00009729



HMM engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825
DWG FILE: HESTER 90AC_MNRLNDIV_LOT1.DWG

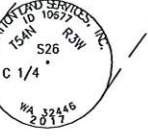


EXHIBIT B
A PORTION OF THE NW 1/4, OF SECTION 26, TOWNSHIP 54 NORTH,
RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

QUARTER CORNER
2-1/2" ALUMINUM CAP PER
CP&F INSTRUMENT NO.
928369



CENTER QUARTER CORNER
2-1/2" ALUMINUM CAP PER CP & F
INSTRUMENT NO. 928373



BASIS OF BEARING
N 0°47'44" E 2672.38'

23

26

P.O.B.

S 0°47'36" W 920.94'

P.O.C.

S 0°47'36" W 920.94'

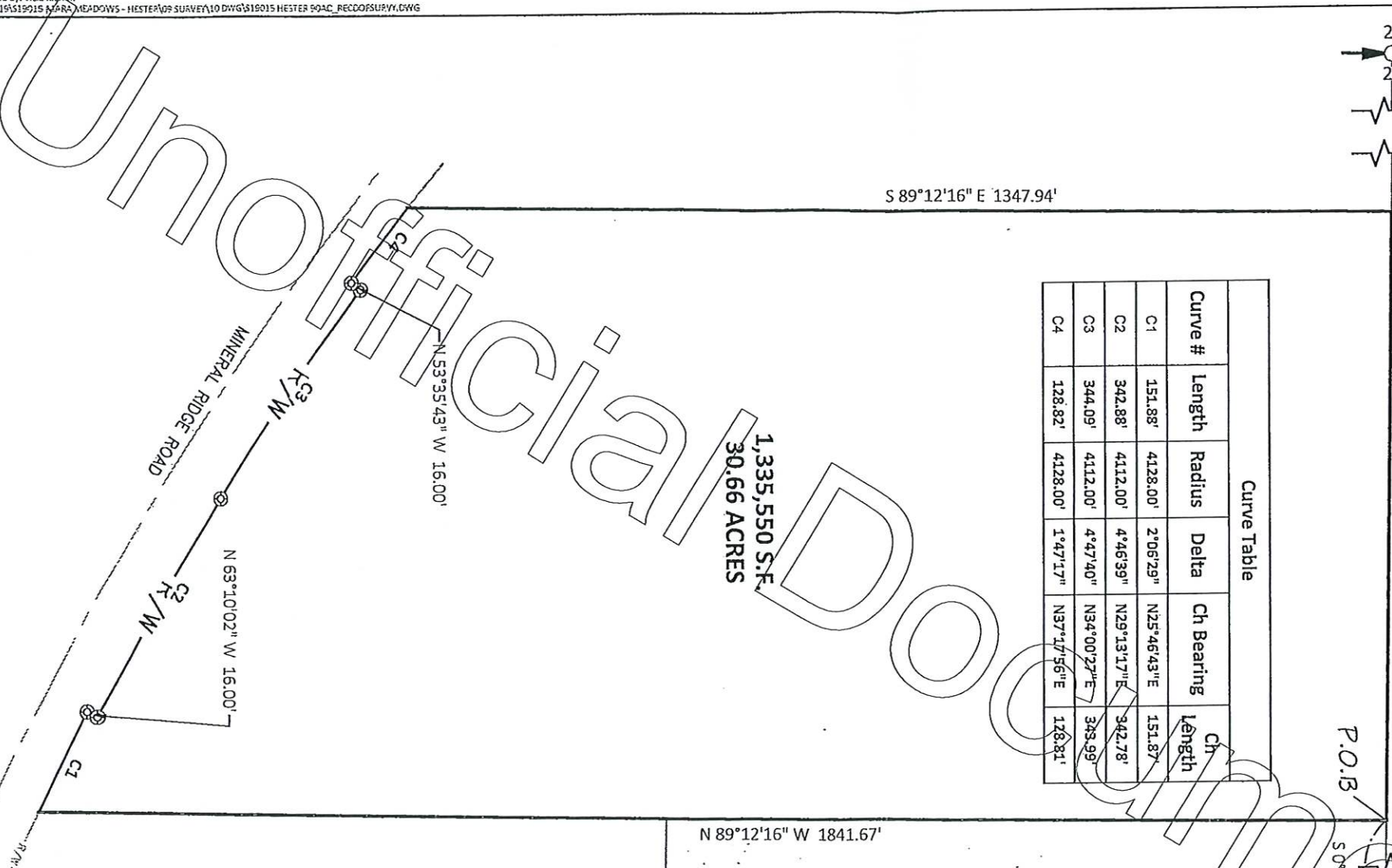
PARCEL #
RPS-4N03W26S10D1A S 0°47'44" W 832.75'

Curve Table					
Curve #	Length	Radius	Delta	Ch Bearing	Ch Length
C1	151.88'	4128.00'	2°06'29"	N25°46'43"E	151.87'
C2	342.88'	4112.00'	4°46'39"	N29°13'17"E	342.78'
C3	344.09'	4112.00'	4°47'40"	N34°00'22"E	343.99'
C4	128.82'	4128.00'	1°47'17"	N37°17'56"E	128.81'

1,335,550 S.F.
30.66 ACRES

S 89°12'16" E 1347.94'

N 89°12'16" W 1841.67'



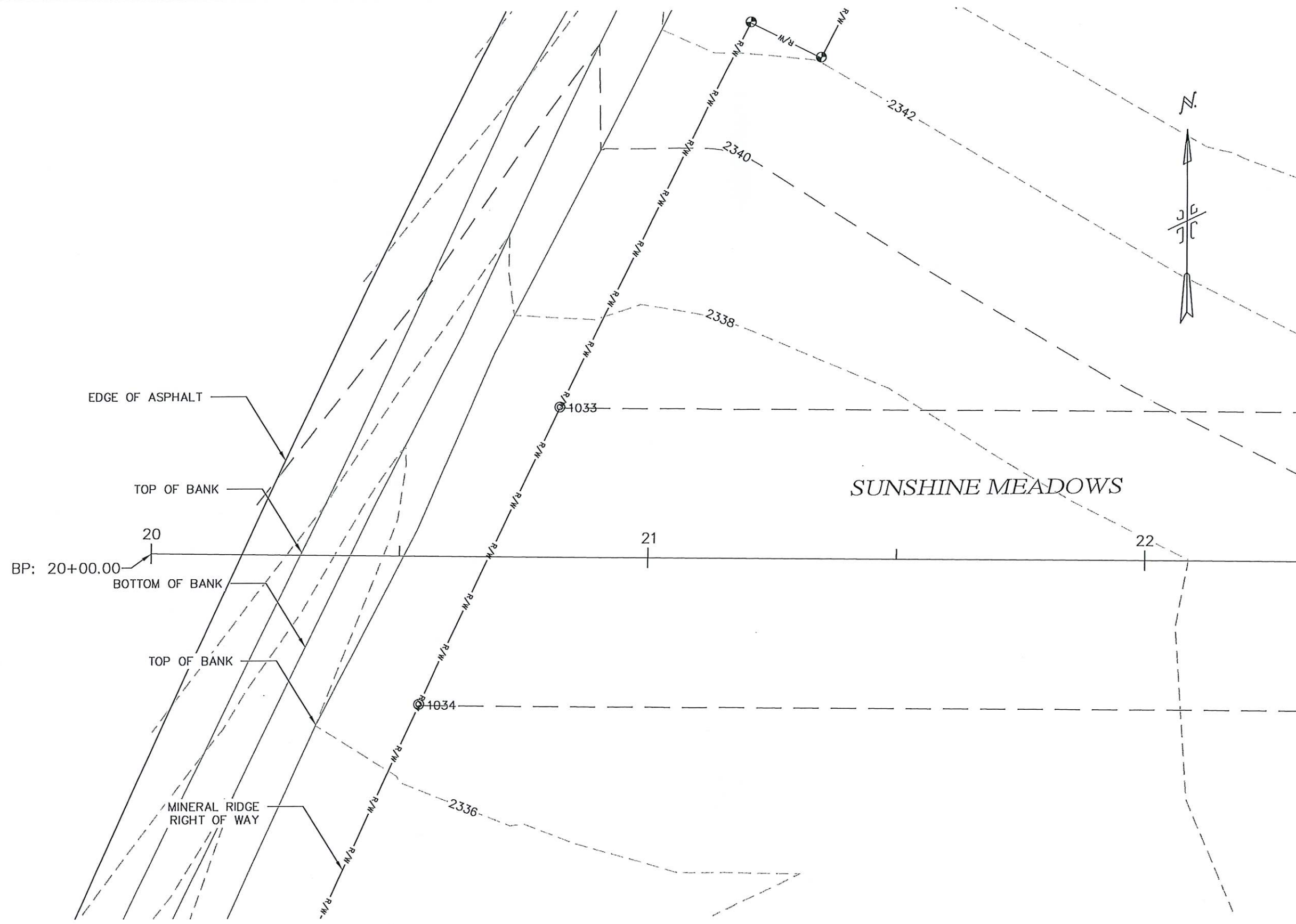
LEGEND:

- QUARTER CORNER AS DESCRIBED.
- CENTER QUARTER CORNER AS DESCRIBED.
- 5/8" REBAR, WITH 3" ZINC CAP MARKED; IDAHO TRANS DEPT R/W MONUMENT.

- Property Boundary
- EASEMENT
- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
- PC POINT OF CURVATURE



3882 N. Schreiber Way, Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825



1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

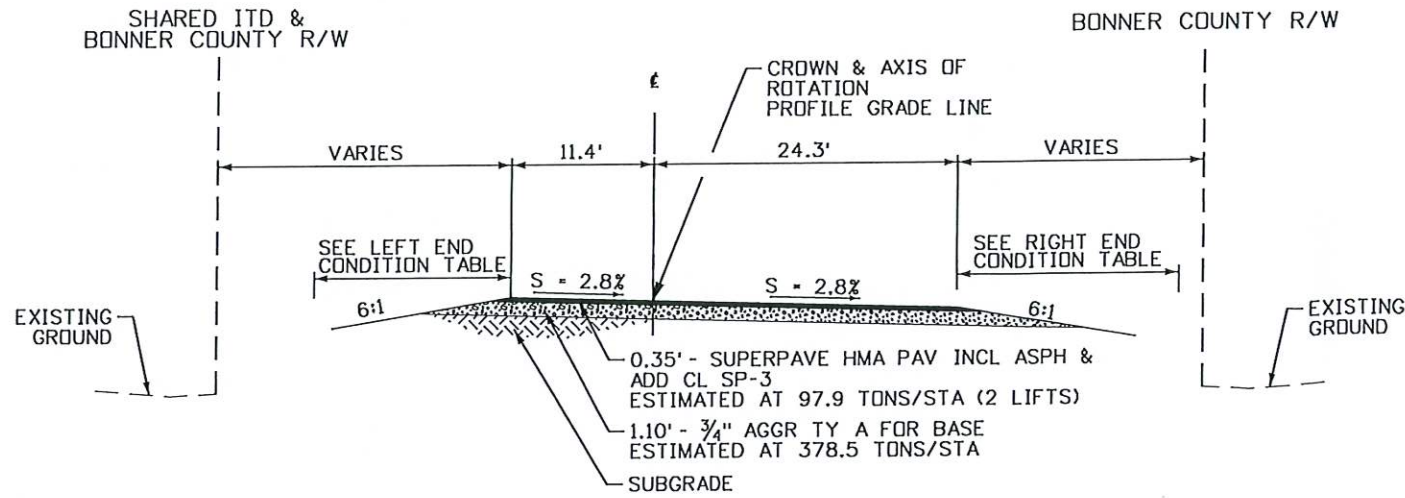
© 2021 | ALL RIGHTS RESERVED
REVISIONS
NO. DATE BY DESCRIPTION

DRAWING:
SHEET: OF

Plot Date: 10/14/2021 8:41 AM Plotted By: Vicki Klenky
Path: Z:\DOCUMENTS\PROJECTS\2019\515015 MARA MEADOWS - HESTER\09 SURVEY\10 DWG\515015 HESTER V-BASE APPROACH AND ALIGNMENT.DWG

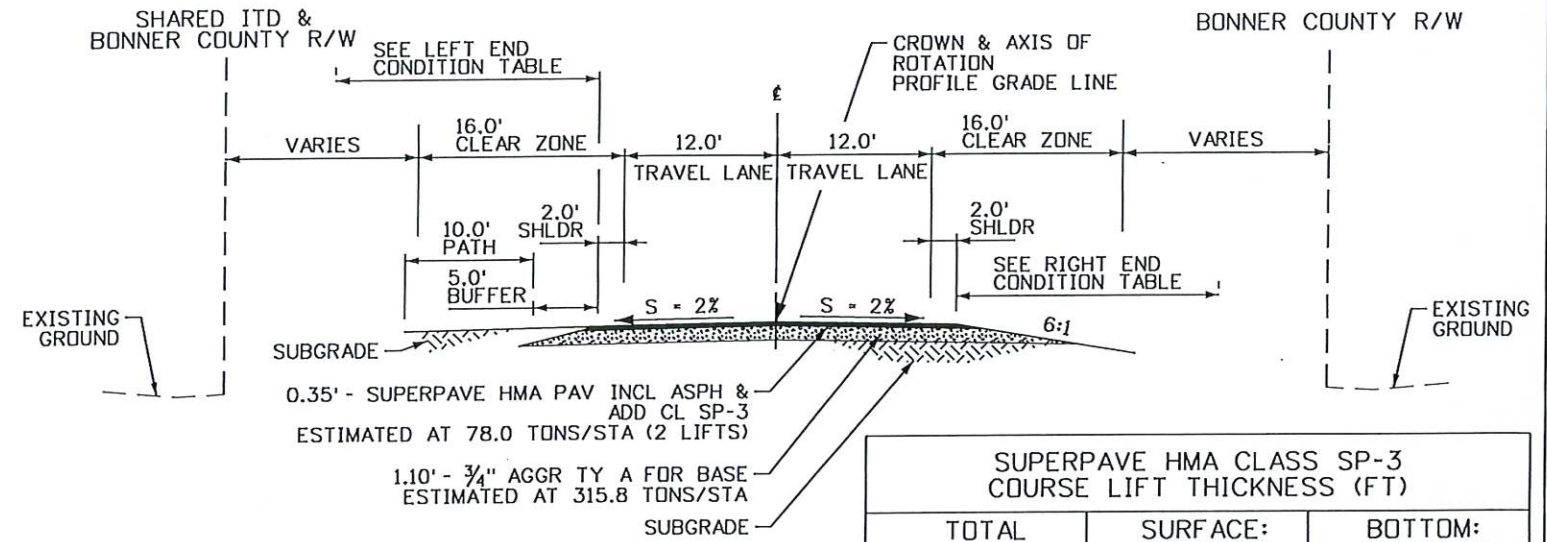


MINERAL RIDGE ROAD
STA. 3079+75.00



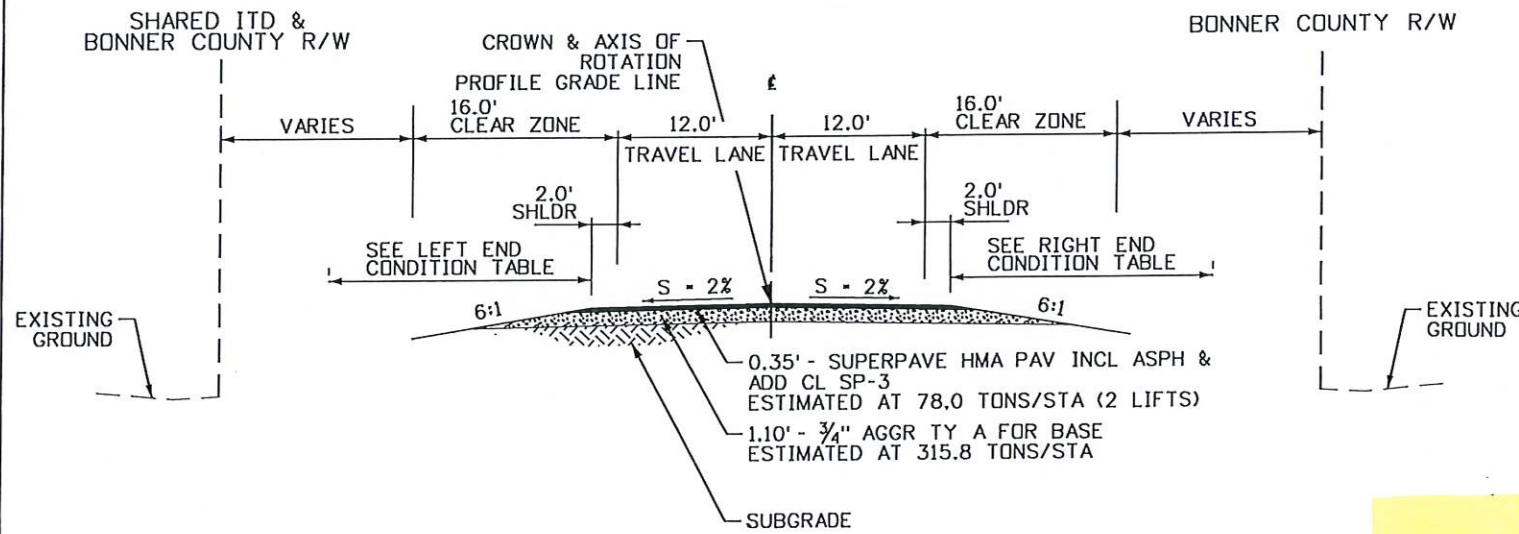
STA. 3079+75.00 TO STA. 3083+93.75 TRANSITION

MINERAL RIDGE ROAD
STA. 3118+00.00 TO STA. 3133+48.28



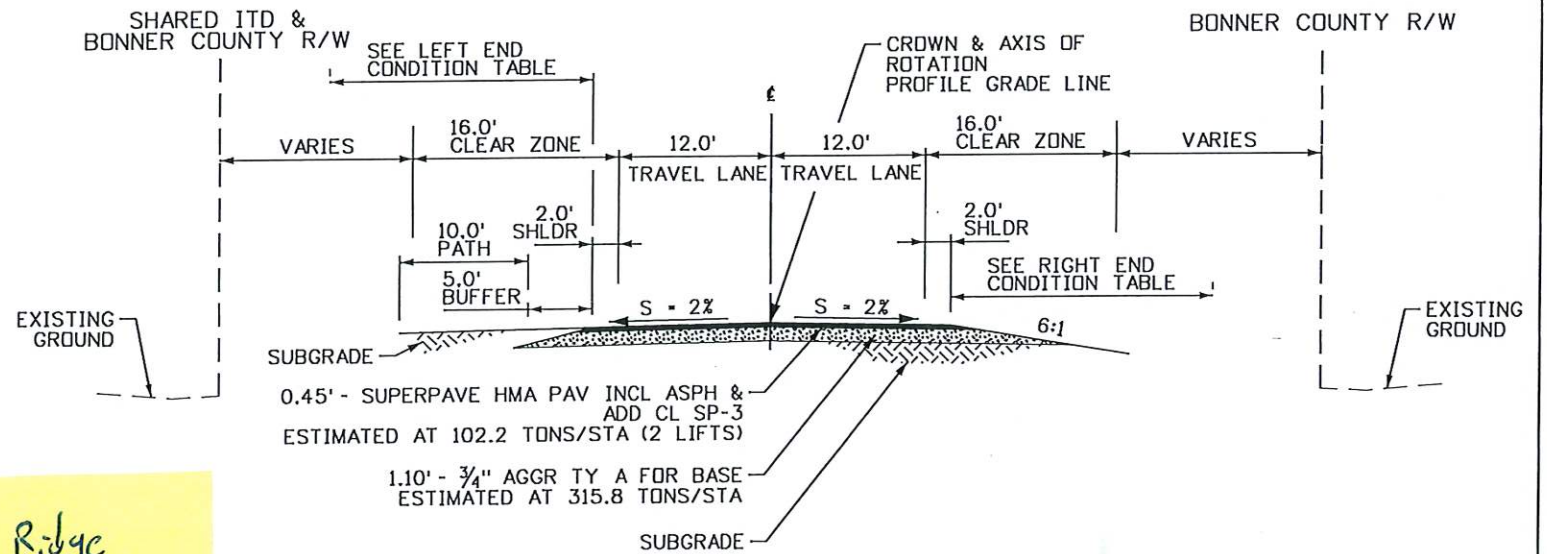
SUPERPAVE HMA CLASS SP-3 COURSE LIFT THICKNESS (FT)		
TOTAL	SURFACE: PG 58-28	BOTTOM: PG 58-28
0.35	0.15	0.20
0.45	0.20	0.25

MINERAL RIDGE ROAD
STA. 3083+93.75 TO STA. 3118+00.00
STA. 3231+75.85 TO STA. 3231+81.92
TRAILS END ROAD
STA. 3231+81.92 TO STA. 3237+50.00



STA. 3237+50.00 TO STA. 3239+79.46 TRANSITION TO MATCH EXISTING

MINERAL RIDGE ROAD
STA. 3133+48.28 TO STA. 3141+87.50
STA. 3188+50.00 TO STA. 3231+17.44



Mineral Ridge
~ STA. 3200+00
for typical slopes

NOTES:
1. SEE SUPERELEVATION DIAGRAM ON ROADWAY PROFILES FOR CROSS SLOPES. SHOULDERS TO MATCH LANE.

N.T.S.

PLOT DATE: 01/10/2020 6:23:00 PM FILENAME: c:\working\west01\20350\20350_TYPI_006.SHT

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED A. ROSEMAN-HANAUER	SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
DESIGN CHECKED R. BLOWER	CADD FILE NAME 20350_TYPI_006.SHT
DETAILED A. ROSEMAN-HANAUER	DRAWING DATE: JANUARY 2020
DRAWING CHECKED T. ELLWEIN	

IDAHO
TRANSPORTATION
DEPARTMENT

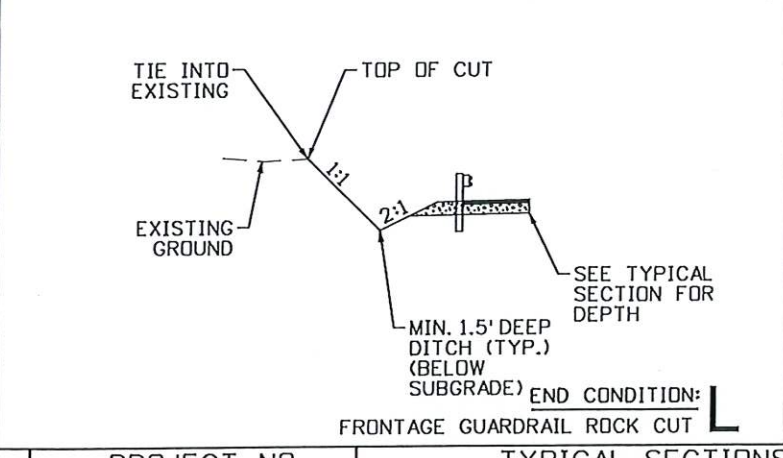
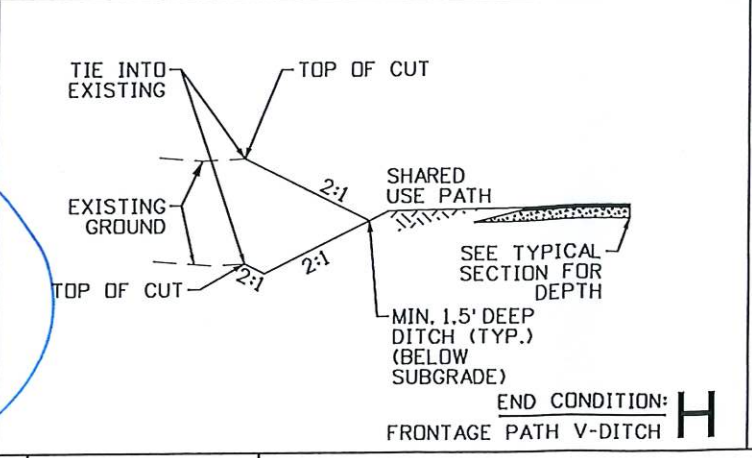
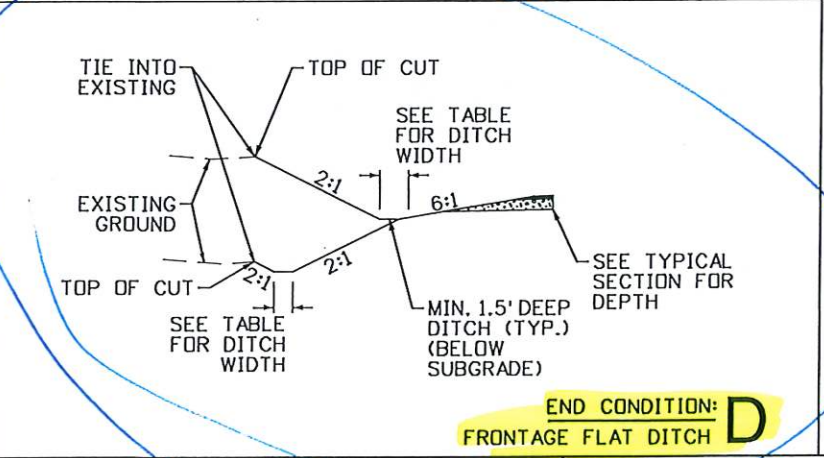
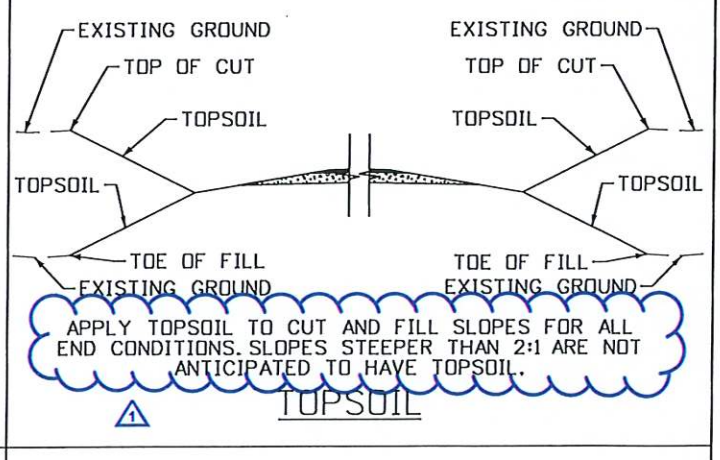
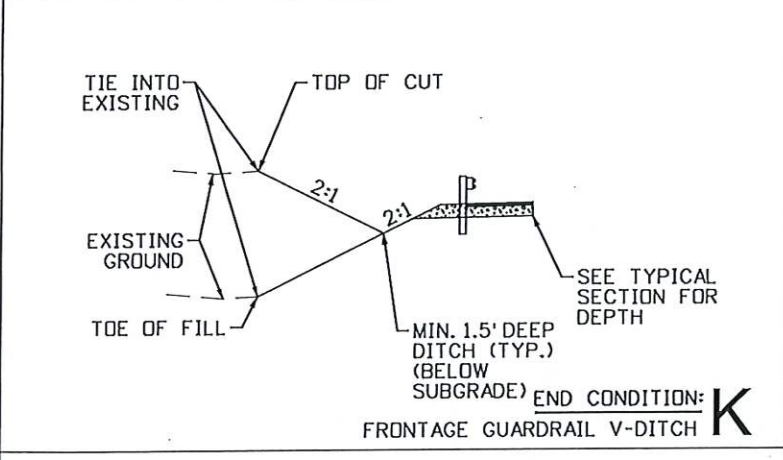
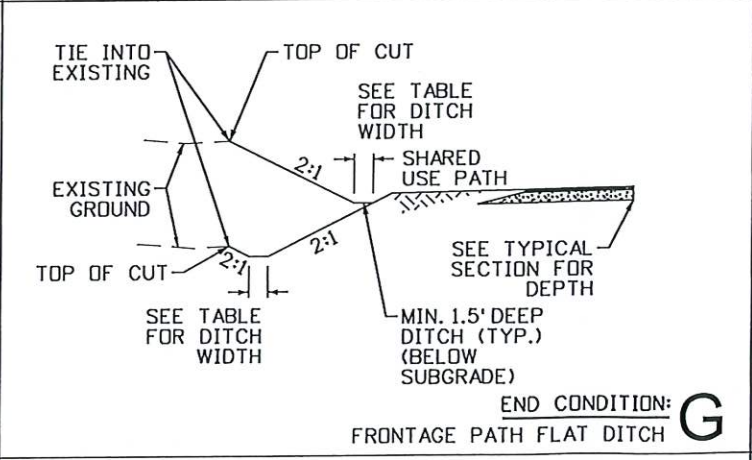
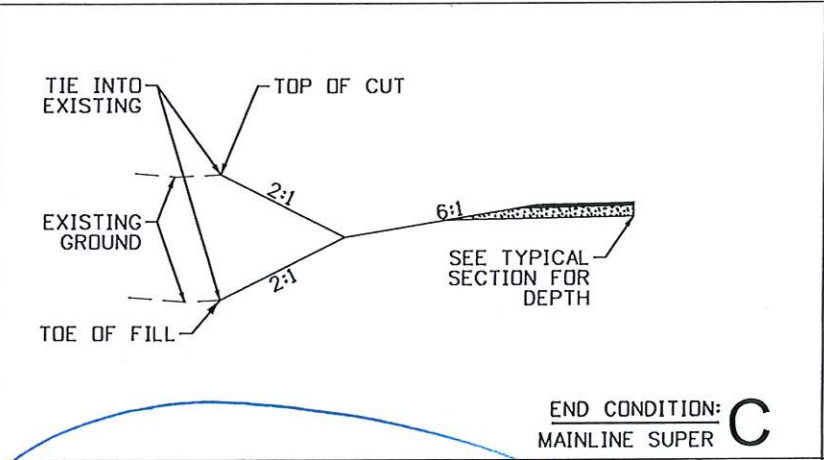
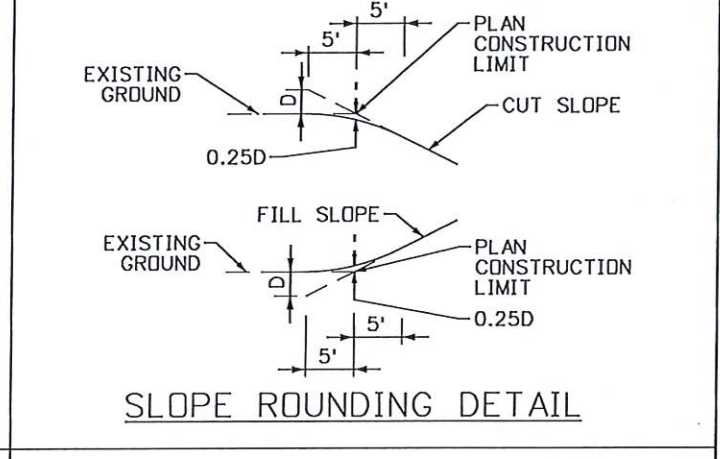
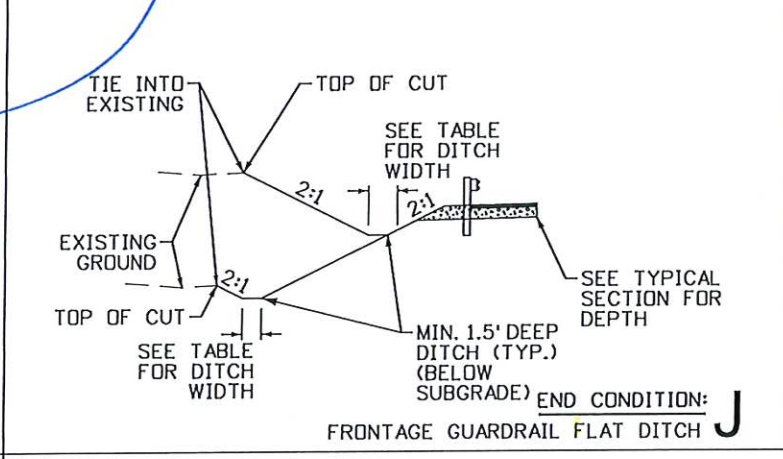
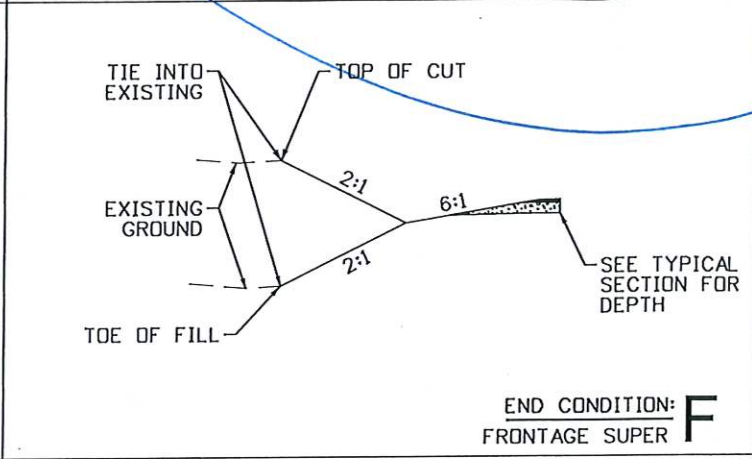
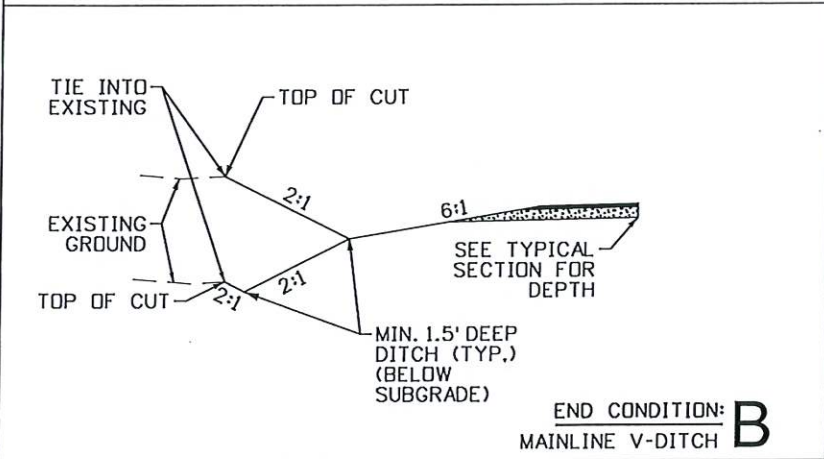
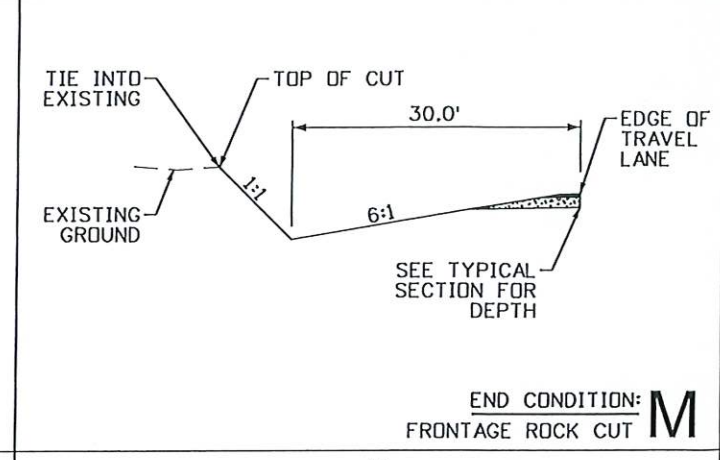
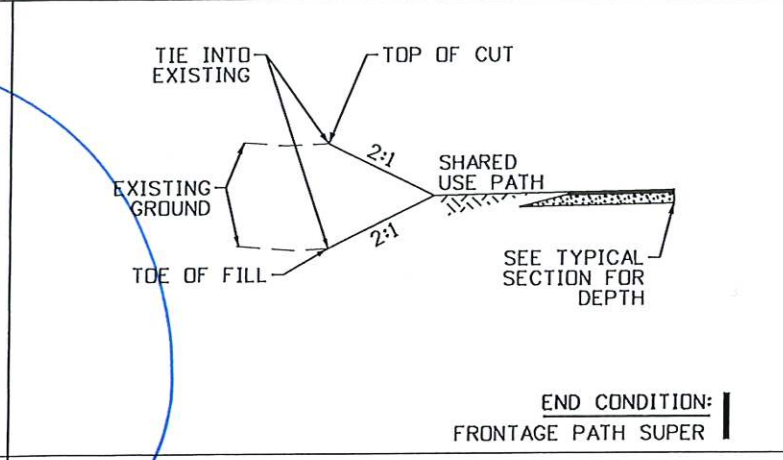
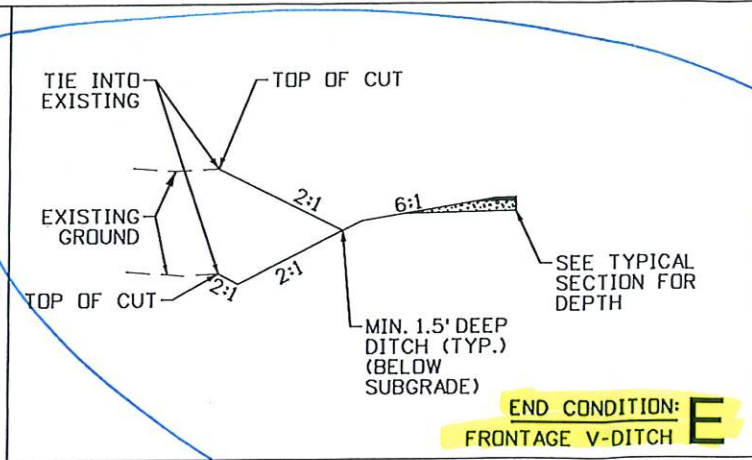
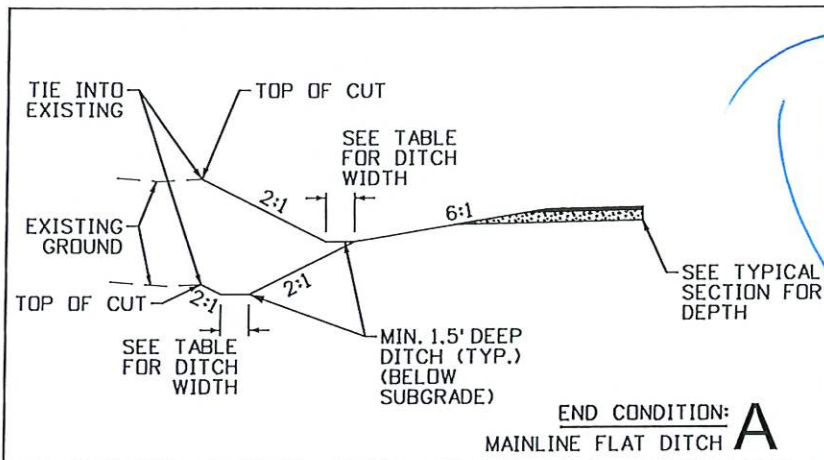
FOR

PROJECT NO. A020(350)

TYPICAL SECTIONS US-95, GRANITE NORTH & FRONTAGE RDS, BONNER CO

English	
COUNTY	BONNER
KEY NUMBER	20350
SHEET 31 OF 327	

PROFESSIONAL ENGINEER
LICENSED
17910
01/10/2020
ANDREW ROSEMAN-HANAUER



NOTES:

- SEE LEFT AND RIGHT END CONDITION TABLES.
- DITCH WIDTH IS SHOWN ON THE NEXT SHEET.
- MIRROR LEFT END CONDITIONS FOR RIGHT SIDE OF ROADWAY.

N.T.S.

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REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	7/13/2020	ARH	Topsoil adjustment

DESIGNED: A. ROSEMAN-HANAUER
 DESIGN CHECKED: R. BLOWER
 DETAILED: A. ROSEMAN-HANAUER
 DRAWING CHECKED: T. ELLWEIN

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
 CADD FILE NAME: 20350_TYPI_010.SHT
 DRAWING DATE: JULY 2020

IDAHO TRANSPORTATION DEPARTMENT

HR

PROJECT NO. A020(350)

TYPICAL SECTIONS
 US-95, GRANITE NORTH & FRONTAGE RDS, BONNER CO

English
 COUNTY: BONNER
 KEY NUMBER: 20350
 SHEET 35 OF 327

N.T.S.

LEFT END CONDITION
US 95 SB

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
4140+70.00	4219+00.00	C	0.0'
4219+00.00	4237+54.55	A	3.0'

RIGHT END CONDITION
US 95 NB

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
5140+60.00	5148+64.00	A	3.0'
5148+64.00	5178+00.00	C	0.0'
5178+00.00	5188+59.00	A	3.0'
5188+59.00	5211+35.00	A	4.0'
5211+35.00	5237+08.93	A	3.0'

COMBINED END CONDITIONS

US-95 STATION START	VINTAGE 95 LT	VINTAGE 95 RT	US-95 SB LT	US-95 NB RT	MINERAL RIDGE LT	MINERAL RIDGE RT
1141+04.74	M	D	C	A	G	D
1143+70.09	M	D	C	A	G	J
1144+82.39	D	D	C	A	G	J
1145+32.59	D	D	C	A	G	WALL
1146+07.39	D	E	C	A	G	WALL
1146+39.39	E	E	C	A	G	WALL
1146+87.39	D	E	C	A	G	WALL
1147+82.39	F	E	C	A	G	WALL
1147+97.39	F	D	C	A	G	WALL
1149+08.74	F	D	C	C	G	WALL
1151+28.58	F	D	C	C	G	J
1151+88.96	F	D	C	C	G	D
1154+49.64	D	D	C	C	G	D
1154+64.55	D	D	C	C	G	F
1157+32.71	D	D	C	C	H	F
1160+73.14	D	E	C	C	H	F
1161+22.89	D	E	C	C	I	F
1161+93.51	E	E	C	C	I	F
1163+79.87	E	E	C	C	H	F
1170+25.83	D	E	C	C	H	F
1178+06.80	D	E	C	A	H	F
1178+06.93	D	E	C	A	I	F
1182+38.58	F	E	C	A	I	F
1182+83.11	F	E	C	A	G	F
1184+82.57	F	E	C	A	H	D
1187+03.45	E	E	C	A	H	D
1188+32.12	E	E	C	A	H	F
1190+85.80	E	E	C	A	I	D
1191+55.92	F	E	C	A	I	D
1191+78.55	F	E	C	A	I	E
1197+63.92	D	E	C	A	I	E
1197+76.61	D	D	C	A	I	E
1199+34.98	D	D	C	A	I	D
1208+87.74	D	D	C	A	G	D
1215+51.28	D	E	C	A	G	D
1218+74.96	D	E	A	A	G	D
1223+91.23	E	E	A	A	G	D
1225+55.68	E	E	A	A	H	E
1227+88.54	D	D	A	A	H	E
1230+20.68	D	D	A	A	I	D
1231+63.12	D	D	A	A	F	D

LEFT END CONDITION
VINTAGE 95 ROAD

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
2076+04.89	2094+10.00	D	2.0'
2094+10.00	2097+67.00	E	0.0'
2097+67.00	2122+25.00	F	0.0'
2122+25.00	2138+85.00	K	0.0'
2138+85.00	2141+12.50	L	0.0'
2141+12.50	2146+50.00	M	0.0'
2146+50.00	2148+07.00	D	2.0'
2148+07.00	2148+55.00	E	0.0'
2148+55.00	2149+50.00	D	2.0'
2149+50.00	2156+00.00	F	BASIN
2156+00.00	2163+16.00	D	3.0'
2163+16.00	2171+20.00	E	0.0'
2171+20.00	2177+85.00	D	3.0'
2177+85.00	2182+85.00	D	2.0'
2182+85.00	2187+50.00	F	0.0'
2187+50.00	2192+08.00	E	0.0'
2192+08.00	2198+32.00	F	0.0'
2198+32.00	2216+20.75	D	2.0'
2216+20.75	2225+00.00	D	3.0'
2225+00.00	2229+20.00	E	0.0'
2229+20.00	2233+46.38	D	2.0'

RIGHT END CONDITION
VINTAGE 95 ROAD

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
2076+04.89	2089+00.00	D	2.0'
2089+00.00	2108+00.00	F	0.0'
2108+00.00	2122+25.00	E	0.0'
2122+25.00	2134+46.00	K	0.0'
2134+46.00	2141+12.50	J	2.0'
2141+12.50	2147+75.00	D	3.0'
2147+75.00	2149+65.00	E	0.0'
2149+65.00	2151+75.00	D	3.0'
2151+75.00	2160+00.00	D	4.0'
2160+00.00	2162+00.00	D	2.0'
2162+00.00	2198+45.00	E	0.0'
2198+45.00	2216+50.75	D	2.0'
2216+50.75	2229+20.00	E	0.0'
2229+20.00	2233+46.38	D	2.0'

LEFT END CONDITION
MINERAL RIDGE ROAD

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
3079+75.00	3090+00.00	D	2.0'
3090+00.00	3097+84.00	E	0.0'
3097+84.00	3118+00.00	F	0.0'
3118+00.00	3137+25.00	I	0.0'
3137+25.00	3153+00.00	G	2.0'
3153+00.00	3155+84.00	G	3.0'
3155+84.00	3160+00.00	H	0.0'
3160+00.00	3162+75.00	I	0.0'
3162+75.00	3178+00.00	H	0.0'
3178+00.00	3183+00.00	I	0.0'
3183+00.00	3185+00.00	H	0.0'
3185+00.00	3191+00.00	G	2.0'
3191+00.00	3208+50.00	I	0.0'
3208+50.00	3225+10.00	G	2.0'
3225+10.00	3229+75.00	H	0.0'
3229+75.00	3231+17.44	I	0.0'
3231+17.44	3239+79.46	F	0.0'

RIGHT END CONDITION
MINERAL RIDGE ROAD

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
3079+75.00	3099+00.00	D	2.0'
3099+00.00	3105+50.00	D	3.0'
3105+50.00	3121+90.00	E	0.0'
3121+90.00	3129+00.00	D	3.0'
3129+00.00	3134+50.00	F	BASIN
3134+50.00	3141+87.50	D	2.0'
3141+87.50	3143+50.00	J	2.0'
3143+50.00	3149+50.15	N/A	WALL
3149+50.15	3150+12.65	J	2.0'
3150+12.65	3153+00.00	D	2.0'
3153+00.00	3185+00.00	F	0.0'
3185+00.00	3188+50.00	D	2.0'
3188+50.00	3191+00.00	F	BASIN
3191+00.00	3191+90.00	D	3.0'
3191+90.00	3199+25.00	E	0.0'
3199+25.00	3209+00.00	D	3.0'
3209+00.00	3225+10.00	D	2.0'
3225+10.00	3229+75.00	E	0.0'
3229+75.00	3231+75.26	D	2.0'
3231+75.26	3231+81.92	D	3.0'

TRAILS END ROAD

3231+81.92	3239+79.46	D	3.0'
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NOTES:

- SEE ROADWAY END CONDITION TABLES FOR DITCH WIDTHS.
- SEE TYPICAL SECTIONS FOR THE DITCH BETWEEN US 95-SB AND US-95 NB.

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REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED
A. ROSEMAN-HANAUER
DESIGN CHECKED
R. BLOWER
DETAILED
A. ROSEMAN-HANAUER
DRAWING CHECKED
T. ELLWEIN

SCALES SHOWN
ARE FOR 11" X 17"
PRINTS ONLY
CADD FILE NAME
20350_TYPL_011.SHT
DRAWING DATE:
JANUARY 2020

IDAHO
TRANSPORTATION
DEPARTMENT
HDR



PROJECT NO.

A020(350)

TYPICAL SECTIONS

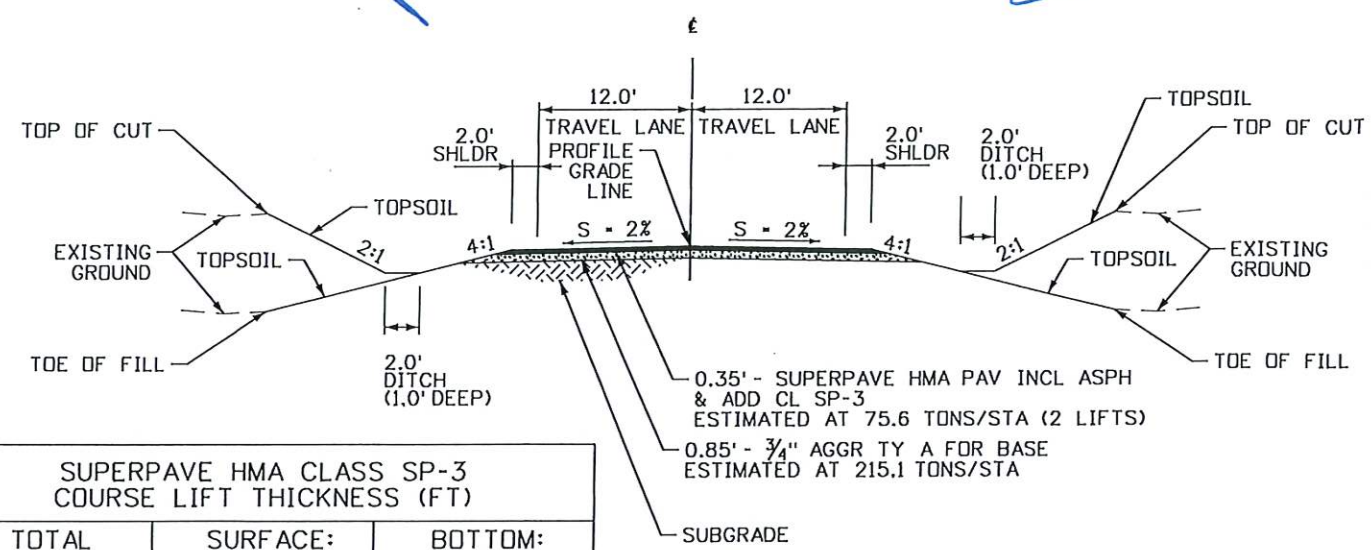
US-95, GRANITE NORTH &
FRONTAGE RDS, BONNER CO

English

COUNTY BONNER
KEY NUMBER 20350
SHEET 36 OF 327

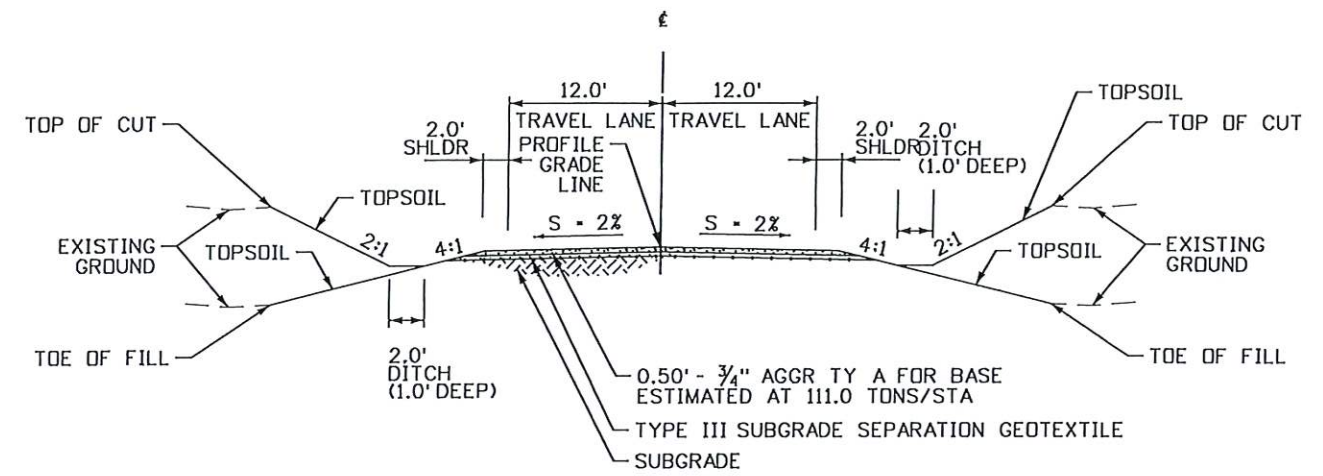


APPROACH
 BETWEEN EDGE OF PAVEMENT AND R/W
 * SEE APPROACH STATIONS ON NEXT SHEET

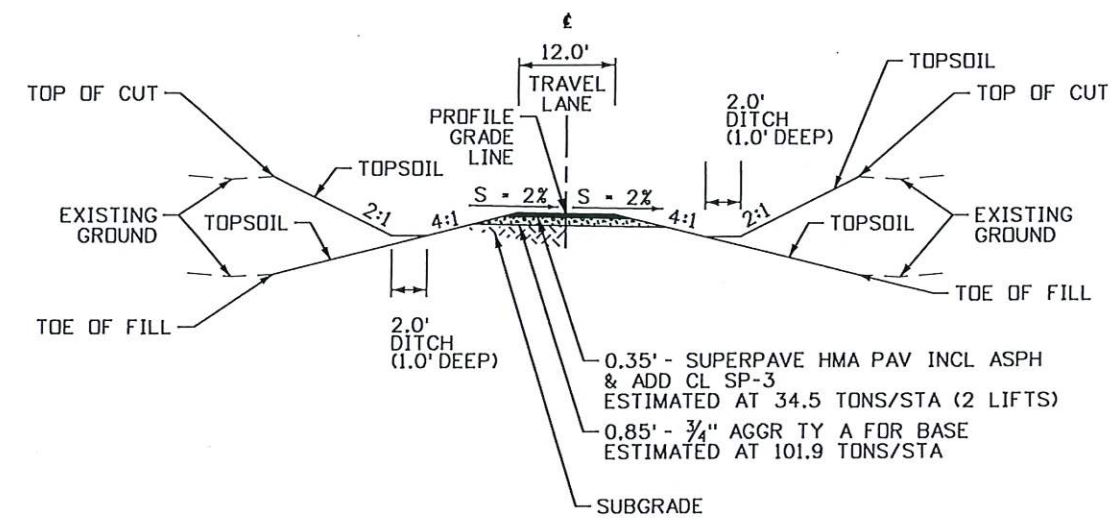


SUPERPAVE HMA CLASS SP-3 COURSE LIFT THICKNESS (FT)		
TOTAL	SURFACE: PG 58-28	BOTTOM: PG 58-28
0.35	0.15	0.20

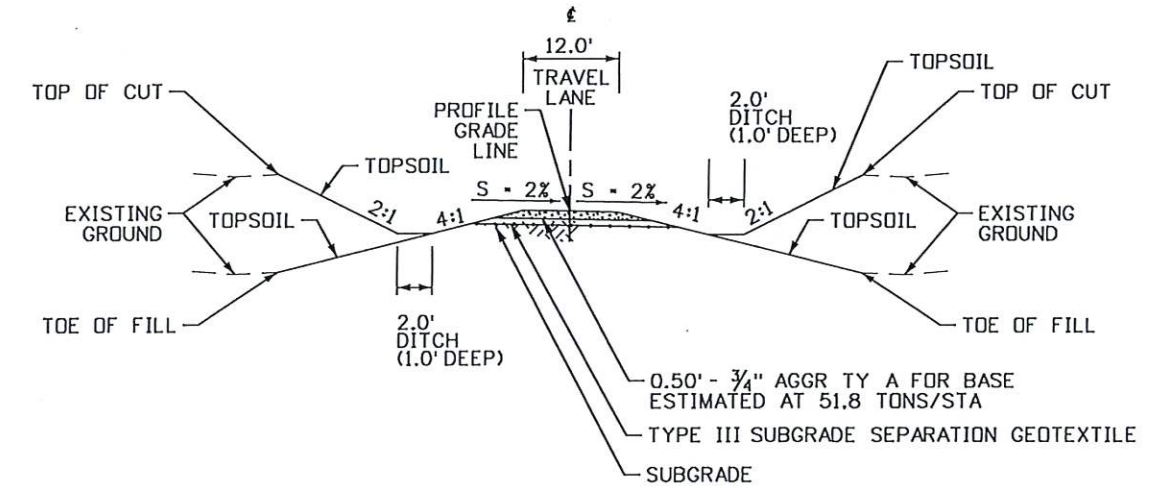
APPROACH GRADING
 FROM R/W TO EXISTING GROUND TIE-IN



FARM FIELD
 BETWEEN EDGE OF PAVEMENT AND R/W



FARM FIELD GRADING
 FROM R/W TO EXISTING GROUND TIE-IN



- NOTES:**
- SEE SUPERELEVATION DIAGRAM ON ROADWAY PROFILES FOR CROSS SLOPES. IF PROVIDED, SHOULDERS TO MATCH LANE.
 - SEE APPROACH STATIONS SHEET FOR STATION RANGES.

N.T.S.

PLOTTED: 01/10/2020 6:31:18 PM
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REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED
A. ROSEMAN-HANAUER
 DESIGN CHECKED
R. BLOWER
 DETAILED
A. ROSEMAN-HANAUER
 DRAWING CHECKED
T. ELLWEIN

SCALES SHOWN
ARE FOR 11" X 17"
PRINTS ONLY
 CADD FILE NAME
20350_TYPI_012.SHT
 DRAWING DATE:
JANUARY 2020

IDAHO TRANSPORTATION DEPARTMENT




HR

PROJECT NO.
A020(350)

TYPICAL SECTIONS
US-95, GRANITE NORTH & FRONTAGE RDS, BONNER CO

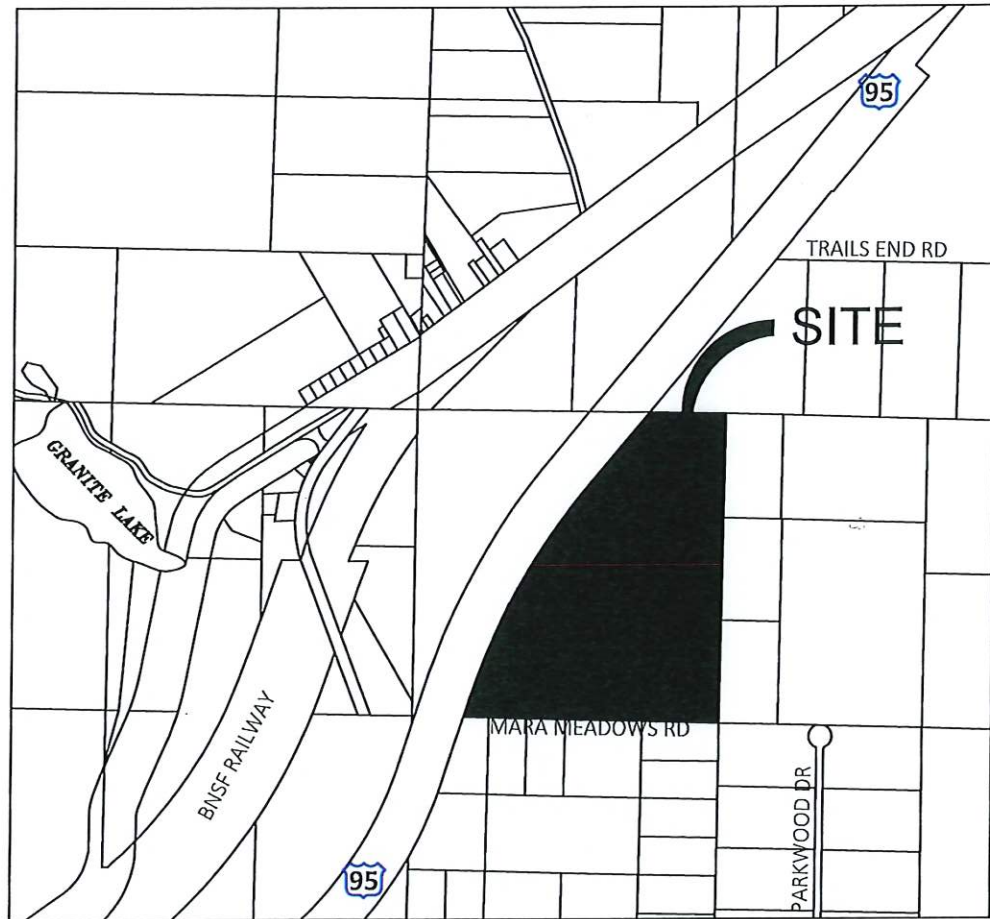
English
 COUNTY BONNER
 KEY NUMBER 20350
 SHEET 37 OF 327

PROFESSIONAL ENGINEER
 LICENSED

 17910
 01/10/2020
 STATE OF IDAHO
 ANDREW ROSEMAN-HANAUER

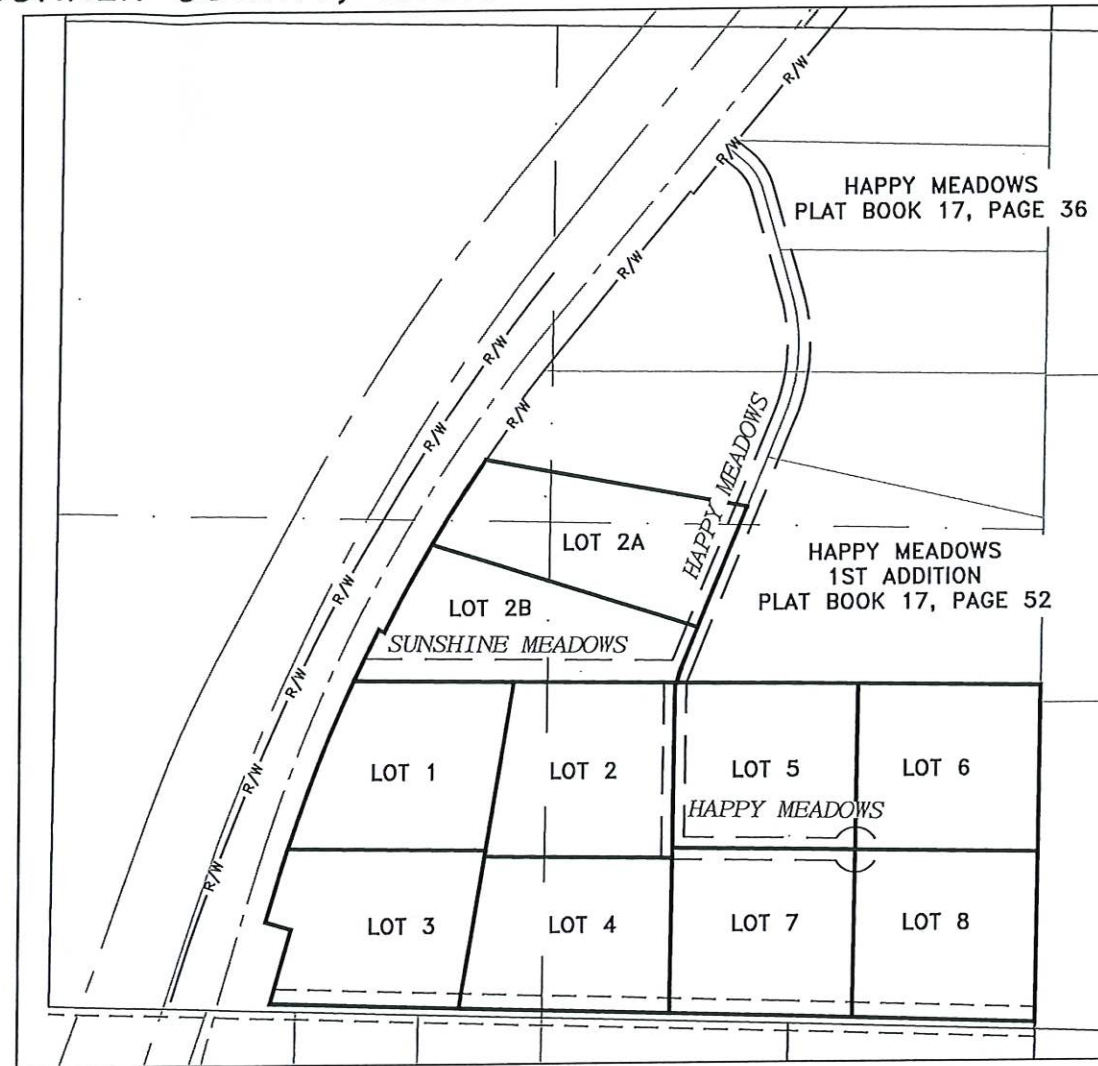
HAPPY MEADOWS AND SUNSHINE MEADOWS
 APPROACH APPLICATION
 ROAD DESIGN
 CITY OF ATHOL, BONNER COUNTY, IDAHO



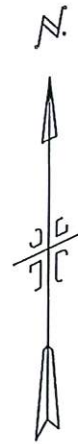
3882 N. Schreiber Way, Suite 104
 Coeur d'Alene, ID 83815
 (208) 635-5825



VICINITY MAP
 N.T.S



PROJECT SITE
 N.T.S



PROJECT OWNERS:

JOSEPH AND KATHLENE HESTER TRUST
 11611 W. PRAIRIE AVE POST FALLS, ID, 83854

PROJECT SITE:

RP54N03W264050A, RP54N03W264300A,
 RP54N03W262500A (SOUTH WESTERN PORTION)
 ACREAGE: 50.207 ACRES (GROSS PROJECT AREA)

CONTACT INFORMATION:

HMH ENGINEERING
 3882 N SCHREIBER WAY #104,
 COEUR D'ALENE, ID 83815

INDEX OF SHEETS:

1. TITLE SHEET
2. APPROACH PLAN
3. DISTANCE FROM HAPPY MEADOWS TO TRAILS END ROAD
4. APPROACH DETAIL SUNSHINE MEADOWS
5. APPROACH DETAIL HAPPY MEADOWS



1"
 SCALE: (11X17 ONLY)

DWG:
 PROJECT NO:
 DRAWN BY:
 CHECKED BY:
 DATE:

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REVISIONS
 NO. DATE BY DESCRIPTION

DRAWING:

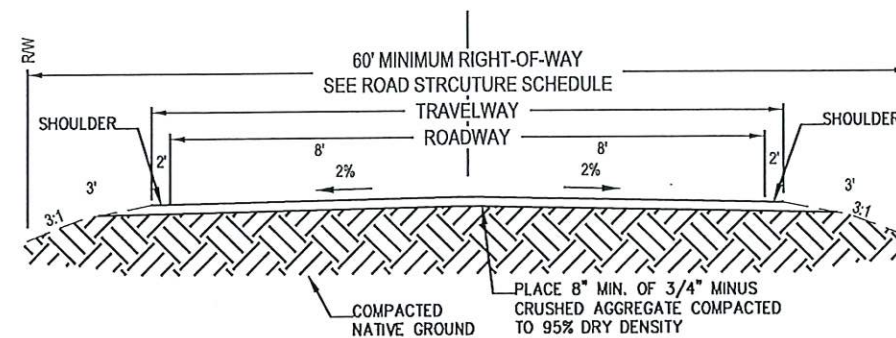
SHEET: 1 OF 5



Know what's below.
 Call before you dig.

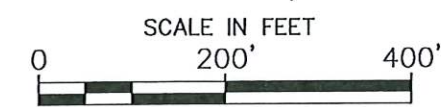
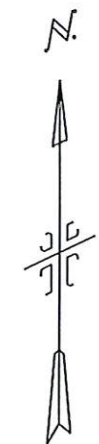
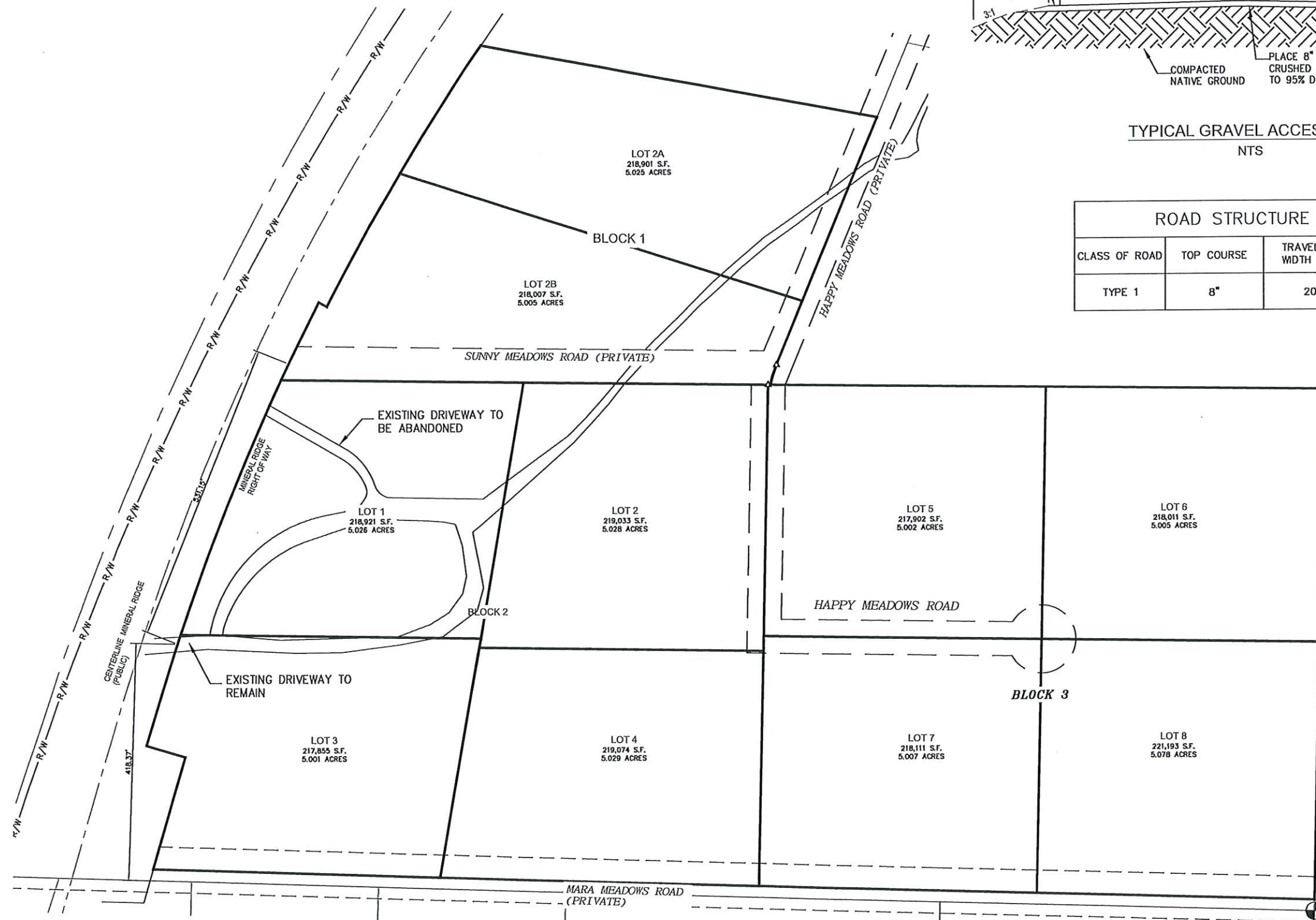
*See notes
 10/27/21*

Proj: 20210627001, 8:53 PM, Plotted By: Jared Branch
 Path: \\DOCUMENTS\PROJECTS\2021\03\03\WASA MEADOWS - HESTER\09 SURVEY\10 DWG\151903 HESTER TRIMBLE APPROACH AND ALIGNMENT.DWG



TYPICAL GRAVEL ACCESS ROAD
NTS

ROAD STRUCTURE TABLE			
CLASS OF ROAD	TOP COURSE	TRAVELWAY WIDTH (FT.)	ROADWAY WIDTH (FT.)
TYPE 1	8"	20'	16'



1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS
NO. DATE BY DESCRIPTION

DRAWING:
SHEET: 2 OF 5

Plot Date: 10/28/2021 12:30 PM. Plotted By: Vicki Klenka
Path: Z:\DOCUMENTS\PROJECTS\2019\15015 MARA MEADOWS - HESTER\09 SURVEY\10 DWG\15015 HESTER TRIMBLE APPROACH AND ALIGNMENT.DWG

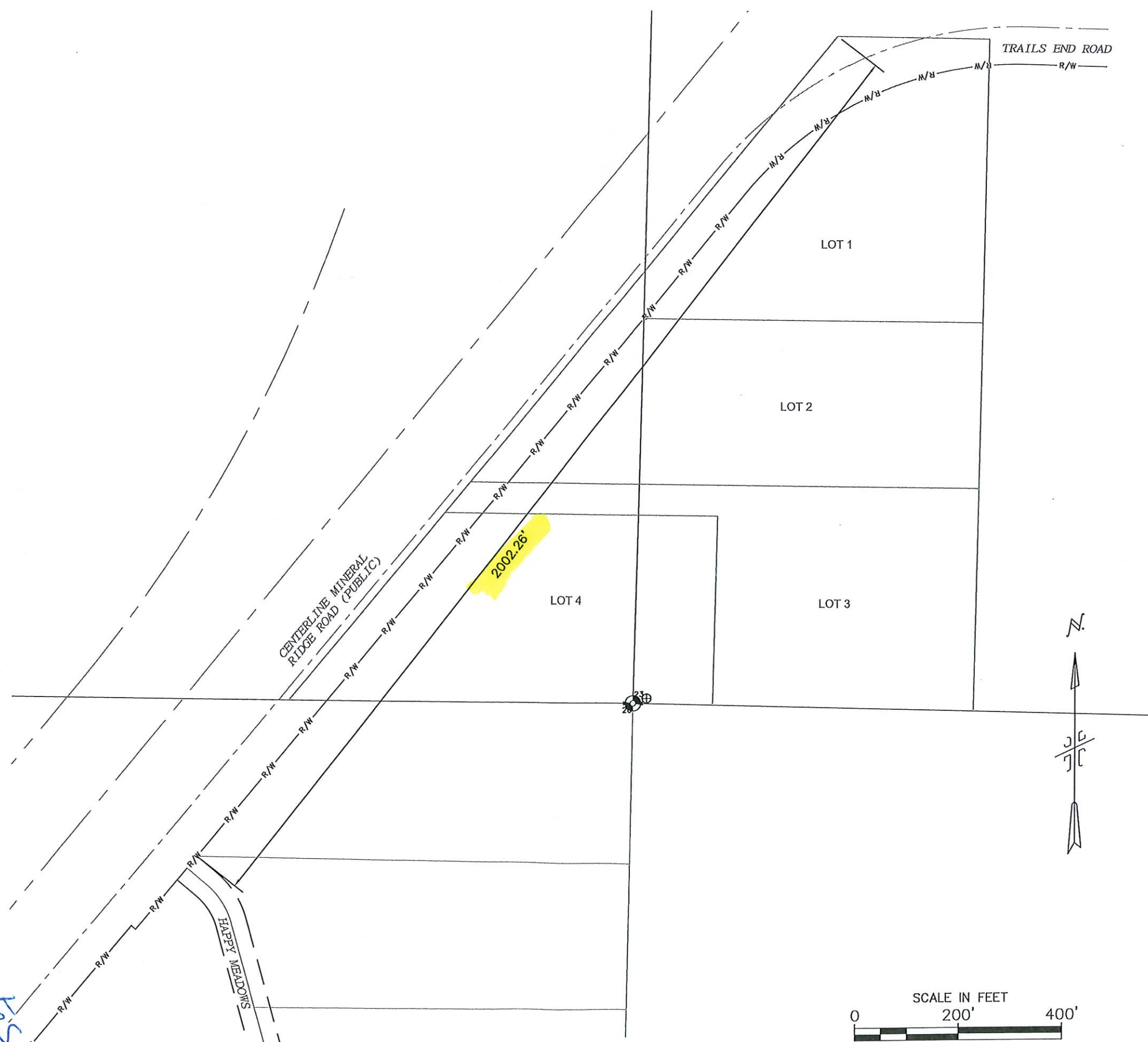


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Know what's below
Call before you dig

*See notes
10/27/21*



3882 N. Schreiber Way, Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825



1"
SCALE: (11X17 ONLY)

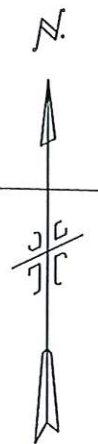
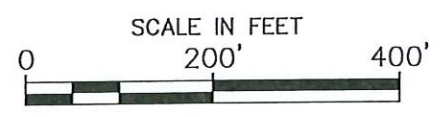
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DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS
NO. DATE BY DESCRIPTION

DRAWING:

SHEET: 3 OF 5





3882 N. Schreiber Way, Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825



1"
SCALE: (11X17 ONLY)

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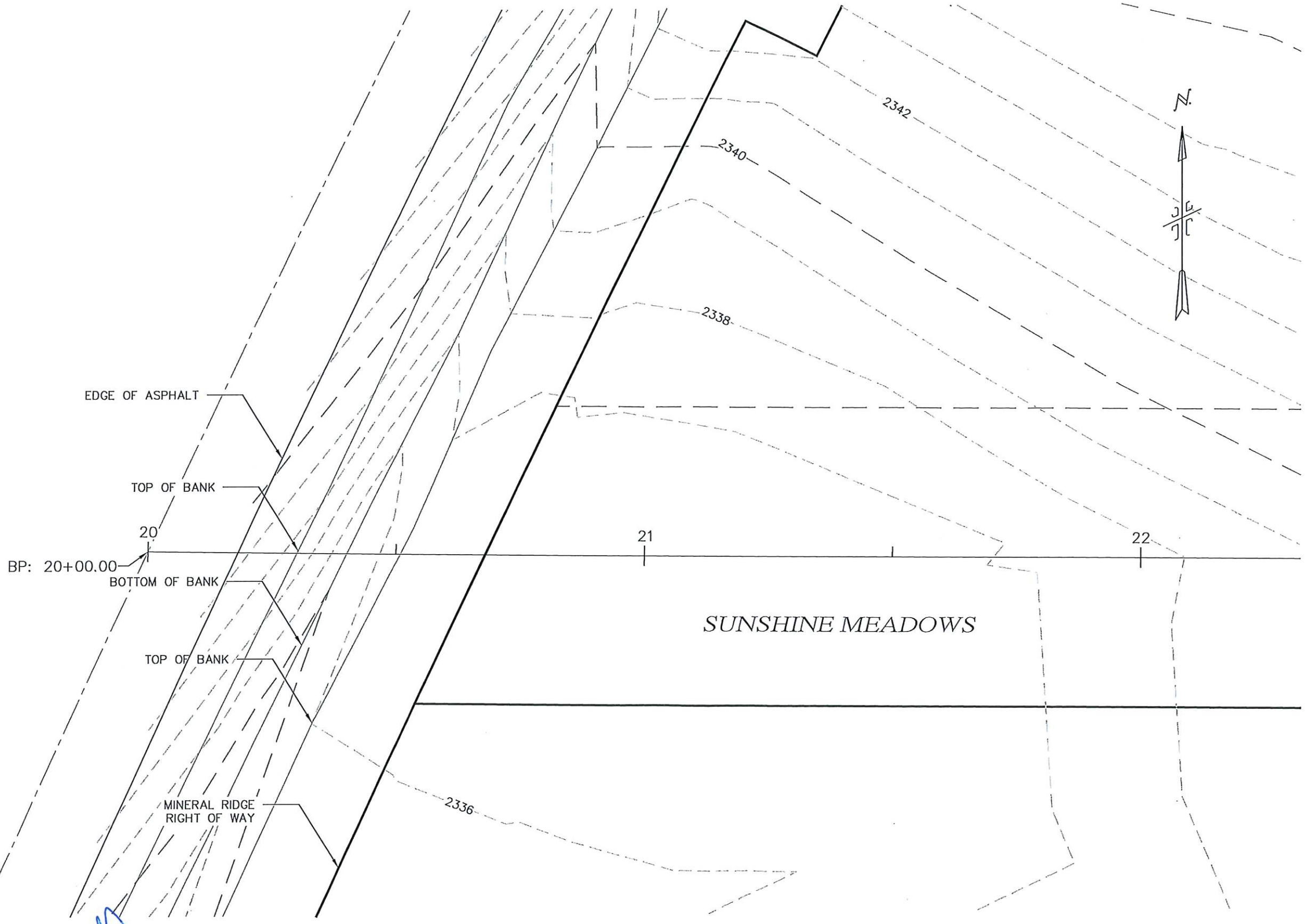
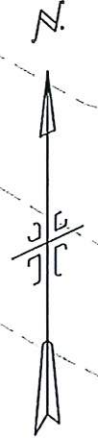
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REVISIONS
NO. DATE BY DESCRIPTION

DRAWING:

SHEET: 4 OF 5

R/W
R/W

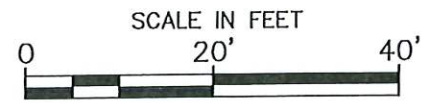


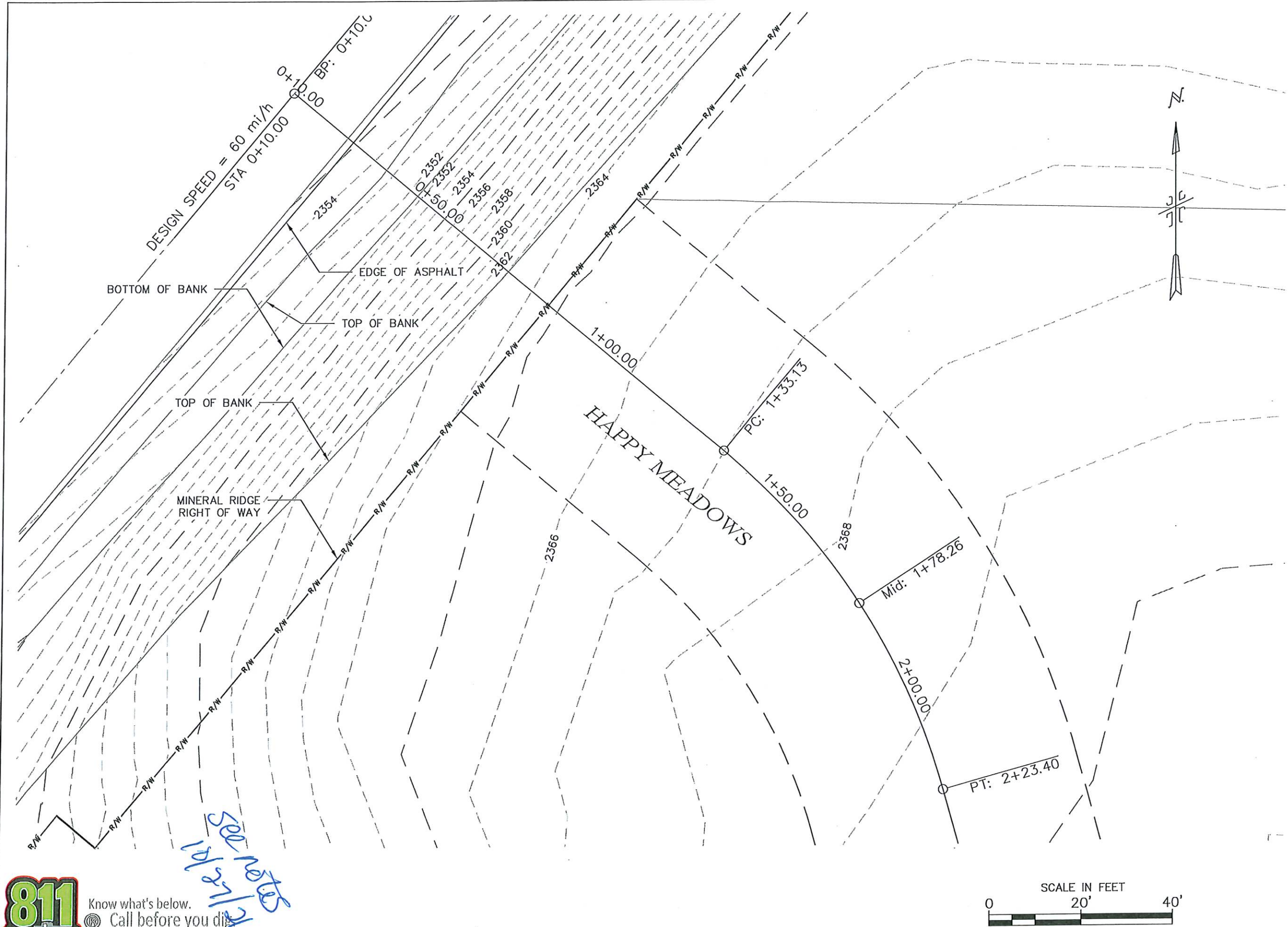
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Know what's below.
Call before you dig.

*see notes
10/26/21*



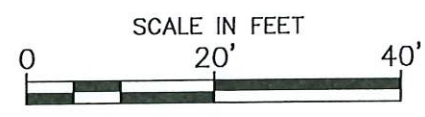


1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS
NO. DATE BY DESCRIPTION

DRAWING:
SHEET: 5 OF 5



Plot Date: 10/26/2021 5:40 PM, Plotted By: J. Brad Branch
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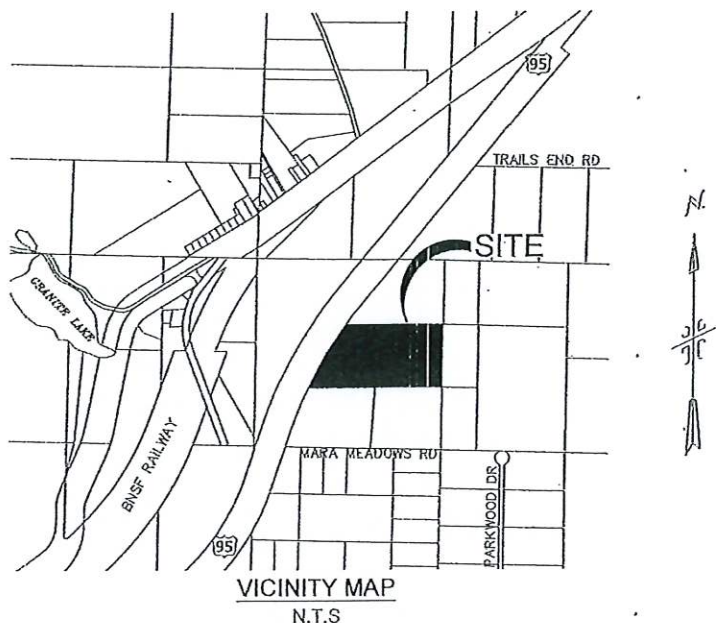


Know what's below.
Call before you dig.

*See notes
10/26/21*

HAPPY MEADOWS 1ST ADDITION

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



Instrument H 992083 B: 17 P: 52
Bonner County, Sandpoint, Idaho
09/21/2021 12:39:52 PM No. of Pages: 3
Recorded for: HMH
Michael W. Roseblade Fee: \$11.00 CB
Ex-Officio Recorder Deputy
Index to: PLATS

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT: JOSEPH AND KATHLENE HESTER FAMILY TRUST, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE; THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT TO BE PREPARED AND THAT THEY DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT, BEING A PORTION OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO,

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER OF SECTION 26, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP PER CP&F INSTRUMENT NUMBER 928373, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 26, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP PER CP&F INSTRUMENT NUMBER 928369, BEARS NORTH 0°47'44" EAST A DISTANCE OF 2672.38 FEET;
THENCE, FROM SAID CENTER QUARTER, NORTH 0°47'44" EAST A DISTANCE OF 920.94', SAID POINT ALSO KNOWN AS THE TRUE POINT OF BEGINNING;

THENCE, N89°12'16"W FOR A DISTANCE OF 1841.67 FEET; TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE 151.88' HAVING A RADIUS OF 4128.00 FEET, AND A DELTA ANGLE OF 02°06'29" (CHORD BEARING N25°46'43"E, 151.87');

THENCE, S63°10'02"E FOR A DISTANCE OF 16.00', TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE 342.88' HAVING A RADIUS OF 4112.00 FEET, AND A DELTA ANGLE OF 04°46'39" (CHORD BEARING N29°3'17"E, 342.78');

THENCE ALONG SAID NON-TANGENT CURVE 344.09' HAVING A RADIUS OF 4112.00 FEET, AND A DELTA ANGLE OF 04°47'40" (CHORD BEARING N34°00'27"E, 343.99');

THENCE N53°35'42"W FOR A DISTANCE OF 16.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE 128.82 FEET HAVING A RADIUS OF 4128.00 FEET, AND A DELTA ANGLE OF 01°47'17" (CHORD BEARING N37°17'56"E, 128.81');

THENCE, S89°12'16"E FOR A DISTANCE OF 1347.94 FEET;

THENCE S00°47'44"W A DISTANCE OF 832.75 FEET TO THE TRUE POINT OF BEGINNING;

COMPRISING OF 30.657 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT: THE PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT IS TO BENEFIT ALL LOTS WITHIN THE NW 1/4 OF SECTION 26.

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS, SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

Joseph H. Hester 9-7-2021
JOSEPH H. HESTER, TRUSTEE DATE:

Kathlene M. Hester 9-7-2021
KATHLENE M. HESTER, TRUSTEE DATE:

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 2020.

DATED THIS 13th DAY OF September, IN THE YEAR OF 2021.

Craig D. Pient 9/13/2021
BONNER COUNTY TREASURER DATE

RECORDER'S CERTIFICATE:

FILED THIS 21st DAY OF September, 2021.

AT 12:39, IN BOOK 17 OF PLATS AT PAGE 52.

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. 992083

FEE: \$11.00

By Cynthia Branson
BONNER COUNTY RECORDER

COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS 21 DAY OF Sept, IN THE YEAR OF 2021.

M. Candy
CHAIRMAN OF THE BOARD OF COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "HAPPY MEADOWS 1ST ADDITION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLAT AND SURVEYS HAVE BEEN MET

DATED THIS 16 DAY OF SEPTEMBER, IN THE YEAR OF 2021.

Robert R. Ming
BONNER COUNTY SURVEYOR

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 26, TOWNSHIP 54 NORTH, RANGE 3 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 2 DAY OF September, 2021.

Vicki J. Klemm
VICKI J. KLEMM, PLS 19496



PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS 13th DAY

OF September, IN THE YEAR OF 2021.

Amber S. ...
BONNER COUNTY PLANNING DIRECTOR, et al

PANHANDLE HEALTH CERTIFICATE:

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 REQUIREMENTS ARE SATISFIED.

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO } SS
COUNTY OF KOOTENAI }

MALINDA BECKER
COMM #20203294
NOTARY PUBLIC
STATE OF IDAHO

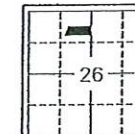
ON THIS 2th DAY OF September, IN THE YEAR OF 2021,

BEFORE ME PERSONALLY APPEARED JOSEPH H. HESTER AND KATHLENE M. HESTER, AS TRUSTEES OF THE JOSEPH AND KATHLENE HESTER FAMILY TRUST, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: Malinda Becker

MY COMMISSION EXPIRES: 8-28-2026

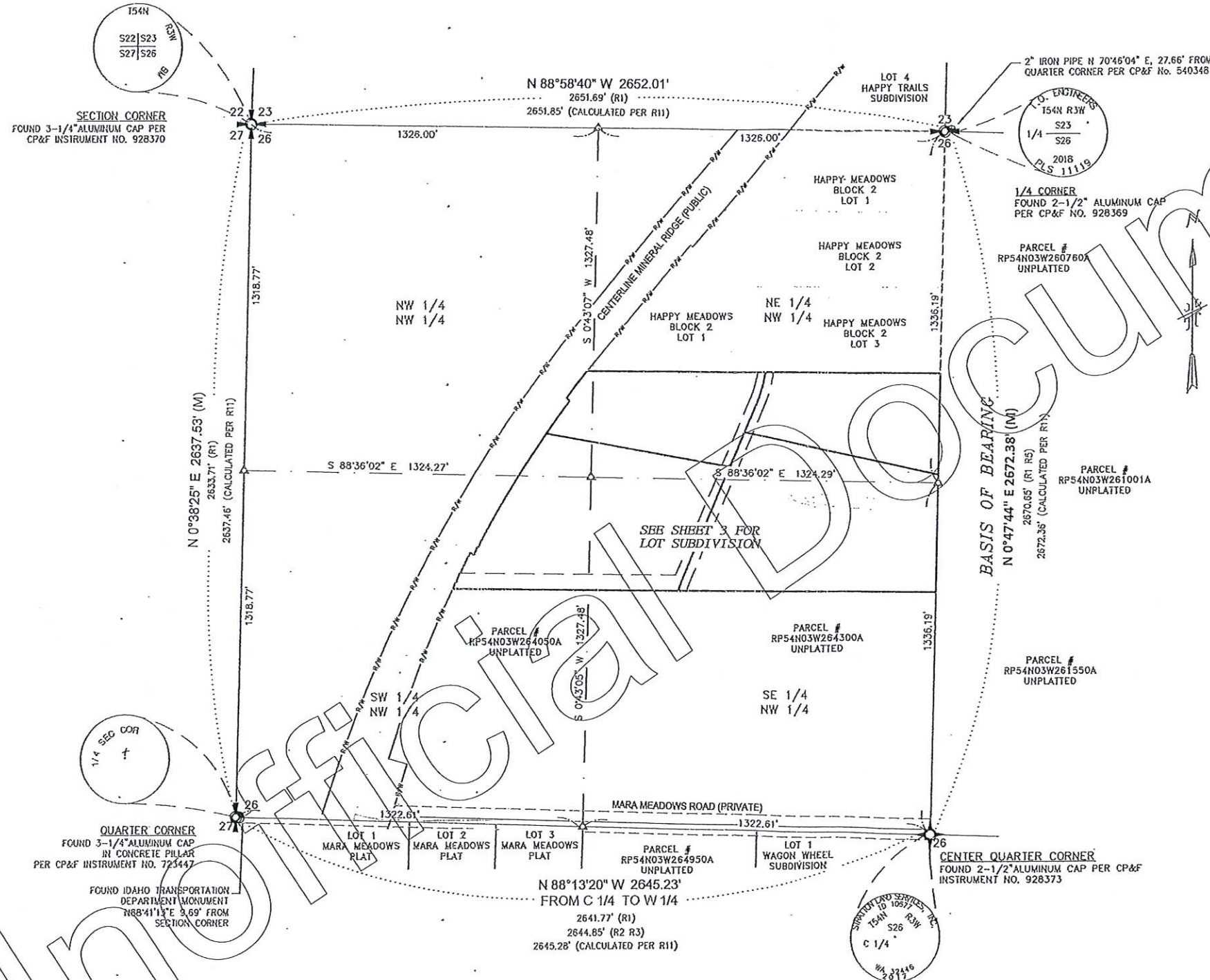
See notes 10/21/21



HMH 3882 North Schreiber Way Suite 104
engineering Coeur d'Alene, ID 83815
(208) 635-5825

HAPPY MEADOWS 1ST ADDITION

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND:

- (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
- (C) COMPUTED DISTANCES DERIVED FROM (R)
- SECTION CORNER, AS DESCRIBED.
- QUARTER CORNER, AS DESCRIBED.
- CENTER CORNER, AS DESCRIBED.
- FOUND ALUMINUM CAP DESCRIBED ON SHEET 3
- CALCULATED POINT (NOTHING FOUND OR SET)
- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT/ RIGHT-OF-WAY LINE
- SIXTEENTH SECTION LINE

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY PIONEER TITLE CO.
DATED: 9-10-19 ORDER NO. 86900
2. ALL REFERENCES ARE RECORDED AT THE BONNER COUNTY, IDAHO RECORDER'S OFFICE LOCATED IN SANDPOINT IDAHO, UNLESS OTHERWISE NOTED.
3. INGRESS, EGRESS, AND UTILITY EASEMENT IS PRIVATE, AND INTENDED TO SERVE ALL LOTS EAST OF MINERAL RIDGE ROAD, IN THE NORTHWEST QUARTER, OF THE DEPICTED SECTION 26.
4. PROPERTY SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED AT INSTRUMENT NO. 911978, DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED.
5. MINERAL RIDGE ROAD IS A PUBLIC ROAD AND IS BEING CONSTRUCTED BY THE IDAHO TRANSPORTATION DEPARTMENT AND WILL BE DEDICATED TO BONNER COUNTY FOR PERMANENT OWNERSHIP.

REFERENCES:

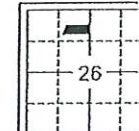
- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KIEBERT, DATED OCT 26, 1979, RECORDED AT INSTRUMENT No. 221517
- (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH, DATED JULY 9, 1980, RECORDED AT INSTRUMENT No. 230558
- (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE GLAHE, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT No. 396258
- (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT No. 451963
- (R5) RECORD OF SURVEY, SURVEYED BY DAH PROVOLT, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT No. 629560
- (R6) HUBSON PLAT, BY NORTHWEST TRAVERSE, DATED NOV 08, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 93.
- (R7) MARA MEADOWS, BY NORTHWEST TRAVERSE, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 159.
- (R8) WAGON WHEEL TRACT, BY STRATON AND SERVICES, DATED MAY 8, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49.
- (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT No. 968443
- (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT No. 979571
- (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT No. A020(350), FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
- (R12) FEDERAL AIR PROJECT, PROJECT No. 100-B(2), DATED 1940
- (R13) HAPPY TRAILS SUBDIVISION, BY HMH ENGINEERING, DATED AUG 08, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.

BASIS OF BEARING:

BASIS OF BEARING ~ NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEOID 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.
ALL DISTANCES ARE GROUND USING A CAF OF 1.00009729

relaid 10/27/21

Instrument # 992083 B: 17 P: 52
Bonner County, Sandpoint, Idaho
09/21/2021 12:39:52 PM No. of Pages: 1
Recorded for: MEOS
Michael W. Rosedale Deputy
Index to: PLATS



HAPPY MEADOWS 1ST ADDITION
A SURVEY FOR JOSEPH AND KATHLENE HESTER

HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

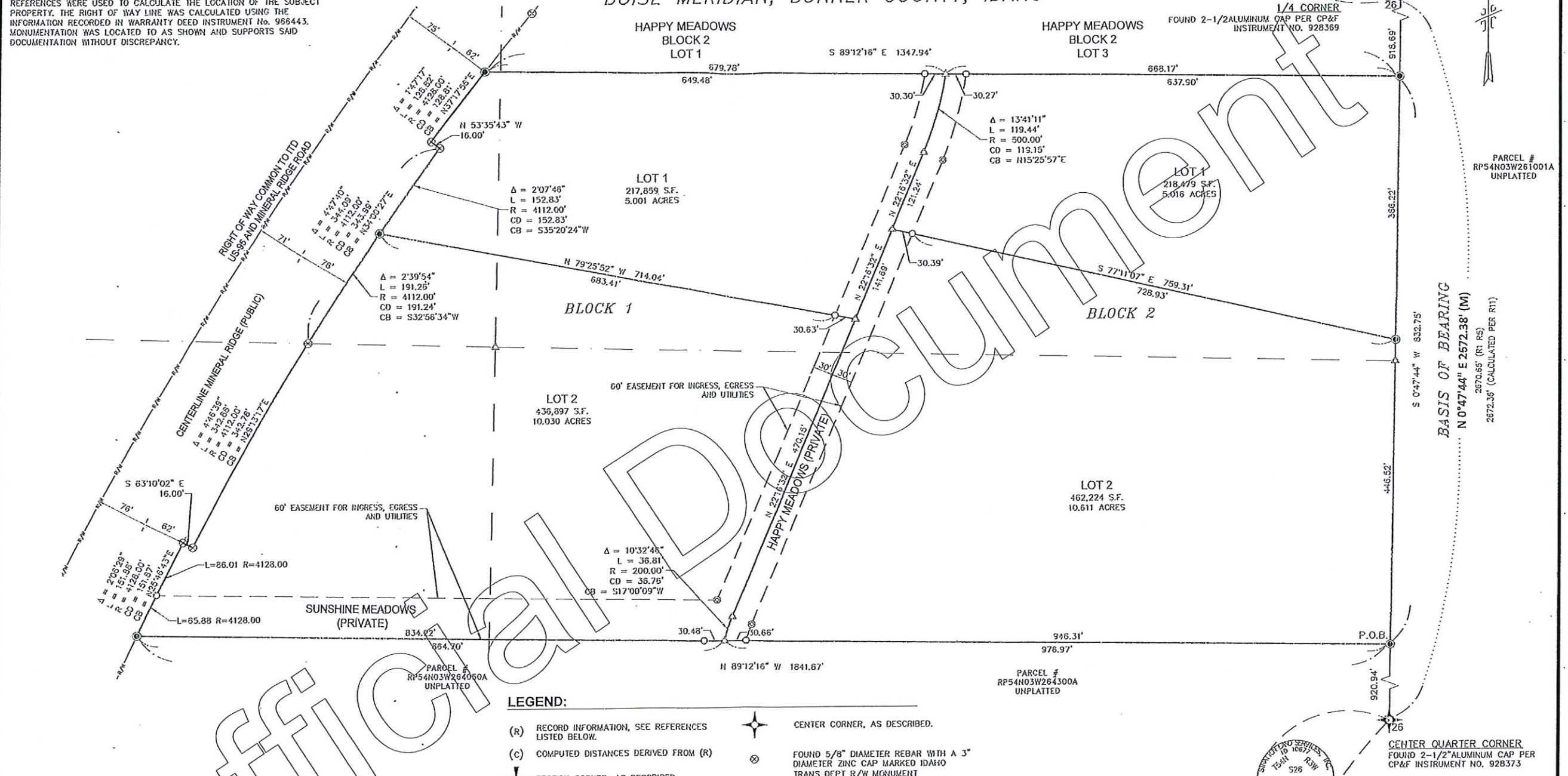
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HAPPY MEADOWS 1ST ADDITION

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

SURVEY NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO MONUMENT THE PARCEL DESCRIBED IN THE QUITCLAIM DEED FILED AT INSTRUMENT NO. 979853, AS WELL AS TO DIVIDE SAID PARCEL INTO FOUR (4) LOTS, AS SHOWN HEREON. HISTORICAL DEEDS, PLATS, AND RECORDS OF SURVEY AS NOTED UNDER REFERENCES WERE USED TO CALCULATE THE LOCATION OF THE SUBJECT PROPERTY. THE RIGHT OF WAY LINE WAS CALCULATED USING THE INFORMATION RECORDED IN WARRANTY DEED INSTRUMENT NO. 966443. MONUMENTATION WAS LOCATED TO AS SHOWN AND SUPPORTS SAID DOCUMENTATION WITHOUT DISCREPANCY.



LEGEND:

- (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
- (C) COMPUTED DISTANCES DERIVED FROM (R)
- SECTION CORNER, AS DESCRIBED.
- QUARTER CORNER, AS DESCRIBED.
- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT/ RIGHT-OF-WAY LINE
- SIXTEENTH SECTION LINE
- P.O.B. POINT OF BEGINNING
- CENTER CORNER, AS DESCRIBED.
- FOUND 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT
- SET 5/8" X 24" REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED HMH-ENG PLS 19496.
- A 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT
- SET 5/8" X 24" REBAR WITH A 1 1/4" PINK PLASTIC CAP STAMPED WITNESS CORNER PLS 19496.
- SET 1/2" X 24" REBAR WITH A 3/4" ORANGE PLASTIC CAP STAMPED ESMT PLS 19496.
- △ CALCULATED POINT (NOTHING FOUND OR SET)

BASIS OF BEARING:

BASIS OF BEARING ~ NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEOID 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.

ALL DISTANCES ARE GROUND USING A CAF OF 1.00009729



- ### REFERENCES:
- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KIEBERT, DATED OCT 26, 1979, RECORDED AT INSTRUMENT NO. 221517
 - (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH, DATED JULY 9, 1980, RECORDED AT INSTRUMENT NO. 230558
 - (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE CLAYE, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT NO. 398258
 - (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT NO. 451963
 - (R5) RECORD OF SURVEY, SURVEYED BY DAN PROVOLT, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT NO. 629560
 - (R6) HUBSON PLAT, BY NORTHWEST TRAVERSE, DATED NOV 08, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 33.
 - (R7) MARA MEADOWS, BY NORTHWEST TRAVERSE, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 159.
 - (R8) WAGON WHEEL TRACT, BY STRATTON AND SERVICES, DATED MAY 8, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49.
 - (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT NO. 966443
 - (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT NO. 979571
 - (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT NO. A020(350), FILED AT DISTRICT 1 800 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
 - (R12) FEDERAL AIR PROJECT, PROJECT NO. 100-B(2), DATED 1940
 - (R13) HAPPY TRAILS SUBDIVISION, BY HMH ENGINEERING, DATED AUG 08, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.



Instrument # 992083 B: 17 P: 52
 Bonner County, Sandpoint, Idaho
 09/21/2021 12:39:52 PM No. of Pages: 1
 Recorded for: REIGS
 Michael W. Rosedale
 Es-Officio Recorder Deputy
 Index to: PLATS

HAPPY MEADOWS 1ST ADDITION
 A SURVEY FOR JOSEPH AND KATHLENE HESTER

HMH engineering 3882 North Schreiber Way Suite 104
 Coeur d'Alene, ID 83815
 (208) 635-5825

DWG FILE: HESTER_90AC_MNRINDIV_LOT1.DWG

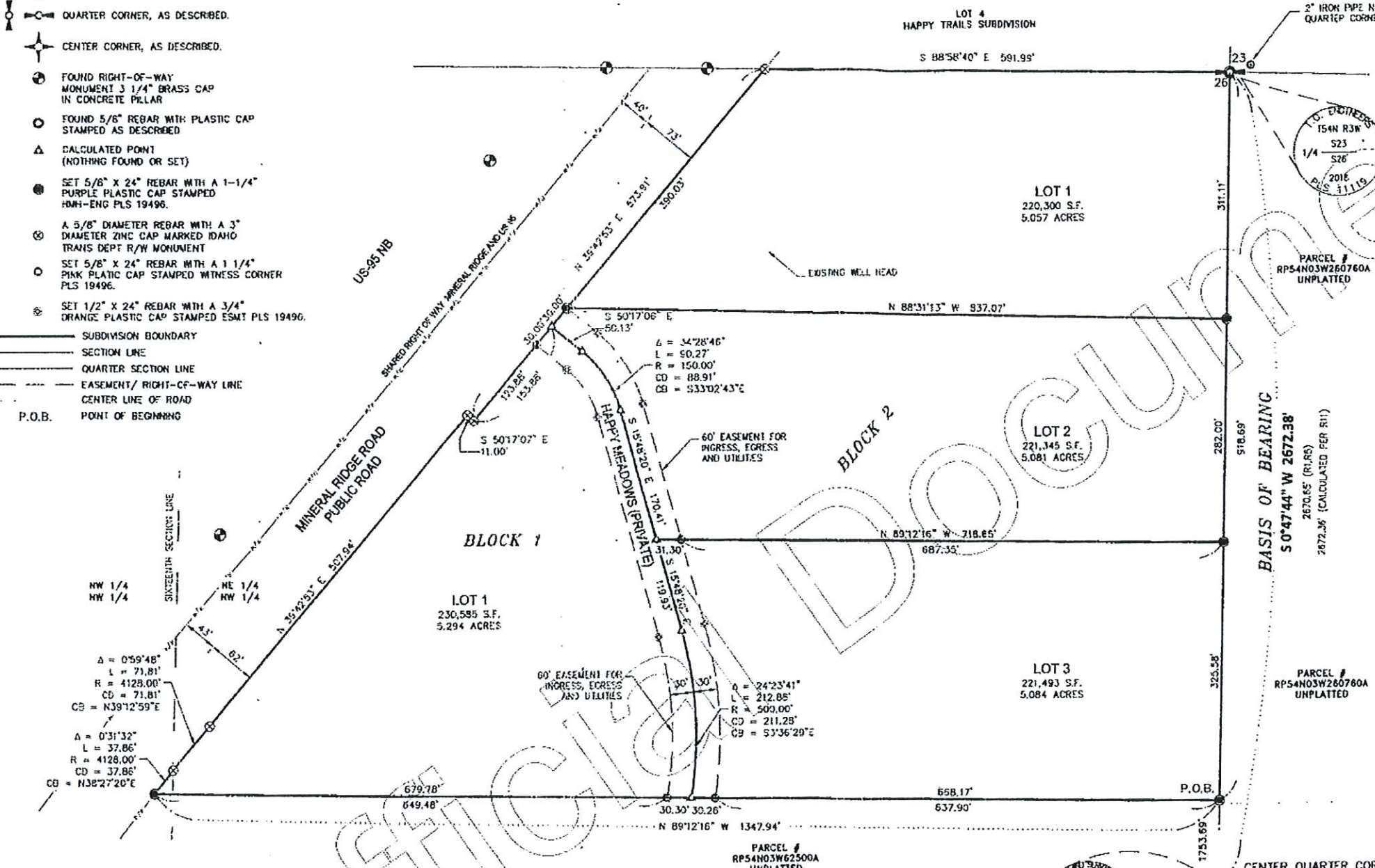


10/27/21
 10/27/21
 10/27/21

HAPPY MEADOWS

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

- LEGEND:**
- (M) MEASURED
 - (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
 - (C) COMPUTED DISTANCES DERIVED FROM (R)
 - SECTION CORNER, AS DESCRIBED
 - QUARTER CORNER, AS DESCRIBED.
 - CENTER CORNER, AS DESCRIBED.
 - FOUND RIGHT-OF-WAY MONUMENT 3/4" BRASS CAP IN CONCRETE PILLAR
 - FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED AS DESCRIBED
 - △ CALCULATED POINT (NOTHING FOUND OR SET)
 - SET 5/8" X 24" REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED HW-ENG PLS 19496.
 - A 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT
 - SET 5/8" X 24" REBAR WITH A 1 1/4" PINK PLATIC CAP STAMPED WITNESS CORNER PLS 19496.
 - SET 1/2" X 24" REBAR WITH A 3/4" ORANGE PLASTIC CAP STAMPED ESMT PLS 19496.
 - SUBDIVISION BOUNDARY
 - SECTION LINE
 - QUARTER SECTION LINE
 - EASEMENT/ RIGHT-OF-WAY LINE
 - CENTER LINE OF ROAD
 - P.O.B. POINT OF BEGINNING



SURVEY NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO MONUMENT THE PARCEL DESCRIBED IN THE QUITCLAIM DEED FILED AT INSTRUMENT NO. 979571, AS WELL AS TO DIVIDE SAID PARCEL INTO FOUR (4) LOTS, AS SHOWN HEREON. HISTORICAL DEEDS, PLATS, AND RECORDS OF SURVEY AS NOTED UNDER REFERENCES WERE USED TO CALCULATE THE LOCATION OF THE SUBJECT PROPERTY. THE RIGHT OF WAY LINE WAS CALCULATED USING THE INFORMATION RECORDED IN WARRANTY DEED INSTRUMENT NO. 986443. MONUMENTATION WAS LOCATED TO AS SHOWN AND SUPPORTS SAID DOCUMENTATION WITHOUT DISCREPANCY.

- NOTES:**
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY PIONEER TITLE CO. DATED: 9-10-19 ORDER NO. B6900
 2. ALL REFERENCES ARE RECORDED AT THE BONNER COUNTY, IDAHO RECORDER'S OFFICE LOCATED IN SANDPOINT IDAHO, UNLESS OTHERWISE NOTED.
 3. INGRESS, EGRESS, AND UTILITY EASEMENT IS PRIVATE, AND INTENDED TO SERVE ALL LOTS EAST OF MINERAL RIDGE ROAD, IN THE NORTHWEST QUARTER, OF THE DEPICTED SECTION 26.
 4. PROPERTY SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED AT INSTRUMENT NO. 911978, DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED.
 5. MINERAL RIDGE ROAD IS A PUBLIC ROAD BEING CONSTRUCTED BY THE IDAHO TRANSPORTATION DEPARTMENT AND WILL BE DEDICATED TO BONNER COUNTY FOR PERMANENT OWNERSHIP.

- REFERENCES:**
- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KIEBERT P.L.S. 974, DATED OCT 26, 1979, RECORDED AT INSTRUMENT No. 221517
 - (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH P.L.S. 3566, DATED JULY 9, 1980, RECORDED AT INSTRUMENT No. 230558
 - (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE CLAKE P.L.S. 5713, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT No. 396256
 - (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE P.L.S. 4342, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT No. 451963
 - (R5) RECORD OF SURVEY, SURVEYED BY DAN PROVOLT P.L.S. 7879, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT No. 629560
 - (R6) HUBSON PLAT, SURVEYED BY DAN PROVOLT P.L.S. 7879, DATED NOV 08, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 93.
 - (R7) MARA MEADOWS, SURVEYED BY DOUGLAS R. MEIGS P.L.S. 5576, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 159.
 - (R8) WAGON WHEEL TRACT, SURVEYED BY ROBERT L. STRATTEN P.L.S. 10677, DATED MAY 23, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49.
 - (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT No. 986443
 - (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT No. 979571
 - (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT No. A020(250), FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
 - (R12) FEDERAL AID PROJECT, (FAP) NO. 100-9(2), DATED 1940, SHEETS 6-8, FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
 - (R13) HAPPY TRAILS SUBDIVISION, SURVEYED BY RON HEIDEMANN P.L.S. 17407, DATED AUG 20, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.

BASIS OF BEARING:

BASIS OF BEARING ~ HAD B3, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEIOD 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.

ALL DISTANCES ARE GROUND USING A CAF OF 1.00009729



HAPPY MEADOWS
A SURVEY FOR JOSEPH AND KATHLENE HESTER

HMH engineering 3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

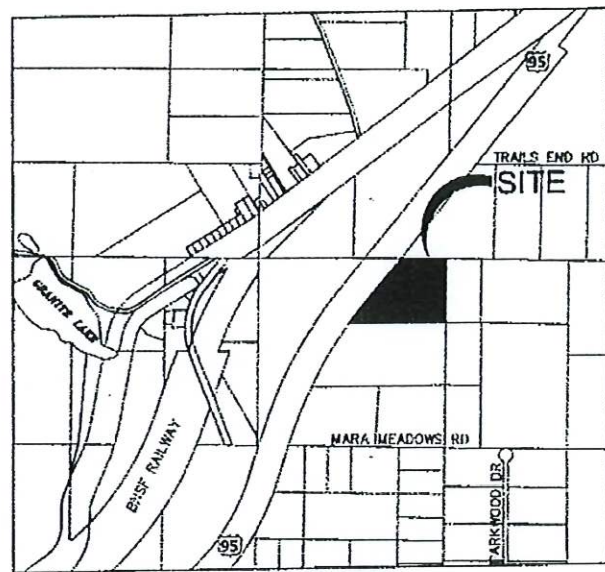
DWC FILE: HESTER_SQAC_MHMLNCDIV_1.011.DWG

10/21/21
 Section 26

Instrument # 986443 B: 17 P: 30
 Bonner County Sandpoint, Idaho
 6/3/2021 9:13 AM P1 No. of Pages: 3
 Recorded for: 63169
 Michael H. Hester Fee: \$11.00
 Equalized Register Date: 6/3/21
 Index to: 63169

HAPPY MEADOWS

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



VICINITY MAP
N.T.S

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT: JOSEPH AND KATHLENE HESTER FAMILY TRUST, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE: THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT TO BE PREPARED AND THAT THEY DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO,

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER OF SECTION 26, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP PER CP&F INSTRUMENT NUMBER 928373, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 26, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP PER CP&F INSTRUMENT NUMBER 928369, BEARS NORTH 0°47'44" EAST A DISTANCE OF 2672.38 FEET; THENCE, FROM SAID CENTER QUARTER, NORTH 0°47'44" EAST A DISTANCE OF 1753.69, SAID POINT ALSO KNOWN AS THE TRUE POINT OF BEGINNING;

THENCE, N 89°12'16" W FOR A DISTANCE OF 1347.94 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 37.86 FEET WITH SAID CURVE HAVING A RADIUS OF 4128.00 FEET AND A DELTA ANGLE OF 0°31'32" THE CHORD BEARS (N 38°27'20" E A DISTANCE OF 37.86 FEET)

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 71.81 FEET WITH SAID CURVE HAVING A RADIUS OF 4128.00 FEET AND A DELTA ANGLE OF 0°59'46" THE CHORD BEARS (N 39°12'59" E A DISTANCE OF 71.81 FEET)

THENCE, N 39°42'53" E FOR A DISTANCE OF 507.94 FEET;

THENCE, S 50°17'07" E FOR A DISTANCE OF 11.00 FEET;

THENCE, N 39°42'53" E FOR A DISTANCE OF 573.91 FEET;

THENCE, S 88°58'40" E FOR A DISTANCE OF 591.99 FEET;

THENCE S 00°47'44" W A DISTANCE OF 918.69 FEET TO THE TRUE POINT OF BEGINNING.

COMPRISING OF 20.517 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT: THE PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT IS TO BENEFIT ALL LOTS WITHIN THE NW 1/4 OF SECTION 26.

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS, SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

RECORDER'S CERTIFICATE:

FILED THIS 31 DAY OF August, 2021,
AT 1:03 O'CLOCK p M. IN BOOK 17 OF PLATS AT PAGE 34
AT THE REQUEST OF HMH ENGINEERING
INSTRUMENT NO. 990809 FEE: 11.00

By Randi Flaherty
BONNER COUNTY RECORDER

Instrument # 990809 U: 17 P: 34
Bonner County, Subcounty: Idaho
08/31/2021 01:03:05 PM No. of Pages: 2
Received for FEE
Recording Fee \$11.00
C-2011-010 Recorder License
Index to 10/10/2021

COUNTY COMMISSIONER'S CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.
DATED THIS 31 DAY OF August IN THE YEAR OF 2021.

Steve Paulson
CHAIRMAN OF THE BOARD OF COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "HAPPY MEADOWS SUBDIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLAT AND SURVEYS HAVE BEEN MET
DATED THIS 31 DAY OF August, 2021.

Dwight R. Murray
BONNER COUNTY SURVEYOR

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 26, TOWNSHIP 54 NORTH, RANGE 3 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 18 DAY OF Aug., 2021.
Vicki J. Klemm
VICKI J. KLEMM, PLS 19496



PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS 19th DAY OF August IN THE YEAR OF 2021.

Christina
BONNER COUNTY PLANNING DIRECTOR ET AL

PANHANDLE HEALTH CERTIFICATE:

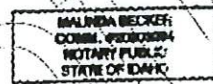
SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY REQUIREMENTS ARE SATISFIED.

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT
STATE OF IDAHO | SS
COUNTY OF KOOTENAI
ON THIS 17th DAY OF August IN THE YEAR

OF 2021, BEFORE ME PERSONALLY APPEARED JOSEPH H. HESTER AND KATHLENE M. HESTER, AS TRUSTEES OF THE JOSEPH AND KATHLENE HESTER FAMILY TRUST, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: Nicki LeBeau
MY COMMISSION EXPIRES: 8-28-2026



Joseph H. Hester 8-17-21
JOSEPH H. HESTER, TRUSTEE DATE:
Kathlene M. Hester 8-17-21
KATHLENE M. HESTER, TRUSTEE DATE:

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 2021.
DATED THIS 31st DAY OF August, 2021.

Shirley D. Ruhl
Sandra Andrews Deputy Treasurer
BONNER COUNTY TREASURER DATE

See Bob's
8/17/21



HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

HAPPY MEADOWS

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

Instrument # 990809 3: 17 P: 35
 Bonner County, Sandpoint, Idaho
 02/17/2021 01:03:05 PM No. of Pages: 3
 Recorded for: HESTER
 Michael L. Hester Fee: \$11.00
 Certified Public Surveyor
 License No. 11887

LEGEND:

- (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
- (C) COMPUTED DISTANCES DERIVED FROM (R)
- SECTION CORNER, AS DESCRIBED.
- QUARTER CORNER, AS DESCRIBED.
- CENTER CORNER, AS DESCRIBED.
- FOUND ALUMINUM CAP DESCRIBED ON SHEET 3
- CALCULATED POINT (NOTHING FOUND OR SET)
- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT/ RIGHT-OF-WAY LINE
- SIXTEENTH SECTION LINE
- ROAD CENTERLINE LINE

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY PIONEER TITLE CO. DATED: 9-10-19 ORDER NO. 86900
2. ALL REFERENCES ARE RECORDED AT THE BONNER COUNTY, IDAHO RECORDER'S OFFICE LOCATED IN SANDPOINT IDAHO, UNLESS OTHERWISE NOTED.
3. INGRESS, EGRESS, AND UTILITY EASEMENT IS PRIVATE, AND INTENDED TO SERVE ALL LOTS EAST OF MINERAL RIDGE ROAD, IN THE NORTHWEST QUARTER, OF THE DEPICTED SECTION 26.
4. PROPERTY SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED AT INSTRUMENT NO. 911978, DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED.
5. MINERAL RIDGE ROAD IS A PUBLIC ROAD AND IS BEING CONSTRUCTED BY THE IDAHO TRANSPORTATION DEPARTMENT AND WILL BE DEDICATED TO BONNER COUNTY FOR PERMANENT OWNERSHIP.

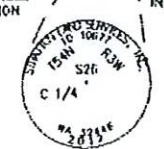
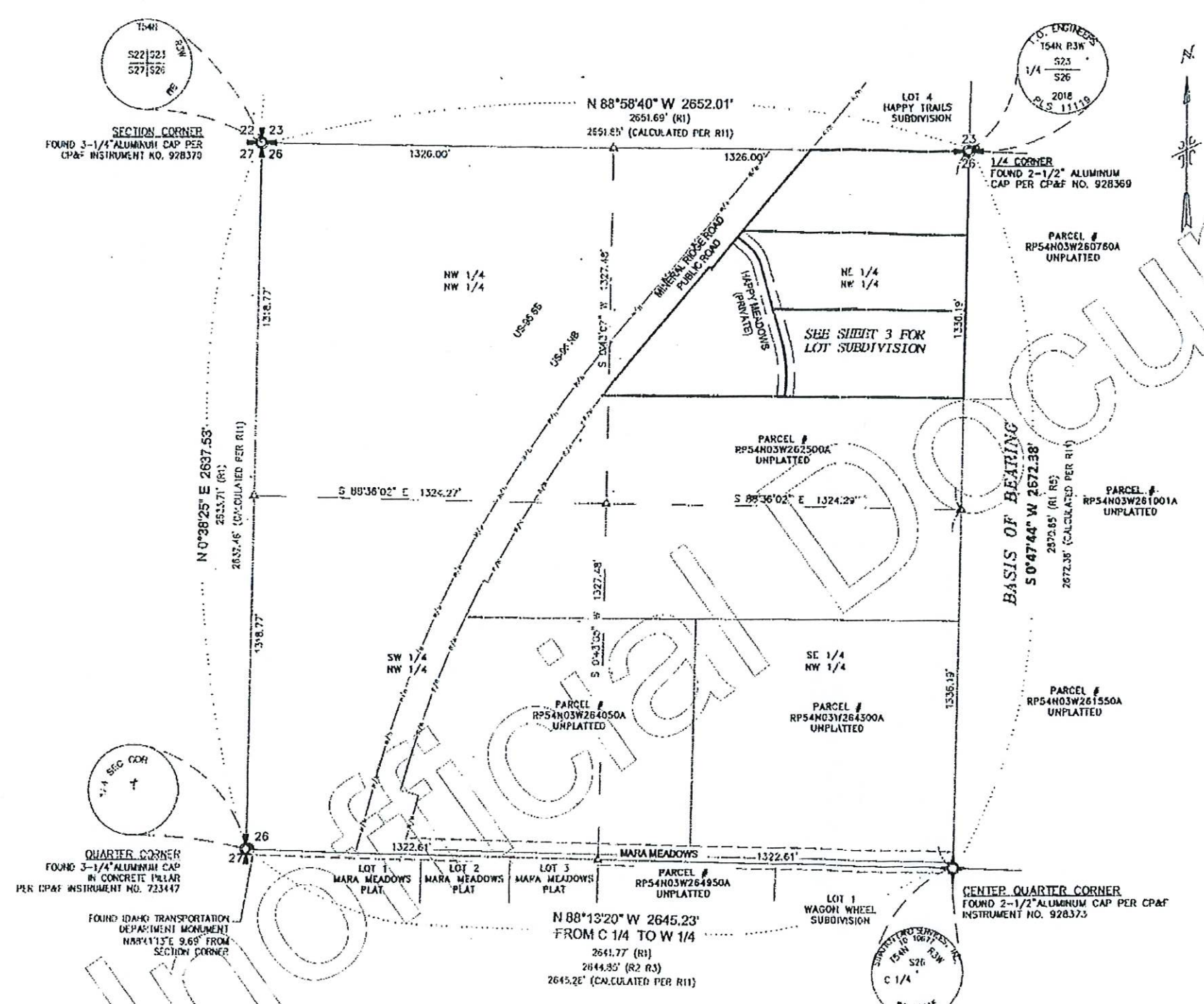
REFERENCES:

- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KEBERT, DATED OCT 26, 1979, RECORDED AT INSTRUMENT No. 221517
- (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH, DATED JULY 9, 1980, RECORDED AT INSTRUMENT No. 230558
- (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE CLAIHE, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT No. 396258
- (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT No. 451963
- (R5) RECORD OF SURVEY, SURVEYED BY DAN PROVOLT, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT No. 629560
- (R6) HUBSON PLAT, BY NORTHWEST TRAVERSE, DATED NOV 08, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 93.
- (R7) MARA MEADOWS, BY NORTHWEST TRAVERSE, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 159.
- (R8) WAGON WHEEL TRACT, BY STRATTON AND SERVICES, DATED MAY 8, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49.
- (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT No. 966443
- (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT No. 979571
- (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT No. A020(350), FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
- (R12) FEDERAL AIR PROJECT, PROJECT No. 100-B(2), DATED 1940
- (R13) HAPPY TRAILS SUBDIVISION, BY HMH ENGINEERING, DATED AUG 08, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.

BASIS OF BEARING:

BASIS OF BEARING - NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEOID 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.

ALL DISTANCES ARE GROUND USING A C.A.F. OF 1.00009729



DWG FILE: HESTER 904C_WHRNDIVY_LOTT1.DWG



HAPPY MEADOWS
A SURVEY FOR JOSEPH AND KATHLENE HESTER

HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

see notes
Heller/01



IDAHO TRANSPORTATION DEPARTMENT

600 W. Prairie Ave.
Coeur d'Alene, ID 83815-8764

(208) 772-1200
itd.idaho.gov

October 28, 2021

Joseph & Kathleen Hester
11611 W Prairie Ave
Post Falls, ID 83854

**RE: PERMIT 1-21-346
US-95, MP 453.4 (R) 25' Multi-family/subdivision approach on future frontage road**

Enclosed is a right-of-way encroachment permit for the above referenced location. All contents including this letter and any special provisions that accompany the permit become part of the approved permit.

A copy of this permit **must** be with the person at which time work is being done inside the right-of-way. Contact ITD maintenance foreman, Shannon Thornton, both prior to your work and at the conclusion for inspection. Shannon can be reached at (208) 699-2353. Failure to contact the maintenance foreman will result in voidance of the permit. Please review the Code of Federal Regulations safety clothing requirements for working in the right of way and also General Provisions on the second page of the ITD 2109.

Special provisions are as follows:

- *Permit for approach in current ITD project area of future frontage road*
- *MUTCD traffic control shall be in place before work begins*
- *Must comply with ITD Standard for culvert, paving and use. See notes for location and specs*
- *Existing approaches south of Sunshine Meadows must be removed/ ROW remediated with approved specs and must match new project slope and grading*

Buried utility facilities owned by the State could be located within the project limits and may or may not be shown on the project plans. State owned utility facilities include but are not limited to traffic signals, illumination, traffic recording sites, weather monitoring sites, video detection systems, and electronic message signs. The contractor is to request locates of buried utility facilities owned by the State by contacting the District Traffic Electrician at (208) 772-1256.

If the permitted work is not completed within one (1) year of issuance of permit, the permit shall be considered void. All work shall be completed within 30 days of the start of work of the permit will be considered void. At the discretion of the District Engineer, a one-time extension, not to exceed six (6) months, may be granted if a written request is received from the permittee prior to the expiration date.

If you have any questions pertaining to the permit, please contact me at (208) 772-1297 or stacy.simkins@itd.idaho.gov

Sincerely,

A handwritten signature in blue ink, appearing to read "Stacy Simkins".

Stacy Simkins
District 1 Traffic

cc: DTE/file
MTNCE/Thornton

Permit Approval Exhibit A

Idaho Statute Title 55, Chapter 22, Section 55-2201 through 55-2210 requires that if excavation is involved, the applicant must notify the One-Call Service by calling 8-1-1 at least two business days and not more than 10 business days before the start of excavation. Please go to <http://www.digline.com/index.php> for more information.

Construction traffic control devices shall be crashworthy and meet the requirements of NCHRP-350 as follows:

Category 1 Work Zone Safety Devices; including cones, drums, tubular markers, and delineators shall meet the requirements.

Category 2 Work Zone Safety Devices; including barricades, portable sign stands with signs, vertical panels, Category 1 devices with auxiliary lights and/or signs, and devices under 100 lbs (45 kg) shall meet the requirements.

Category 3 Work Zone Safety Devices; including portable signs with hard (plywood, aluminum) substrate, temporary portable concrete barrier, and all devices exceeding 100 lbs (45 kg) and/or "expected to cause significant occupant velocity change" shall meet the NCHRP-350 requirements with the following exception:

Crash Cushions and Truck Mounted Attenuators shall meet NCHRP-350 requirements if purchased AFTER October 1, 1998. All crash cushions and truck mounted attenuators purchased PRIOR to October 1, 1998 may continue to be used until they complete their normal service life if they meet NCHRP-230 requirements.

Category 4 Work Zone Safety Devices; including portable changeable message signs, arrow panels, and other trailer mounted devices may be used without attenuation. These devices may be placed behind crashworthy barriers or shielded with TMA's or crash cushions providing the attenuation does not impair their functionality or create a hazardous condition

The permittee shall submit proof of compliance with NCHRP-350 requirements upon request from an Idaho Transportation Department representative.

MUTCD Section 6E.02 High-Visibility Safety Apparel Standard:

For daytime and nighttime activity, flaggers shall wear safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel" (see Section 1A.11) and labeled as meeting the ANSI 107-1999 standard performance for Class 2 risk exposure. The apparel background (outer) material color shall be either fluorescent orange-red or fluorescent yellow-green as defined in the standard. The retroreflective material shall be orange, yellow, white, silver, yellow-green, or a fluorescent version of these colors, and shall be visible at a minimum distance of 300 m (1,000 ft). The retroreflective safety apparel shall be designed to clearly identify the wearer as a person.

For nighttime activity, safety apparel meeting the requirements of ISEA "American National Standard for High-Visibility Apparel" (see Section 1A.11) and labeled as meeting the ANSI 107-1999 standard performance for Class 3 risk exposure should be considered for flagger wear (instead of the Class 2 safety apparel in the Standard above).



Right-of-Way Encroachment Application And Permit Approaches Or Public Streets

ITD Permit Application Number 1-21-346

For ITD Use

Project Number From ITD Highway Plan		Date Application Received <u>10/28/21</u>	In City Limits	
Route <u>US95</u>	Segment <u>1540 - new Fourber Rd.</u>	C/L Milepost <u>453.4</u>	<input checked="" type="checkbox"/> Right <input type="checkbox"/> Left	C/L Station <input type="checkbox"/> Right <input type="checkbox"/> Left
Traffic Impact Study Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Appraisal Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Lanes <u>2</u>	Access Purchased <input type="checkbox"/> Yes <input type="checkbox"/> No
Distance From Nearest Approach (Both sides, both directions of roadway) <u>See dimensions on Exp. "A"</u>				
Site Distance Right Left	Reason if Restricted to Right Or Left		Culvert Needed <input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Enter Minimum Size Dia. Length

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed) Joseph and Kathlene Hester		Mailing Address or P.O. Box 11611 W Prairie Ave	City Post Falls	State ID	Zip Code 83815
E-Mail Address (If available) hesterprincess@gmail.com		Daytime Phone Number 208-755-9766		Alternate Phone Number	
Property Owner's Name (Printed) Hester Family Trust		Property Address and TAX ID Number 2147 Mineral Ridge Road	City (If in city limits) Athol	County Kootenai	
Nearest Public Street/Road Mineral Ridge Road	Current Property Use Land-ag/timb w/resid	Current Zoning R-5	Proposed Property Use Residential	Proposed Zoning R-5	
How Is Access Currently Gained? Mara Meadows		Property Owner Owns Adjacent Properties <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Describe Yes Both North and South			

Request Details

Is this a new approach? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this a temporary approach <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If this is a proposed modification to an existing approach, check all that apply <input type="checkbox"/> Location <input type="checkbox"/> Width <input type="checkbox"/> Use <input type="checkbox"/> Remove <input checked="" type="checkbox"/> Consolidate Multiple			
Desired Approach Width (Without flares at property line) 24' <u>25'</u>	Type of Approach Requested <input type="checkbox"/> Agricultural <input type="checkbox"/> SF Residential <input type="checkbox"/> Joint Use <input checked="" type="checkbox"/> MF Residential <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Commercial <input type="checkbox"/> Public Street <input type="checkbox"/> Other				
Additional information you would like ITD to be aware of - Attach additional sheets if necessary. <u>This approach permit is for Sunshine Meadows</u>					

Contacts	Construction Contractor NA-The Hester Family		Phone Number 208-635-5825	E-Mail Address VKlemm@hnh-llc.com
	Traffic Control Contractor		Phone Number	E-Mail Address
	Traffic Control Plan Submitted <input type="checkbox"/> Yes <input type="checkbox"/> No	Projected Start Date		Project Duration

List any conditions of approval
<i>see all notes, Exb. A; plansheets - all notes apply.</i>
List reason(s) for denial recommendation

Acceptance and Approval to Work

ITD Permit Application Number 1-21-346

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature	Company Name (If applicable)	Phone Number	Date
X <i>Richard J. Anderson</i>	<i>AMH ENG</i>	<i>208-435-5825</i>	<i>10-17-21</i>

Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right-of-Way.

Idaho Transportation Department Authorized Representative's Signature	Title	Date
X <i>[Signature]</i>	<i>Project Counsel</i>	<i>10/28/21</i>



General Requirements

ITD Permit Application Number _____

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the Highway Right-of-Way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right-of-Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.
9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state Right-of-Way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
11. Upon completion of the permitted work, any disturbance of the highway, Right-of-Way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

Instrument # 979853
Bonner County, Sandpoint, Idaho
04/02/2021 11:12:57 AM No. of Pages: 4
Recorded for: KOOTENAI COUNTY TITLE COMPANY
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy bbroehl
Index to: QUIT CLAIM DEED

Instrument # 979572
Bonner County, Sandpoint, Idaho
03/30/2021 09:30:58 AM No. of Pages: 4
Recorded for: KOOTENAI COUNTY TITLE COMPANY
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy bbroehl
Index to: QUIT CLAIM DEED

QUITCLAIM DEED

(Recording cover sheet added at the request of the Bonner County recorder's office)

This is being re-recorded to correct legal.

Unofficial Document



Escrow No. W2821TGW

QUITCLAIM DEED

FOR VALUE RECEIVED,

Joseph H. Hester and Kathlene M. Hester, Trustees of The Joseph and Kathlene Hester Family Trust U/A August 2, 2005

do(es) hereby convey, release and forever quitclaim unto

Joseph H. Hester and Kathlene M. Hester, Trustees of The Joseph and Kathlene Hester Family Trust U/A August 2, 2005

whose current address is: 11611 W. Prairie Ave., Post Falls, ID 83854

the following described premises, to-wit:

See Exhibit "A" attached hereto for legal description and Exhibit "B" for Map together with their appurtenances and including any and all after acquired title.

Date: March 28th, 2021

This is being re-recorded to correct legal.

The Joseph and Kathlene Hester Family Trust U/A August 2, 2005

Joseph H. Hester
By: Joseph H. Hester, Trustee

Kathlene M. Hester
By: Kathlene M. Hester, Trustee

Notary Acknowledgment

STATE OF Idaho

) ss.

COUNTY OF Kootenai

On this 29 day of March, in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared

Joseph H. Hester and Kathlene M. Hester

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, as Trustee(s) of

The Joseph and Kathlene Hester Family Trust U/A August 2, 2005

and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as Trustee(s) of said Trust, and that by his/her/their signature(s) on the foregoing instrument, the Trust executed the instrument and acknowledged the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

TWILA G. WILLCUT
Notary Public - State of Idaho
Commission Number 13605
My Commission Expires 11-28-2024

Trustee Notary Acknowledgment

Notary Public in and for said State

Residing at:

Commission Expires:

Hayden
11-28-24

Legal Description

Exhibit A

A parcel of land being a portion of Parcel 5 described in Correction Quick Claim Deed, instrument number 782083, as filed in the Bonner County Recorder's Office, being a portion of the Northwest Quarter of Section 26, Township 54 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Center Quarter of Section 26, monumented with a 2-1/2 inch Aluminum Cap per CP&F instrument number 928373, from which the North Quarter Corner of Section 26, monumented with a 2-1/2 inch Aluminum Cap per CP&F Instrument Number 928369, bears North 0°47' 44" East a distance of 2672.38 feet;

Thence from said Center Quarter, North 0°47' 44" East a distance of 920.94 feet to the TRUE POINT OF BEGINNING;

Thence North 89°12'16" West a distance of 1841.67 feet to the Easterly Right of Way of Mineral Ridge Road;

Thence along with said Easterly Right of Way, and along a non-tangent curve to the right 151.88 feet, through a central angle of 2°06'29", having a radius of 4128.00 feet, having a chord bearing of North 25°46'43" East, and a chord distance of 151.87 feet said point being monumented with a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence continuing along with said Easterly Right of way, South 63°10'02" ^{East} a distance of 16.00 feet, said point being monumented a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence continuing along with said Easterly Right of way, and along a curve to the right 342.88 feet, through a central angle of 4°46'39", having a radius of 4112.00 feet, having a chord bearing of North 29°13'17" East, and a chord distance of 342.78 feet, said point being monumented with a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence continuing along with said Easterly Right of way, and along a curve to the right 344.09 feet, through a central angle of 4°47'40", having a radius of 4112.00 feet, having a chord bearing of North 34°00'27" East, and a chord distance of 343.99 feet, said point being monumented with a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence continuing along with said Easterly Right of way, North 53°35'43" West a distance of 16.00 feet, said point being monumented with a 5/8 inch rebar 30 inches long, with a 3 inch zinc cap marked Idaho Trans Dept R/W Monument;

Thence continuing along with said Easterly Right of way, and along a curve to the right 128.82, through a central angle of 1°47'17", having a radius of 4128.00 feet, having a chord bearing of North 37°17'56" East, and a chord distance of 128.81 feet;

Thence leaving the said Easterly Right of Way of Mineral Ridge Road, South 89°12' 16" East, intersecting with the Quarter section line, a distance of 1347.94 feet;

Thence along the Quarter section line of section 26, South 0°47' 44" West, a distance of 832.75 feet to the TRUE POINT OF BEGINNING;

Containing 1,335,550 square feet, or 30.66 Acres more or less.

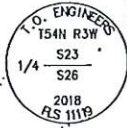


EXHIBIT B

A PORTION OF THE NW 1/4, OF SECTION 26, TOWNSHIP 54 NORTH,
RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

QUARTER CORNER
2-1/2" ALUMINUM CAP PER
CP&F INSTRUMENT NO.
928369

CENTER QUARTER CORNER
2-1/2" ALUMINUM CAP PER CP & F
INSTRUMENT NO. 928373



BASIS OF BEARING
N 0°47'44" E 2672.38'

PARCEL #
HP54N03W261001A S 0°47'44" W 832.75'

P.O.B S 0°47'36" W 920.94'

Curve Table					
Curve #	Length	Radius	Delta	Ch Bearing	Ch Length
C1	151.88'	4128.00'	2°06'29"	N25°46'43"E	151.87'
C2	342.88'	4112.00'	4°46'39"	N29°13'17"E	342.78'
C3	344.09'	4112.00'	4°47'40"	N34°00'27"E	343.99'
C4	128.82'	4128.00'	1°47'17"	N37°17'56"E	128.81'

LEGEND:

- QUARTER CORNER AS DESCRIBED.
- CENTER QUARTER CORNER AS DESCRIBED.
- 5/8" REBAR, WITH 3" ZINC CAP MARKED; IDAHO TRANS DEPT R/W MONUMENT.

- Property Boundary
- EASEMENT
- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
- PC POINT OF CURVATURE

S 89°12'16" E 1347.94'

1,335,550 S.F.
30.66 ACRES

N 89°12'16" W 1841.67'

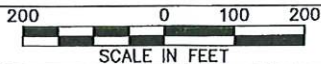
N 53°35'43" W 16.00'

N 63°10'02" W 16.00'

MINERAL RIDGE ROAD



LEGAL EXHIBIT

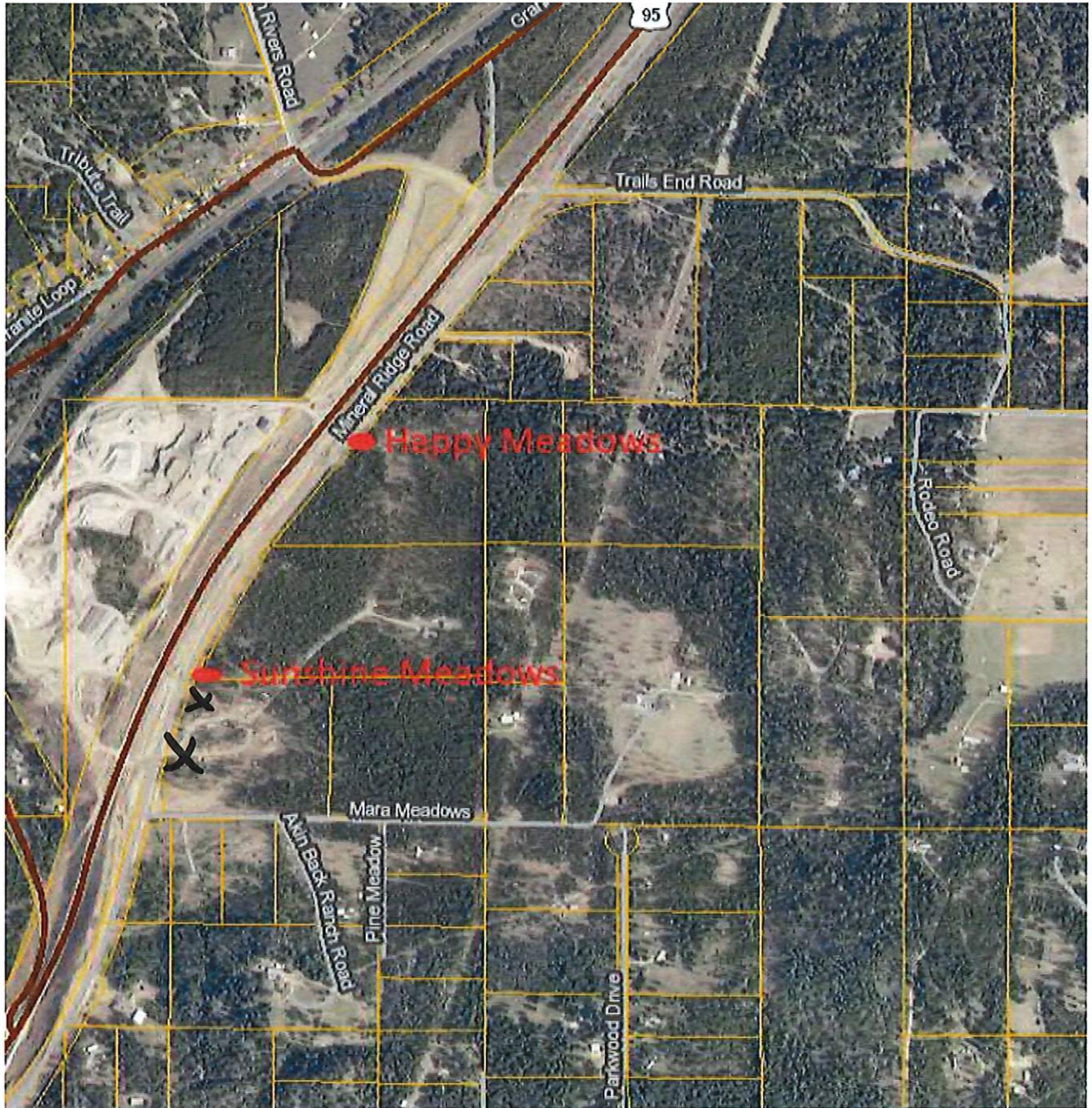


HMH
engineering

3882 N. Schreiber Way, Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

PAGE
2 OF
2

Plot Date: 03/27/2021 5:04 PM, Plotted By: Vicki Klemm
 File: C:\COURT\PROJECTS\2021\979853\MAPS\2021\20210327\979853.DWG - 11:27:57 AM 03/27/2021





Facing South



Facing West



Facing North



Facing East

10/27/2021
[Signature]

Exh A - I-D

700' - 750' - 800' - 850' - 900' - 950' - 1000' - 1050' - 1100' - 1150' - 1200' - 1250' - 1300' - 1350' - 1400' - 1450' - 1500' - 1550' - 1600' - 1650' - 1700' - 1750' - 1800' - 1850' - 1900' - 1950' - 2000' - 2050' - 2100' - 2150' - 2200' - 2250' - 2300' - 2350' - 2400' - 2450' - 2500'

no approaches between Happy Meadows and to Tracks Rd.
of Happy Meadows
North Appro

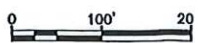
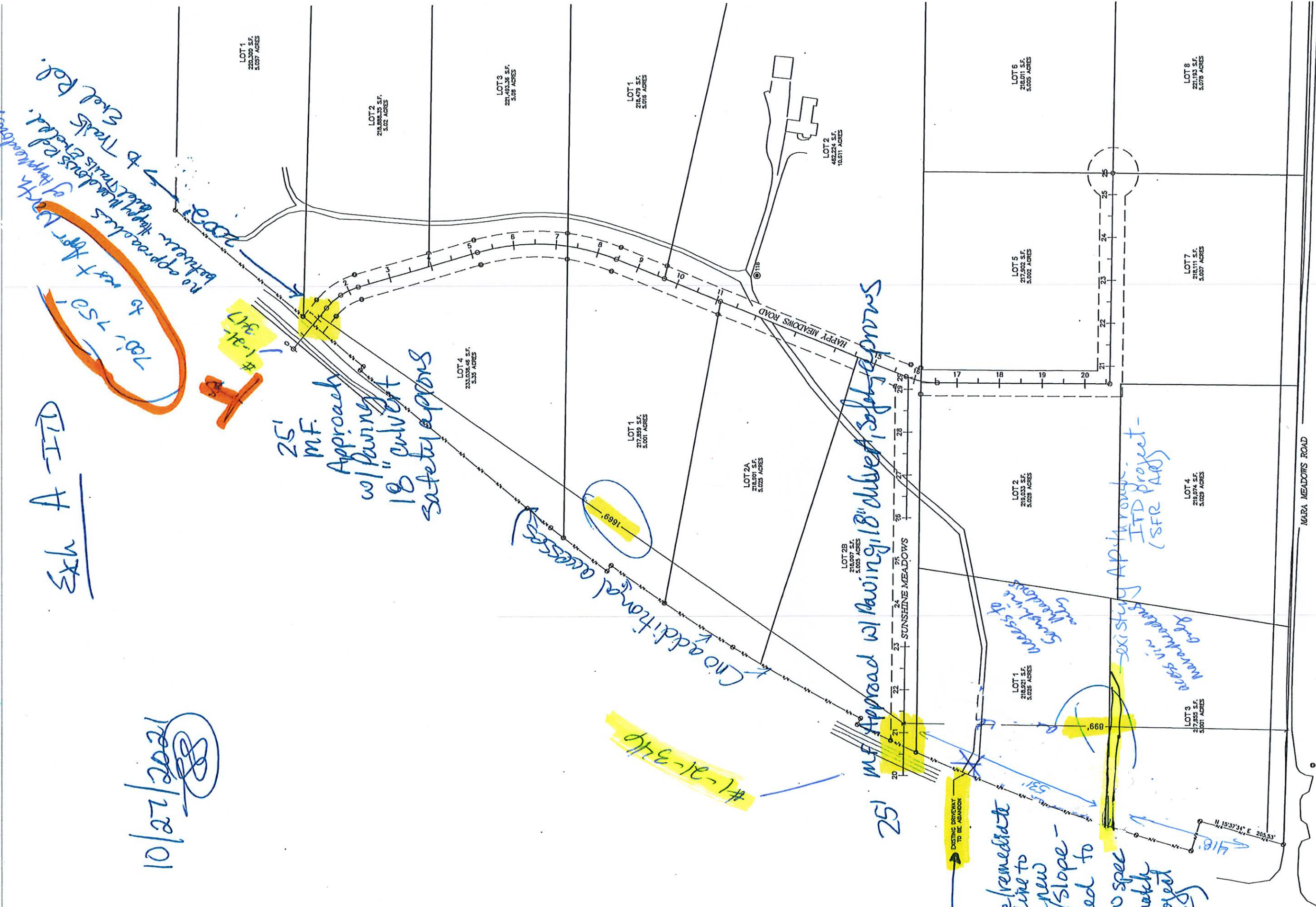
25' MF Approach w/ paving 18" culvert safety options

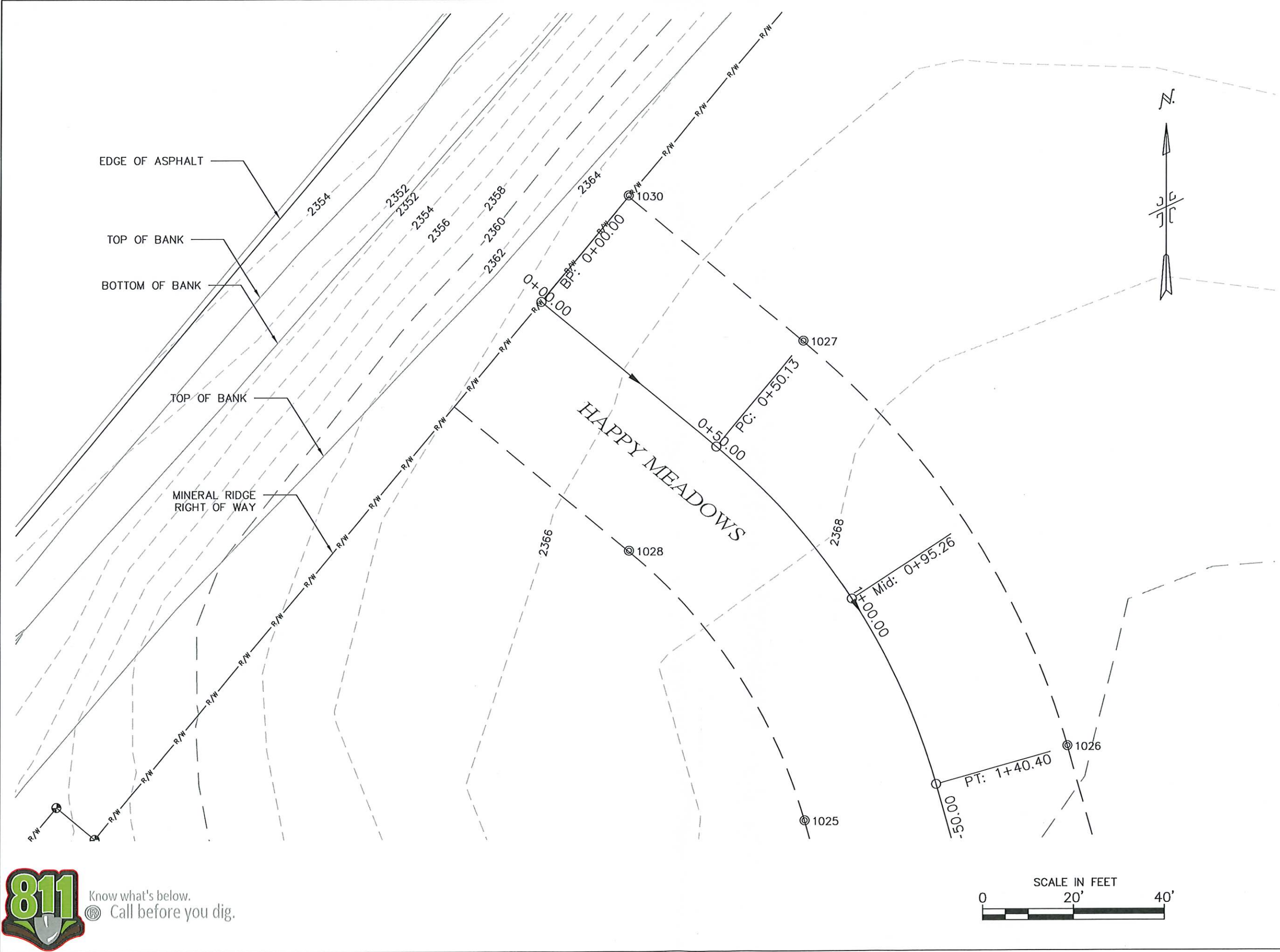
No additional accesses

25' MF Approach w/ paving, 18" culvert, safety options

Remove/mediate ditch line to match new Row/slope - Reseal to Row spec must match new project work

existing Approach - ITRD Project - (SFR Area)
Access via narrow path through Sunshyne Meadows



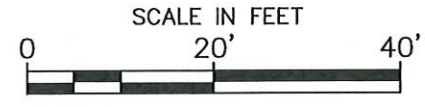


1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS			
NO.	DATE	BY	DESCRIPTION



DRAWING:
SHEET: OF

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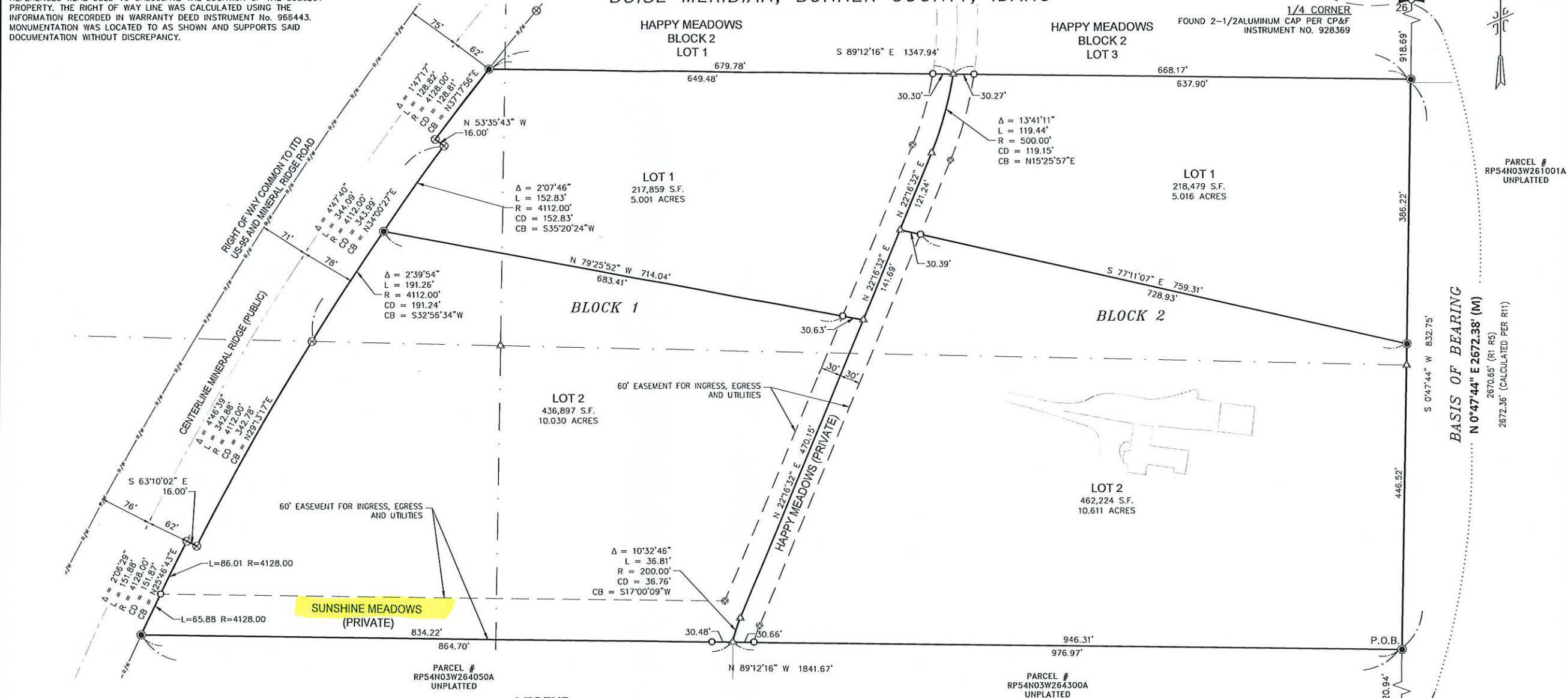


HAPPY MEADOWS 1ST ADDITION

A PORTION OF THE NORTHWEST 1/4, OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SURVEY NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO MONUMENT THE PARCEL DESCRIBED IN THE QUITCLAIM DEED FILED AT INSTRUMENT NO. 979853, AS WELL AS TO DIVIDE SAID PARCEL INTO FOUR (4) LOTS, AS SHOWN HEREON. HISTORICAL DEEDS, PLATS, AND RECORDS OF SURVEY AS NOTED UNDER REFERENCES WERE USED TO CALCULATE THE LOCATION OF THE SUBJECT PROPERTY. THE RIGHT OF WAY LINE WAS CALCULATED USING THE INFORMATION RECORDED IN WARRANTY DEED INSTRUMENT No. 966443. MONUMENTATION WAS LOCATED TO AS SHOWN AND SUPPORTS SAID DOCUMENTATION WITHOUT DISCREPANCY.



REFERENCES:

- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KIEBERT, DATED OCT 26, 1979, RECORDED AT INSTRUMENT No. 221517
- (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH, DATED JULY 9, 1980, RECORDED AT INSTRUMENT No. 230558
- (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE GLAHE, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT No. 396258
- (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT No. 451963
- (R5) RECORD OF SURVEY, SURVEYED BY DAN PROVOLT, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT No. 629560
- (R6) HUBSON PLAT, BY NORTHWEST TRAVERSE, DATED NOV 08, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 93.
- (R7) MARA MEADOWS, BY NORTHWEST TRAVERSE, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 159.
- (R8) WAGON WHEEL TRACT, BY STRATTON AND SERVICES, DATED MAY 8, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49.
- (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT No. 966443
- (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT No. 979571
- (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT No. A020(350), FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
- (R12) FEDERAL AIR PROJECT, PROJECT No. 100-B(2), DATED 1940
- (R13) HAPPY TRAILS SUBDIVISION, BY HMH ENGINEERING, DATED AUG 08, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.

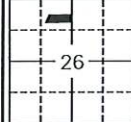
LEGEND:

- | | | | |
|--------|--|---|--|
| (R) | RECORD INFORMATION, SEE REFERENCES LISTED BELOW. | ⊙ | CENTER CORNER, AS DESCRIBED. |
| (c) | COMPUTED DISTANCES DERIVED FROM (R) | ⊗ | FOUND 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT |
| ⊕ | SECTION CORNER, AS DESCRIBED. | ⊙ | SET 5/8" X 24" REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED HMH-ENG PLS 19496. |
| ⊙ | QUARTER CORNER, AS DESCRIBED. | ⊗ | A 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT |
| — | SUBDIVISION BOUNDARY | ⊙ | SET 5/8" X 24" REBAR WITH A 1 1/4" PINK PLASTIC CAP STAMPED WITNESS CORNER PLS 19496. |
| — | SECTION LINE | ⊗ | SET 1/2" X 24" REBAR WITH A 3/4" ORANGE PLASTIC CAP STAMPED ESMT PLS 19496. |
| — | QUARTER SECTION LINE | Δ | CALCULATED POINT (NOTHING FOUND OR SET) |
| — | EASEMENT/ RIGHT-OF-WAY LINE | | |
| — | SIXTEENTH SECTION LINE | | |
| P.O.B. | POINT OF BEGINNING | | |

BASIS OF BEARING:

BASIS OF BEARING ~ NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEIOD 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.

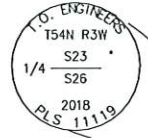
ALL DISTANCES ARE GROUND USING A CAF OF 1.00009729



HAPPY MEADOWS 1ST ADDITION
A SURVEY FOR JOSEPH AND KATHLENE HESTER

HMH engineering 3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

DWG FILE: HESTER 90AC_MHRLNDIV_LOT1.DWG

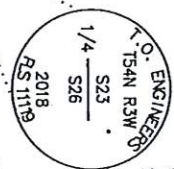


CENTER QUARTER CORNER FOUND 2-1/2" ALUMINUM CAP PER CP&F INSTRUMENT NO. 928373

EXHIBIT B

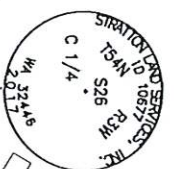
A PORTION OF THE NW 1/4, OF SECTION 26, TOWNSHIP 54 NORTH,
RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

QUARTER CORNER
2-1/2" ALUMINUM CAP PER
CP&F INSTRUMENT NO.
928369



BASIS OF BEARING
N 0°47'44" E 2672.38'

CENTER QUARTER CORNER
2-1/2" ALUMINUM CAP PER CP & F
INSTRUMENT NO. 928373



23
26

PARCEL #
RP54N03W26S1001A S 0°47'44" W 832.75'

P.O.B

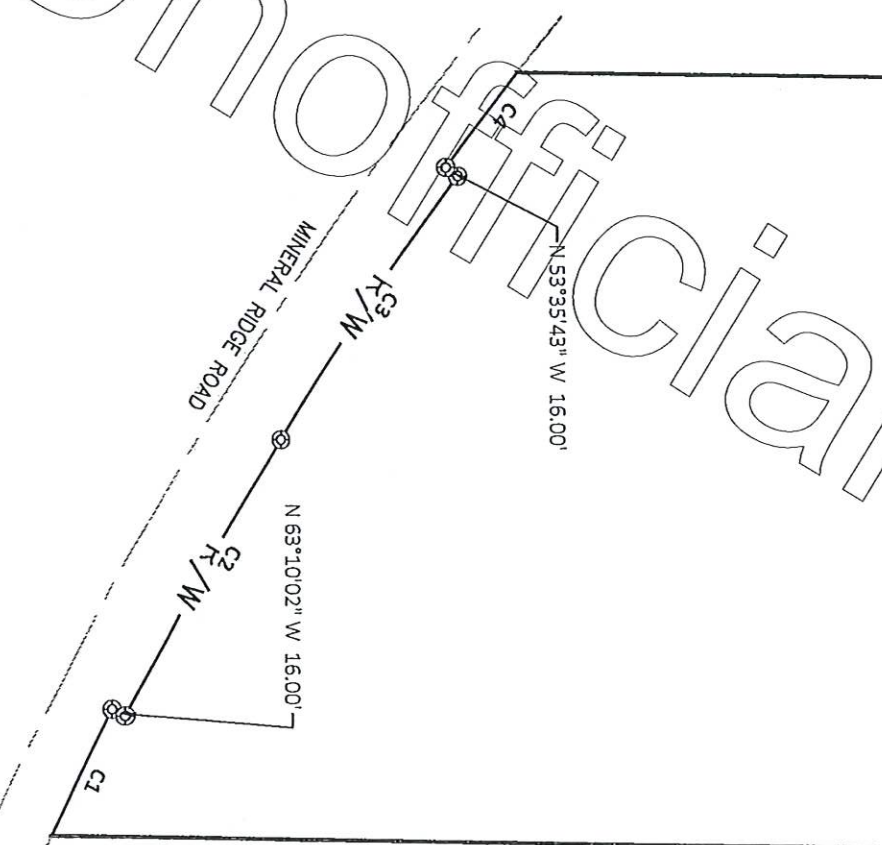
S 0°47'36" W 920.94'

Curve Table					
Curve #	Length	Radius	Delta	Ch Bearing	Ch Length
C1	151.88'	4128.00'	2°06'29"	N25°46'43"E	151.87'
C2	342.88'	4112.00'	4°46'39"	N29°13'17"E	342.78'
C3	344.09'	4112.00'	4°47'40"	N34°00'22"E	343.99'
C4	128.82'	4128.00'	1°47'17"	N37°17'56"E	128.81'

1,335,550 S.F.
30.66 ACRES

S 89°12'16" E 1347.94'

N 89°12'16" W 1841.67'



LEGEND:

- QUARTER CORNER AS DESCRIBED.
- CENTER QUARTER CORNER AS DESCRIBED.
- 5/8" REBAR, WITH 3" ZINC CAP MARKED; IDAHO TRANS DEPT R/W MONUMENT.
- Property Boundary
- EASEMENT
- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
- PC POINT OF CURVATURE

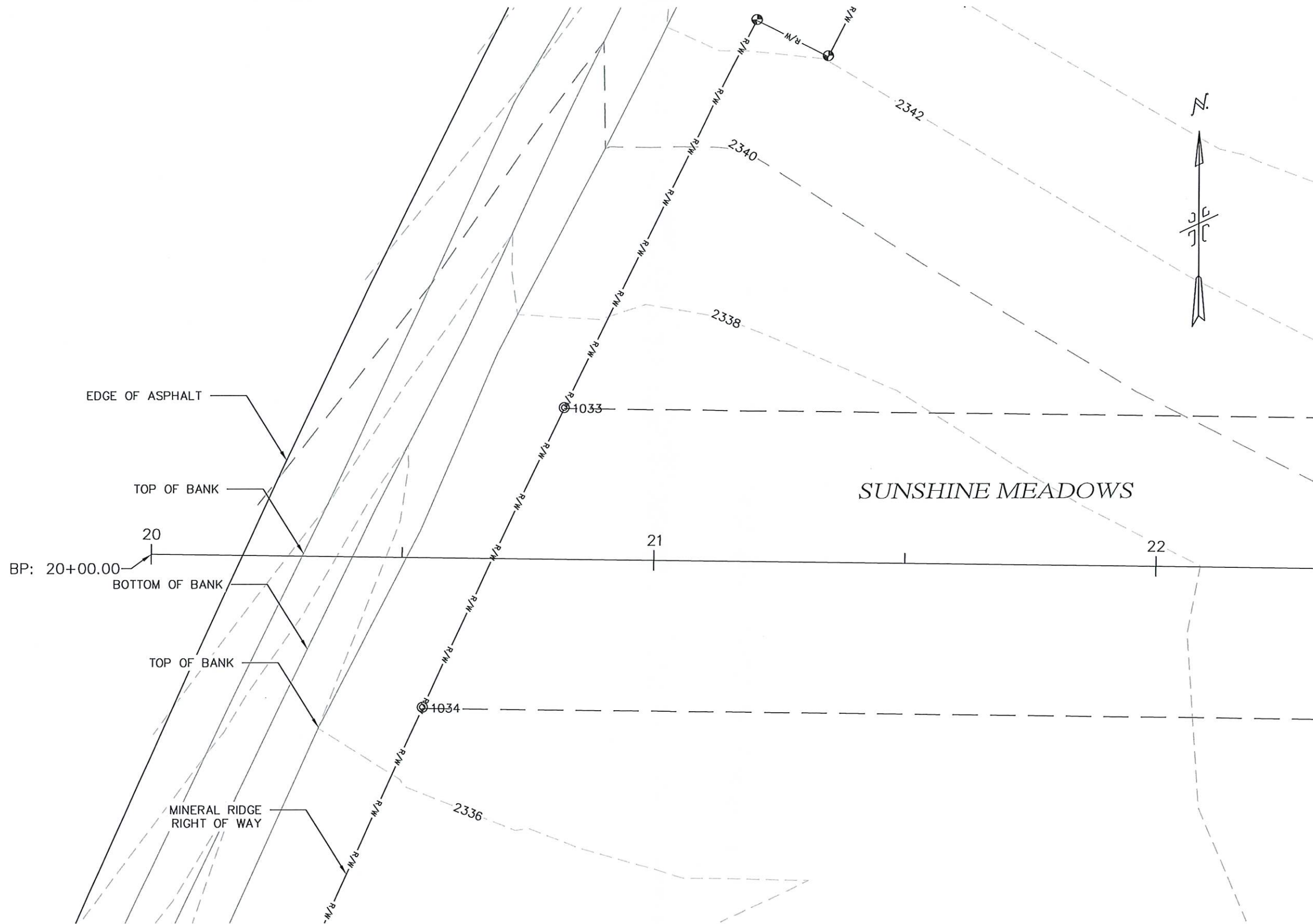


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3882 N. Schreiber Way, Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825
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PAGE 2 OF 2



1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS
NO. DATE BY DESCRIPTION

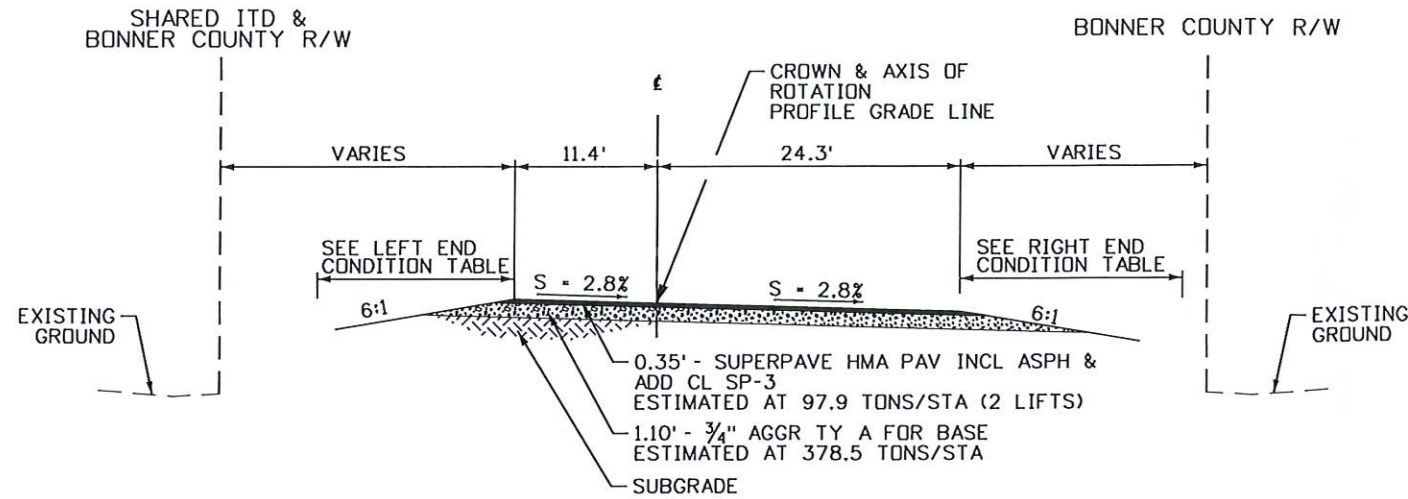


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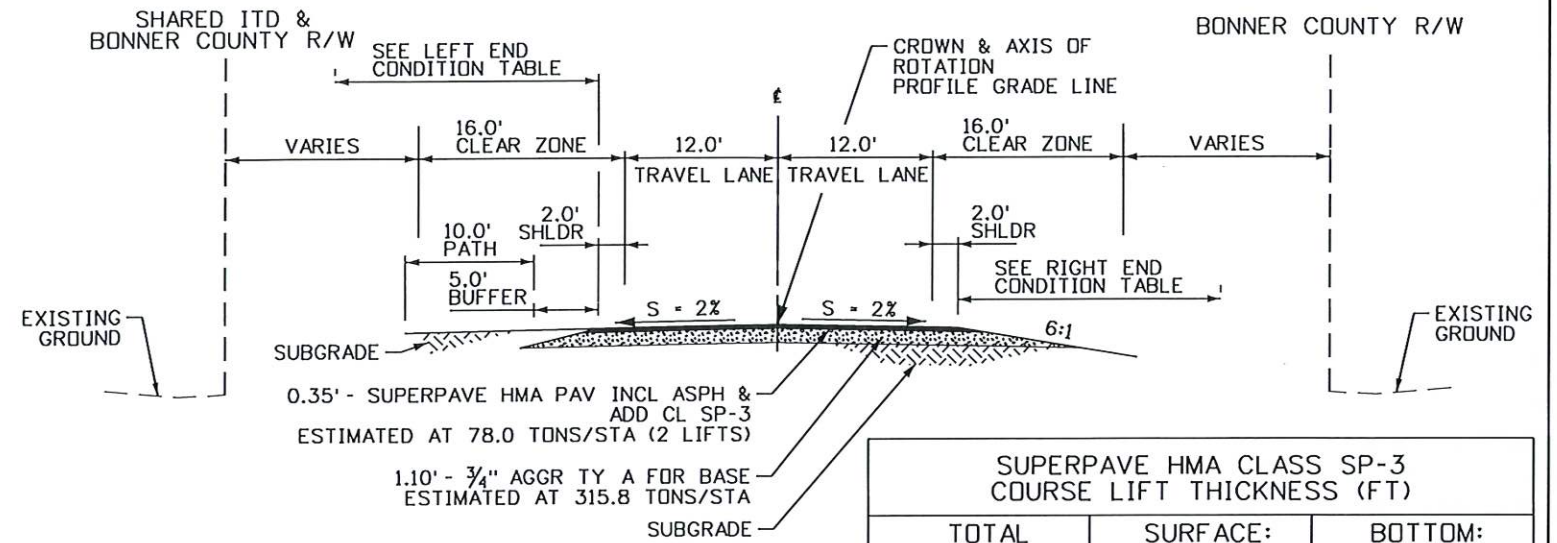


MINERAL RIDGE ROAD
STA. 3079+75.00



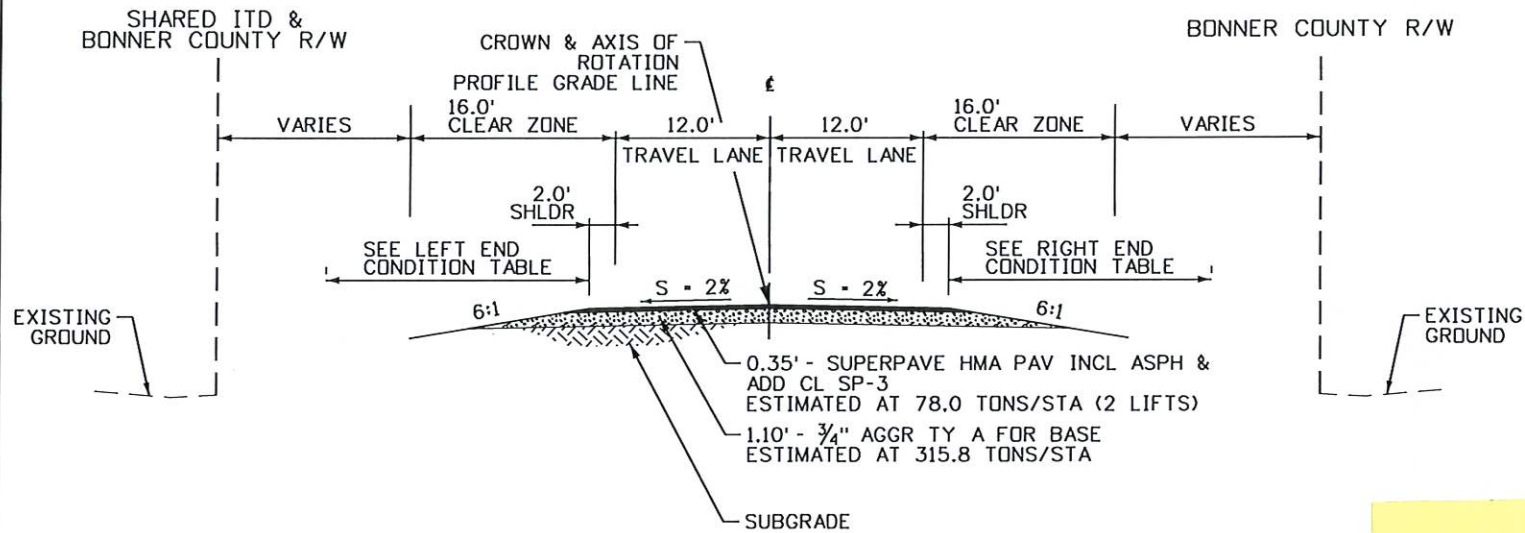
STA. 3079+75.00 TO STA. 3083+93.75 TRANSITION

MINERAL RIDGE ROAD
STA. 3118+00.00 TO STA. 3133+48.28



SUPERPAVE HMA CLASS SP-3 COURSE LIFT THICKNESS (FT)		
TOTAL	SURFACE: PG 58-28	BOTTOM: PG 58-28
0.35	0.15	0.20
0.45	0.20	0.25

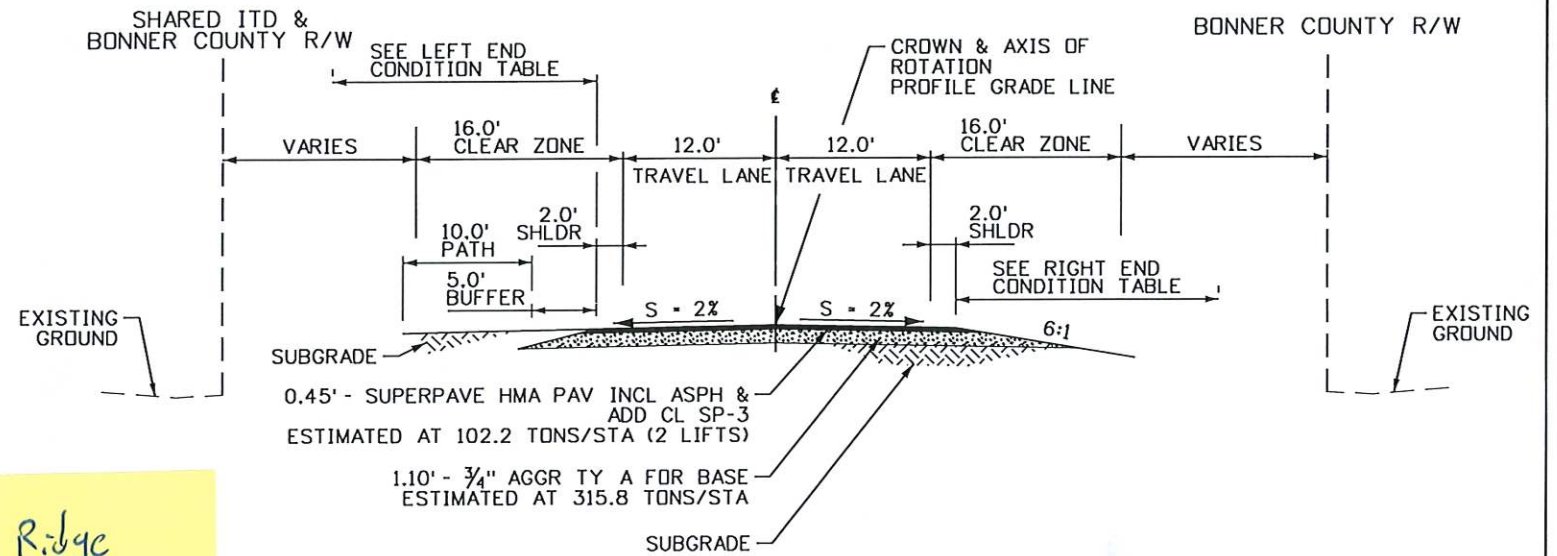
MINERAL RIDGE ROAD
STA. 3083+93.75 TO STA. 3118+00.00
STA. 3231+75.85 TO STA. 3231+81.92
TRAILS END ROAD
STA. 3231+81.92 TO STA. 3237+50.00



STA. 3237+50.00 TO STA. 3239+79.46 TRANSITION TO MATCH EXISTING

MINERAL RIDGE ROAD

STA. 3133+48.28 TO STA. 3141+87.50
STA. 3188+50.00 TO STA. 3231+17.44



*Mineral Ridge
~ STA. 3200 to 3230
for typical slopes*

NOTES:
1. SEE SUPERELEVATION DIAGRAM ON ROADWAY PROFILES FOR CROSS SLOPES. SHOULDERS TO MATCH LANE.

N.T.S.

01/10/2020 6:31:00 PM
c:\pwworking\west01\ad05928236\20350_TYPI_006.SHT

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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DESIGN CHECKED R. BLOWER	CADD FILE NAME 20350_TYPI_006.SHT
DETAILED A. ROSEMAN-HANAUER	DRAWING DATE: JANUARY 2020
DRAWING CHECKED T. ELLWEIN	

IDAHO
TRANSPORTATION
DEPARTMENT

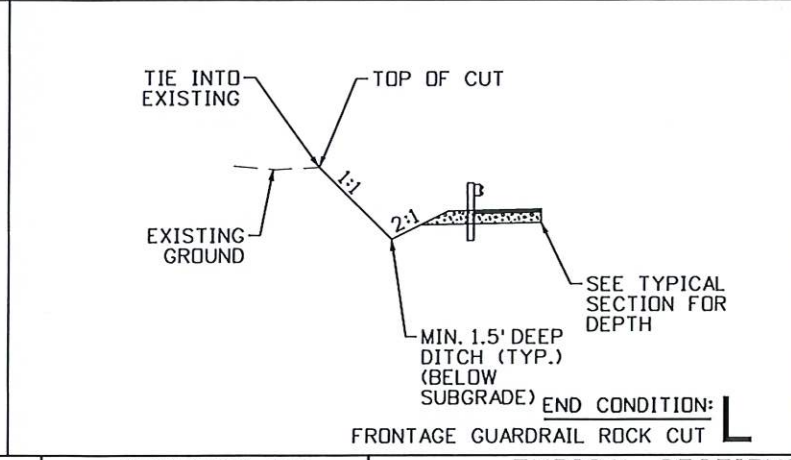
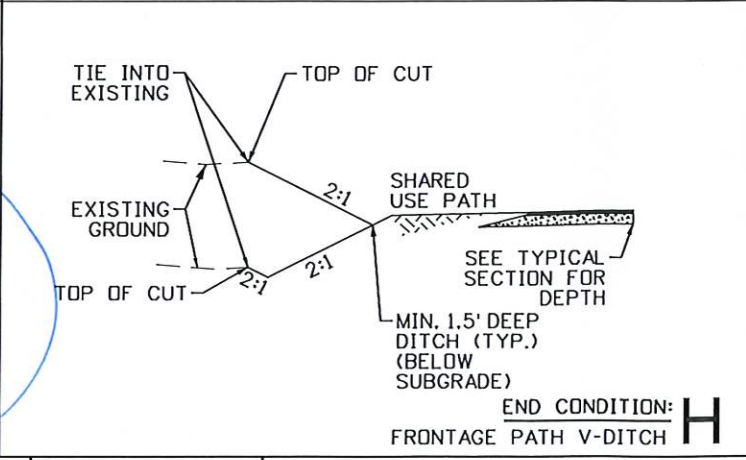
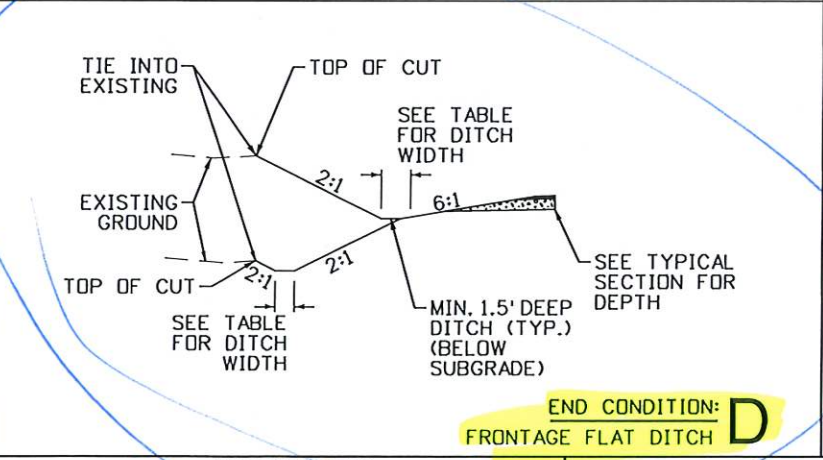
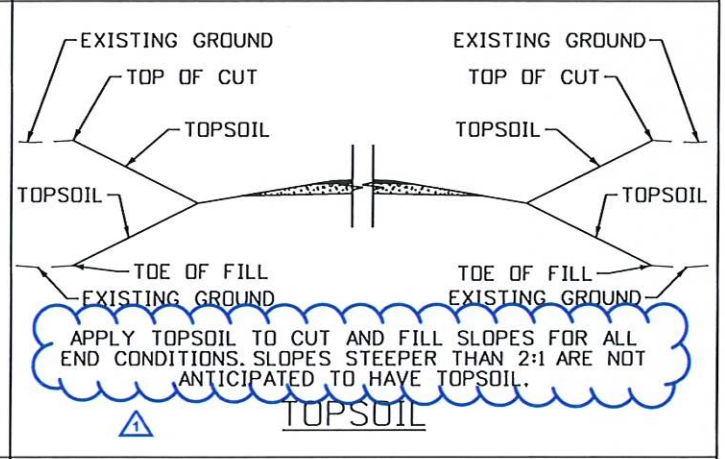
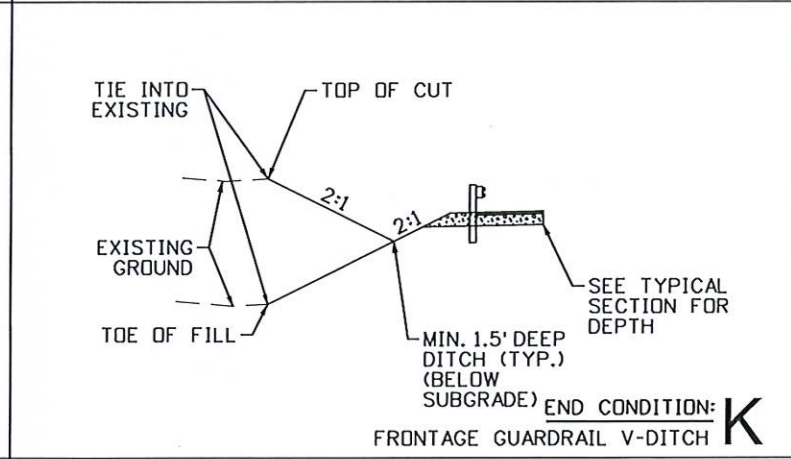
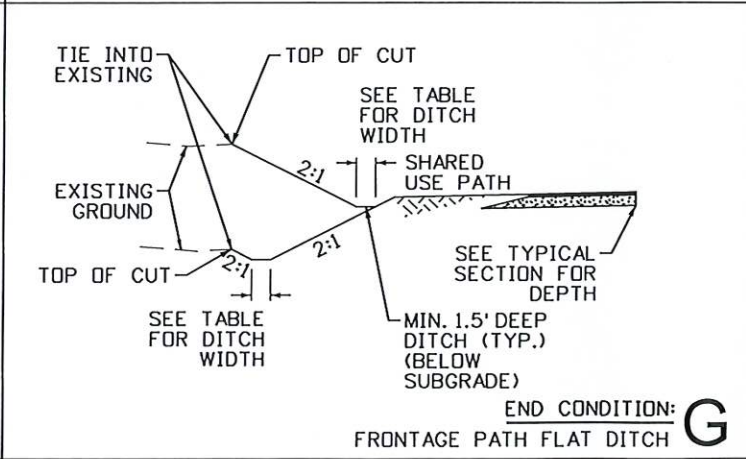
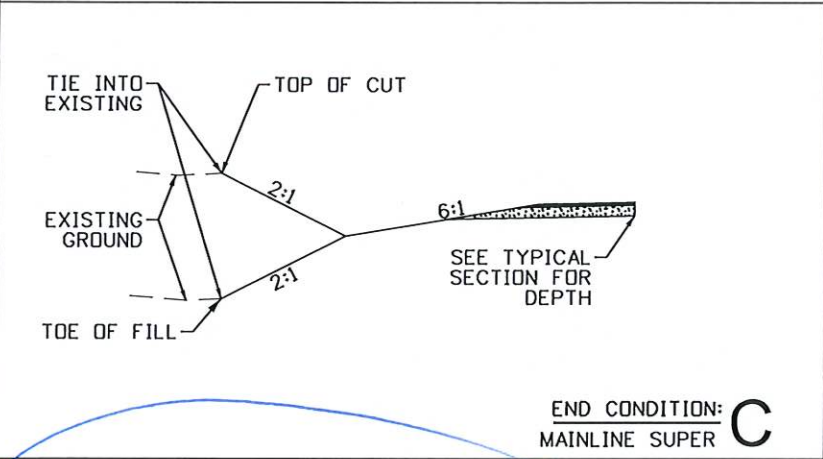
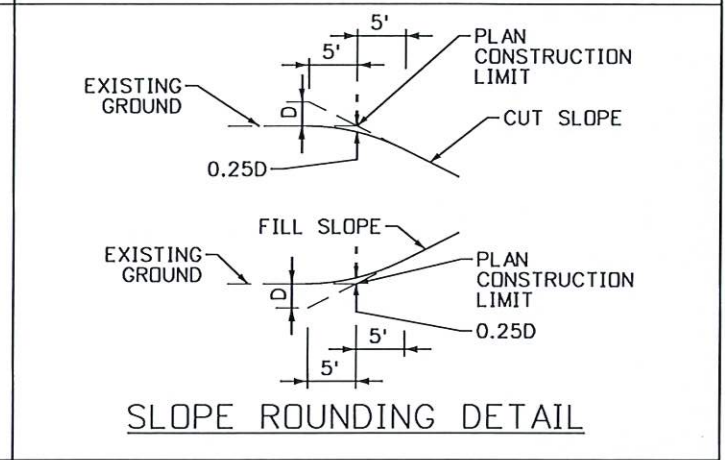
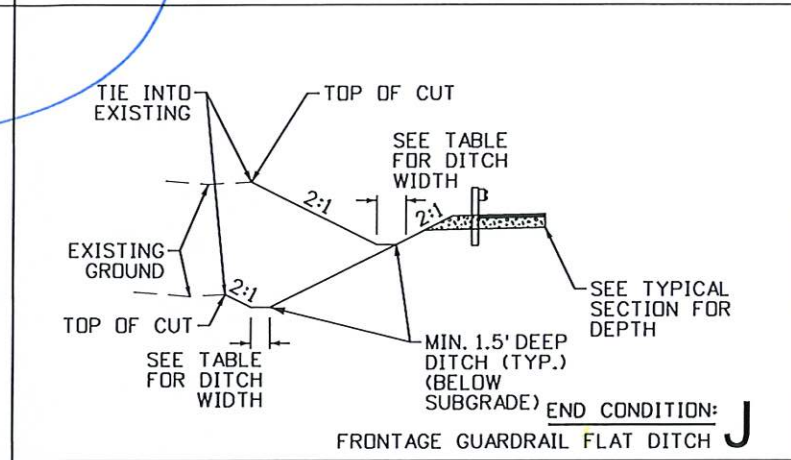
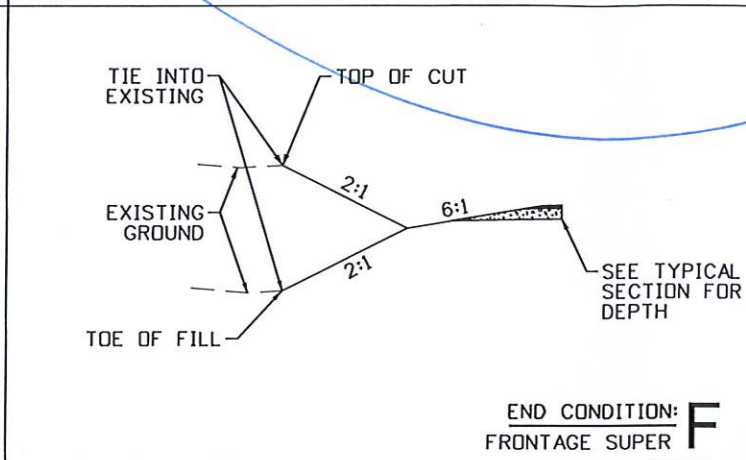
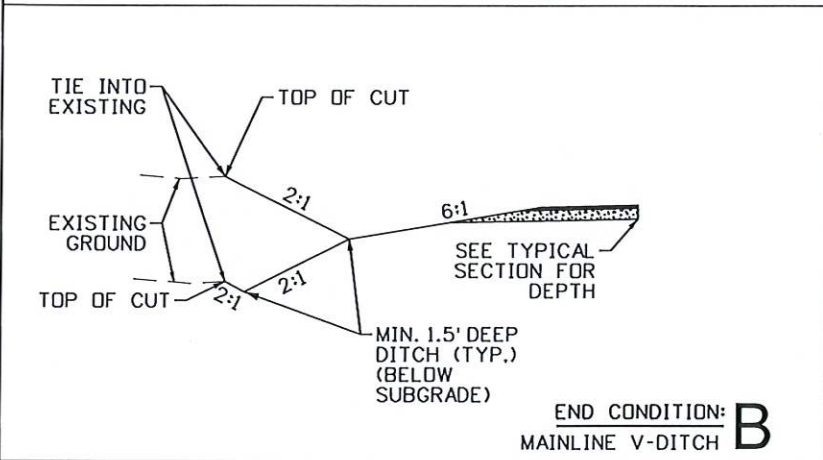
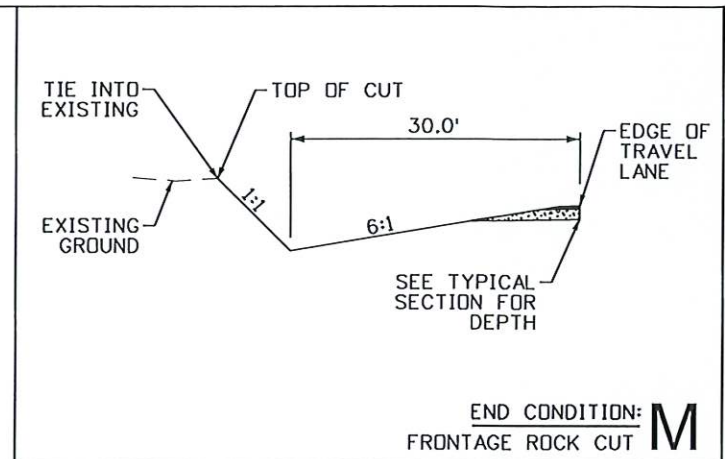
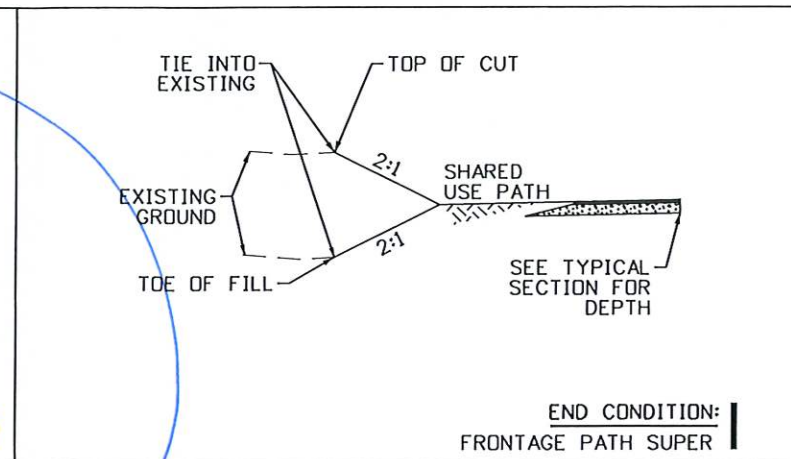
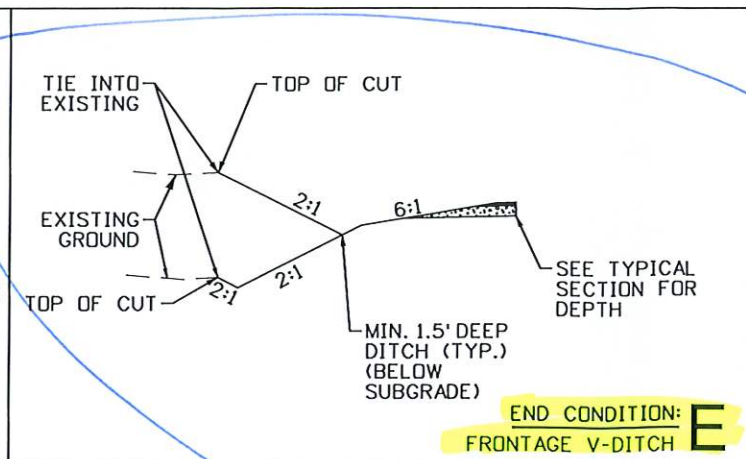
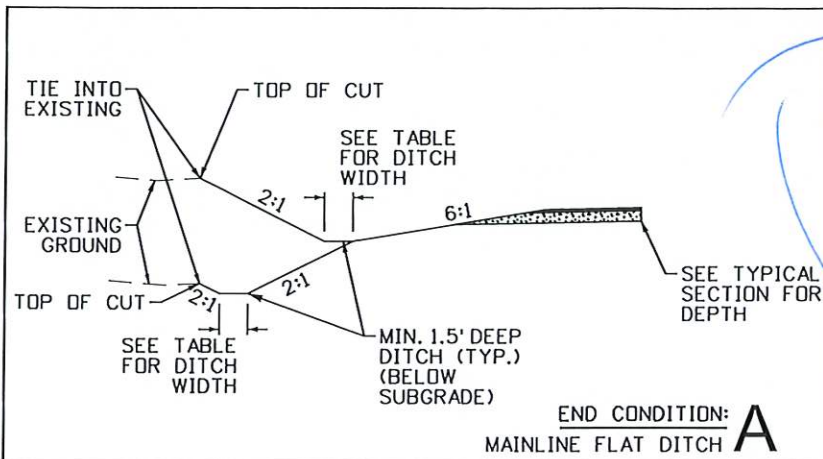
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PROJECT NO. A020(350)

TYPICAL SECTIONS US-95, GRANITE NORTH & FRONTAGE RDS, BONNER CO

English	
COUNTY	BONNER
KEY NUMBER	20350
SHEET	31 OF 327

PROFESSIONAL ENGINEER
LICENSED
17910
01/10/2020
ANDREW ROSEMAN-HANAUER



NOTES:
 1. SEE LEFT AND RIGHT END CONDITION TABLES.
 2. DITCH WIDTH IS SHOWN ON THE NEXT SHEET.
 3. MIRROR LEFT END CONDITIONS FOR RIGHT SIDE OF ROADWAY.

N.T.S.

PLOTTED: 07/14/2020 10:25:52 AM
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REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	7/13/2020	ARH	Topsail adjustment

DESIGNED
 A. ROSEMAN-HANAUER
 DESIGN CHECKED
 R. BLOWER
 DETAILED
 A. ROSEMAN-HANAUER
 DRAWING CHECKED
 T. ELLWEIN

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
 CADD FILE NAME
 20350_TYPI_010.SHT
 DRAWING DATE:
 JULY 2020



PROJECT NO.
 A020(350)

TYPICAL SECTIONS
 US-95, GRANITE NORTH & FRONTAGE RDS, BONNER CO

English
 COUNTY BONNER
 KEY NUMBER 20350
 SHEET 35 OF 327



LEFT END CONDITION
US 95 SB

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
4140+70.00	4219+00.00	C	0.0'
4219+00.00	4237+54.55	A	3.0'

RIGHT END CONDITION
US 95 NB

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
5140+60.00	5148+64.00	A	3.0'
5148+64.00	5178+00.00	C	0.0'
5178+00.00	5188+59.00	A	3.0'
5188+59.00	5211+35.00	A	4.0'
5211+35.00	5237+08.93	A	3.0'

COMBINED END CONDITIONS

US-95 STATION START	VINTAGE 95 LT	VINTAGE 95 RT	US-95 SB LT	US-95 NB RT	MINERAL RIDGE LT	MINERAL RIDGE RT
1141+04.74	M	D	C	A	G	D
1143+70.09	M	D	C	A	G	J
1144+82.39	D	D	C	A	G	J
1145+32.59	D	D	C	A	G	WALL
1146+07.39	D	E	C	A	G	WALL
1146+39.39	E	E	C	A	G	WALL
1146+87.39	D	E	C	A	G	WALL
1147+82.39	F	E	C	A	G	WALL
1147+97.39	F	D	C	A	G	WALL
1149+08.74	F	D	C	C	G	WALL
1151+28.58	F	D	C	C	G	J
1151+88.96	F	D	C	C	G	D
1154+49.64	D	D	C	C	G	D
1154+64.55	D	D	C	C	G	F
1157+32.71	D	D	C	C	H	F
1160+73.14	D	E	C	C	H	F
1161+22.89	D	E	C	C	I	F
1161+93.51	E	E	C	C	I	F
1163+79.87	E	E	C	C	H	F
1170+25.83	D	E	C	C	H	F
1178+06.80	D	E	C	A	H	F
1178+06.93	D	E	C	A	I	F
1182+38.58	F	E	C	A	I	F
1182+83.11	F	E	C	A	G	F
1184+82.57	F	E	C	A	H	D
1187+03.45	E	E	C	A	H	D
1188+32.12	E	E	C	A	H	F
1190+85.80	E	E	C	A	I	D
1191+55.92	F	E	C	A	I	D
1191+78.55	F	E	C	A	I	E
1197+63.92	D	E	C	A	I	E
1197+76.61	D	D	C	A	I	E
1199+34.98	D	D	C	A	I	D
1208+87.74	D	D	C	A	G	D
1215+51.28	D	E	C	A	G	D
1218+74.96	D	E	A	A	G	D
1223+91.23	E	E	A	A	G	D
1225+55.68	E	E	A	A	H	E
1227+88.54	D	D	A	A	H	E
1230+20.68	D	D	A	A	I	D
1231+63.12	D	D	A	A	F	D

LEFT END CONDITION
VINTAGE 95 ROAD

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
2076+04.89	2094+10.00	D	2.0'
2094+10.00	2097+67.00	E	0.0'
2097+67.00	2122+25.00	F	0.0'
2122+25.00	2138+85.00	K	0.0'
2138+85.00	2141+12.50	L	0.0'
2141+12.50	2146+50.00	M	0.0'
2146+50.00	2148+07.00	D	2.0'
2148+07.00	2148+55.00	E	0.0'
2148+55.00	2149+50.00	D	2.0'
2149+50.00	2156+00.00	F	BASIN
2156+00.00	2163+16.00	D	3.0'
2163+16.00	2171+20.00	E	0.0'
2171+20.00	2177+85.00	D	3.0'
2177+85.00	2182+85.00	D	2.0'
2182+85.00	2187+50.00	F	0.0'
2187+50.00	2192+08.00	E	0.0'
2192+08.00	2198+32.00	F	0.0'
2198+32.00	2216+20.75	D	2.0'
2216+20.75	2225+00.00	D	3.0'
2225+00.00	2229+20.00	E	0.0'
2229+20.00	2233+46.38	D	2.0'

RIGHT END CONDITION
VINTAGE 95 ROAD

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
2076+04.89	2089+00.00	D	2.0'
2089+00.00	2108+00.00	F	0.0'
2108+00.00	2122+25.00	E	0.0'
2122+25.00	2134+46.00	K	0.0'
2134+46.00	2141+12.50	J	2.0'
2141+12.50	2147+75.00	D	3.0'
2147+75.00	2149+65.00	E	0.0'
2149+65.00	2151+75.00	D	3.0'
2151+75.00	2160+00.00	D	4.0'
2160+00.00	2162+00.00	D	2.0'
2162+00.00	2198+45.00	E	0.0'
2198+45.00	2216+50.75	D	2.0'
2216+50.75	2229+20.00	E	0.0'
2229+20.00	2233+46.38	D	2.0'

LEFT END CONDITION
MINERAL RIDGE ROAD

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
3079+75.00	3090+00.00	D	2.0'
3090+00.00	3097+84.00	E	0.0'
3097+84.00	3118+00.00	F	0.0'
3118+00.00	3137+25.00	I	0.0'
3137+25.00	3153+00.00	G	2.0'
3153+00.00	3155+84.00	G	3.0'
3155+84.00	3160+00.00	H	0.0'
3160+00.00	3162+75.00	I	0.0'
3162+75.00	3178+00.00	H	0.0'
3178+00.00	3183+00.00	I	0.0'
3183+00.00	3185+00.00	H	0.0'
3185+00.00	3191+00.00	G	2.0'
3191+00.00	3208+50.00	I	0.0'
3208+50.00	3225+10.00	G	2.0'
3225+10.00	3229+75.00	H	0.0'
3229+75.00	3231+17.44	I	0.0'
3231+17.44	3239+79.46	F	0.0'

RIGHT END CONDITION
MINERAL RIDGE ROAD

BEGIN STATION	END STATION	END CONDITION	DITCH WIDTH
3079+75.00	3099+00.00	D	2.0'
3099+00.00	3105+50.00	D	3.0'
3105+50.00	3121+90.00	E	0.0'
3121+90.00	3129+00.00	D	3.0'
3129+00.00	3134+50.00	F	BASIN
3134+50.00	3141+87.50	D	2.0'
3141+87.50	3143+50.00	J	2.0'
3143+50.00	3149+50.15	N/A	WALL
3149+50.15	3150+12.65	J	2.0'
3150+12.65	3153+00.00	D	2.0'
3153+00.00	3185+00.00	F	0.0'
3185+00.00	3188+50.00	D	2.0'
3188+50.00	3191+00.00	F	BASIN
3191+00.00	3191+90.00	D	3.0'
3191+90.00	3199+25.00	E	0.0'
3199+25.00	3209+00.00	D	3.0'
3209+00.00	3225+10.00	D	2.0'
3225+10.00	3229+75.00	E	0.0'
3229+75.00	3231+75.26	D	2.0'
3231+75.26	3231+81.92	D	3.0'

TRAILS END ROAD

3231+81.92	3239+79.46	D	3.0'
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NOTES:

1. SEE ROADWAY END CONDITION TABLES FOR DITCH WIDTHS.

2. SEE TYPICAL SECTIONS FOR THE DITCH BETWEEN US 95-SB AND US-95 NB.

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REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED
A. ROSEMAN-HANAUER
 DESIGN CHECKED
R. BLOWER
 DETAILED
A. ROSEMAN-HANAUER
 DRAWING CHECKED
T. ELLWEIN

SCALES SHOWN
ARE FOR 11" X 17"
PRINTS ONLY
 CADD FILE NAME
20350_TYPI_011.SHT
 DRAWING DATE:
JANUARY 2020

IDAHO
TRANSPORTATION
DEPARTMENT




IDR

PROJECT NO.

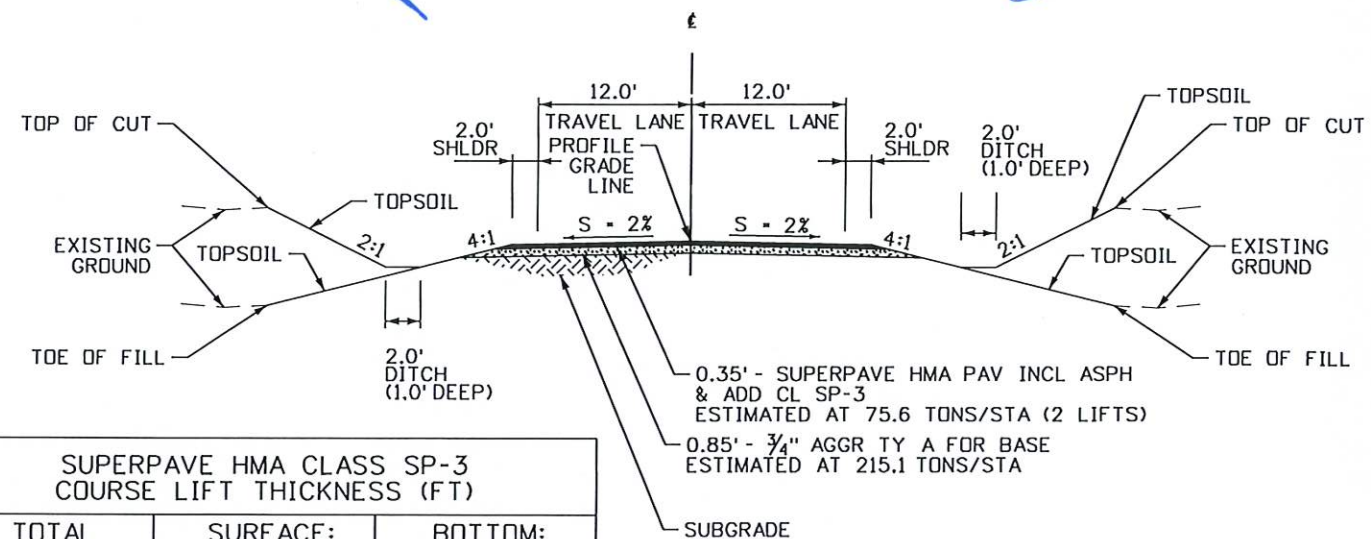
A020(350)

TYPICAL SECTIONS
US-95, GRANITE NORTH &
FRONTAGE RDS, BONNER CO

English
 COUNTY BONNER
 KEY NUMBER 20350
 SHEET 36 OF 327

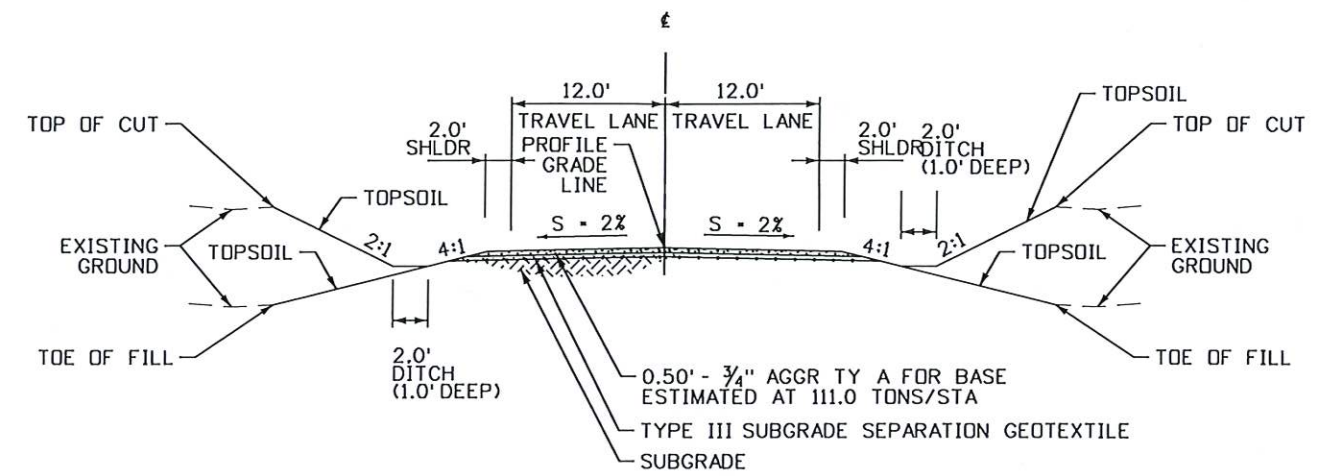


APPROACH
 BETWEEN EDGE OF PAVEMENT AND R/W
 * SEE APPROACH STATIONS ON NEXT SHEET

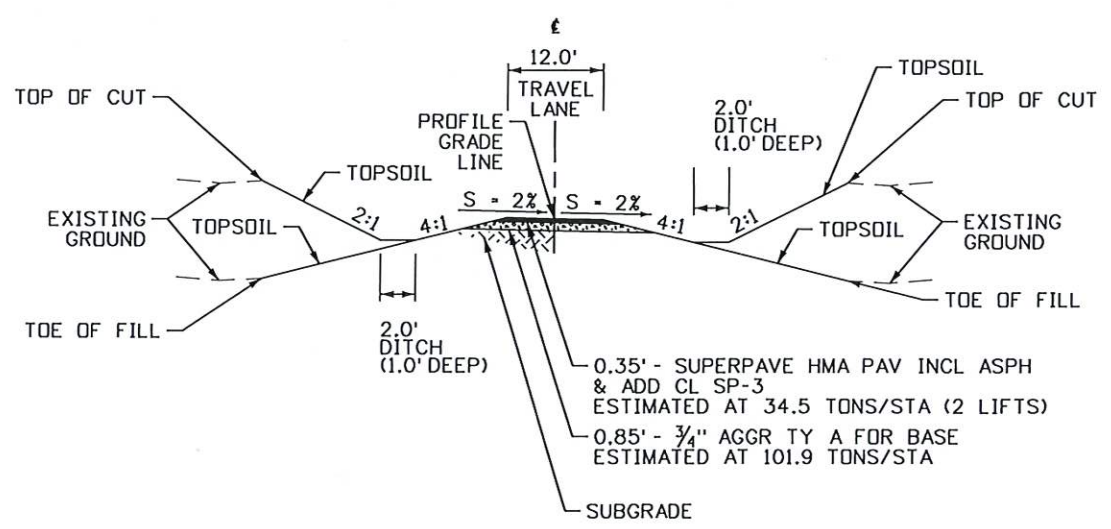


SUPERPAVE HMA CLASS SP-3 COURSE LIFT THICKNESS (FT)		
TOTAL	SURFACE: PG 58-28	BOTTOM: PG 58-28
0.35	0.15	0.20

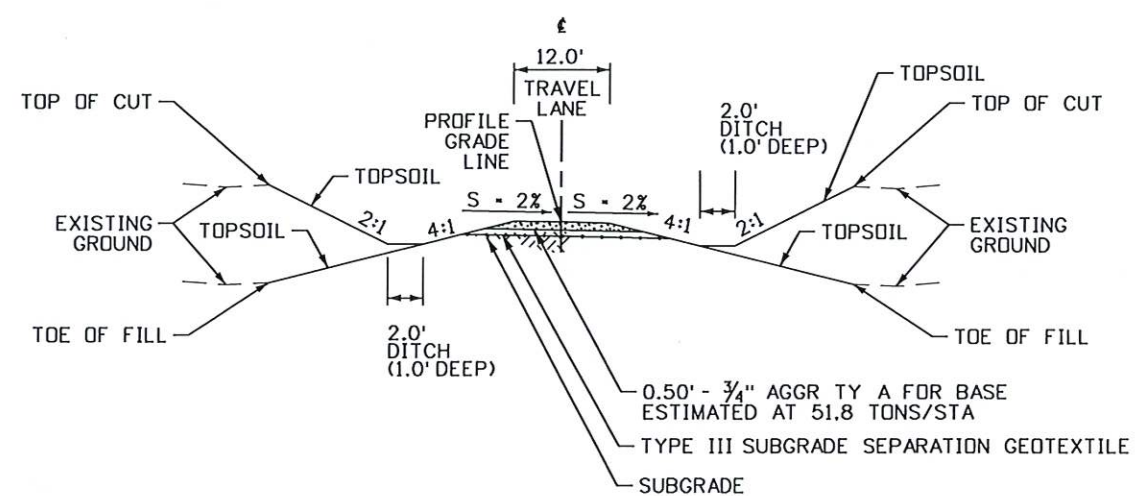
APPROACH GRADING
 FROM R/W TO EXISTING GROUND TIE-IN



FARM FIELD
 BETWEEN EDGE OF PAVEMENT AND R/W



FARM FIELD GRADING
 FROM R/W TO EXISTING GROUND TIE-IN



NOTES:
 1. SEE SUPERELEVATION DIAGRAM ON ROADWAY PROFILES FOR CROSS SLOPES. IF PROVIDED, SHOULDERS TO MATCH LANE.
 2. SEE APPROACH STATIONS SHEET FOR STATION RANGES.

N.T.S.

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REVISIONS			
NO.	DATE	BY	DESCRIPTION

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DESIGN CHECKED R. BLOWER	
DETAILED A. ROSEMAN-HANAUER	
DRAWING CHECKED T. ELLWEIN	

IDAHO TRANSPORTATION DEPARTMENT

HDR

PROJECT NO.	A020(350)
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TYPICAL SECTIONS	US-95, GRANITE NORTH & FRONTAGE RDS, BONNER CO
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English	
COUNTY	BONNER
KEY NUMBER	20350
SHEET 37 OF 327	

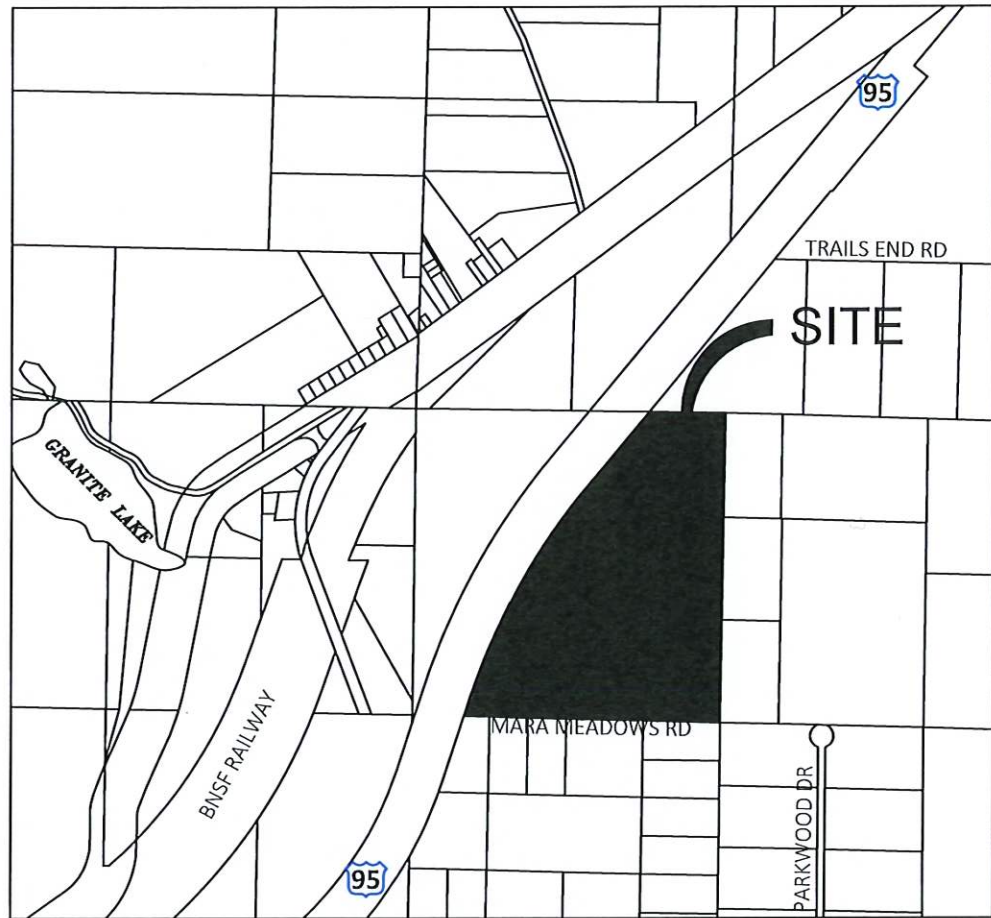
PROFESSIONAL ENGINEER
LICENSED

17910
 01/10/2020
STATE OF IDAHO
ANDREW ROSEMAN-HANAUER

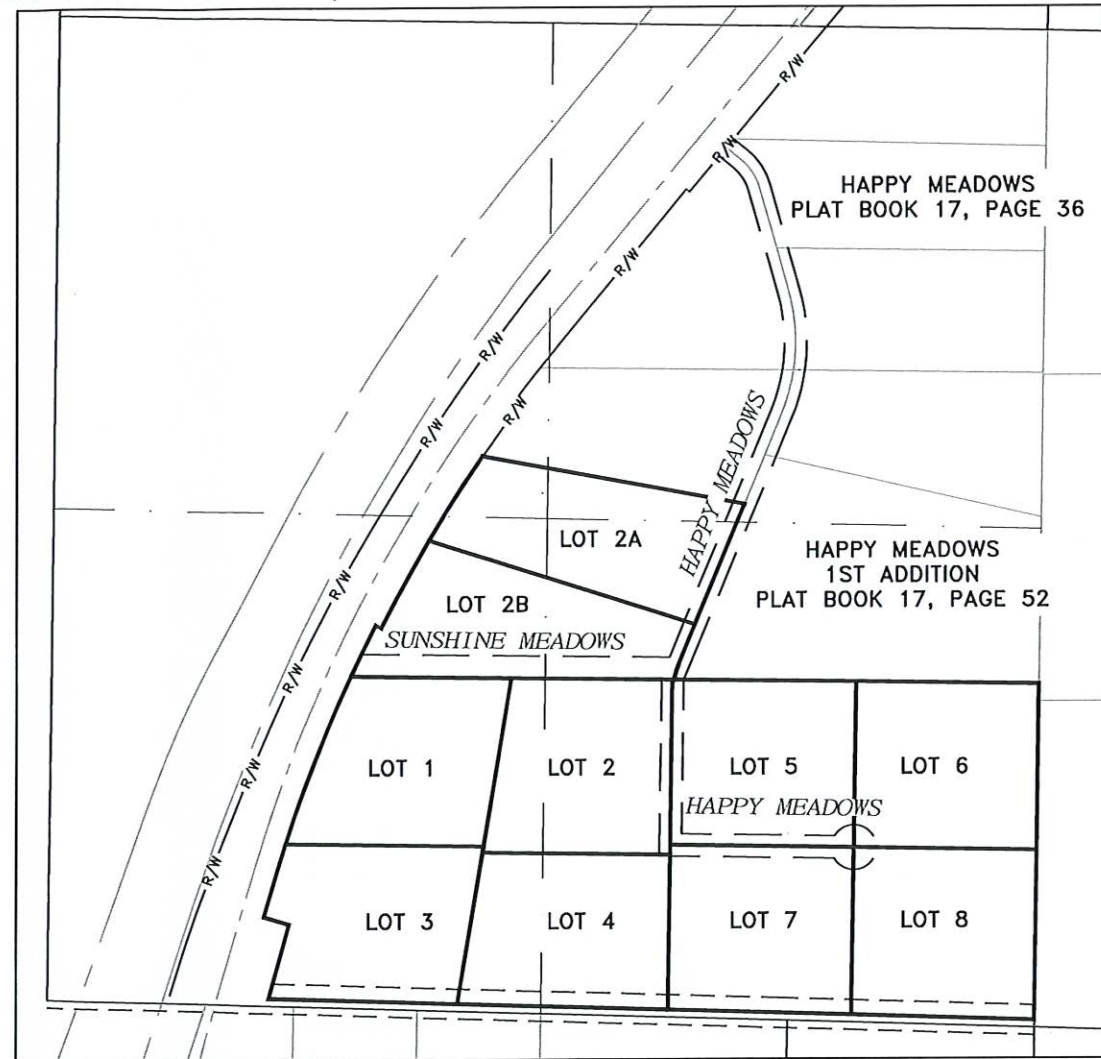
*HAPPY MEADOWS AND SUNSHINE MEADOWS
 APPROACH APPLICATION
 ROAD DESIGN
 CITY OF ATHOL, BONNER COUNTY, IDAHO*



3882 N. Schreiber Way, Suite 104
 Coeur d'Alene, ID 83815
 (208) 635-5825



VICINITY MAP
 N.T.S



PROJECT SITE
 N.T.S



1"
 SCALE: (11X17 ONLY)

DWG:
 PROJECT NO:
 DRAWN BY:
 CHECKED BY:
 DATE:

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 REVISIONS
 NO. DATE BY DESCRIPTION

DRAWING:

SHEET: 1 OF 5

PROJECT OWNERS:

JOSEPH AND KATHLENE HESTER TRUST
 11611 W. PRAIRIE AVE POST FALLS, ID, 83854

PROJECT SITE:

RP54N03W264050A, RP54N03W264300A,
 RP54N03W262500A (SOUTH WESTERN PORTION)
 ACREAGE: 50.207 ACRES (GROSS PROJECT AREA)

CONTACT INFORMATION:

HMH ENGINEERING
 3882 N SCHREIBER WAY #104,
 COEUR D'ALENE, ID 83815

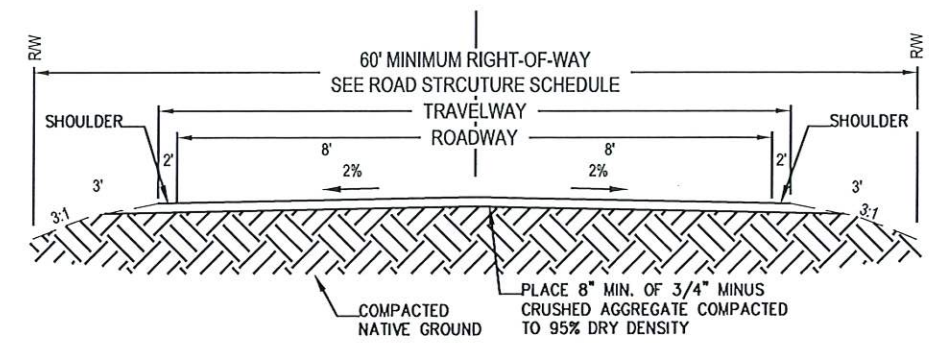
INDEX OF SHEETS:

1. TITLE SHEET
2. APPROACH PLAN
3. DISTANCE FROM HAPPY MEADOWS TO TRAILS END ROAD
4. APPROACH DETAIL SUNSHINE MEADOWS
5. APPROACH DETAIL HAPPY MEADOWS

*see notes
 refer to
 10/27/21*

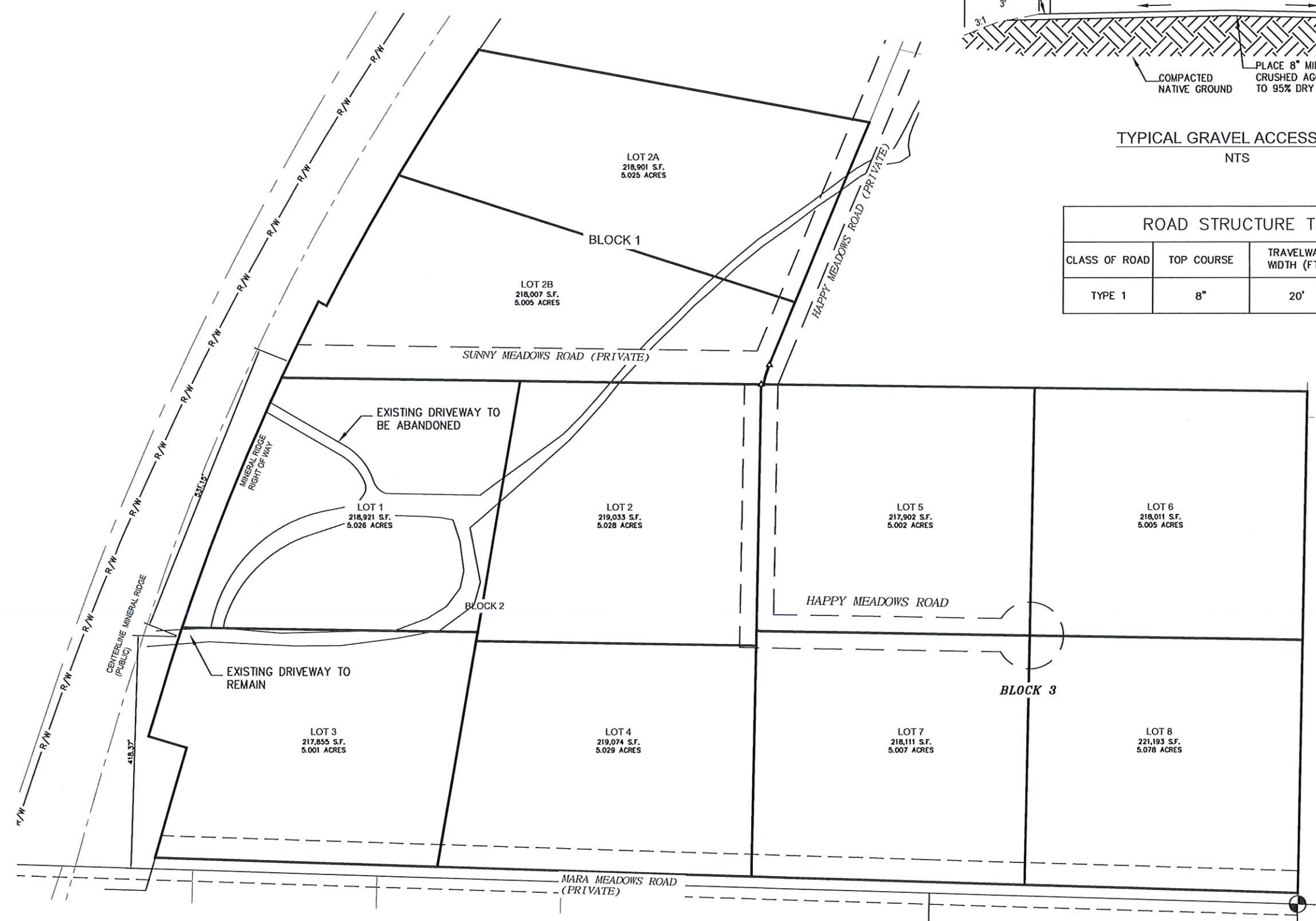


Know what's below.
 Call before you dig.



TYPICAL GRAVEL ACCESS ROAD
NTS

ROAD STRUCTURE TABLE			
CLASS OF ROAD	TOP COURSE	TRAVELWAY WIDTH (FT.)	ROADWAY WIDTH (FT.)
TYPE 1	8"	20'	16'



1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

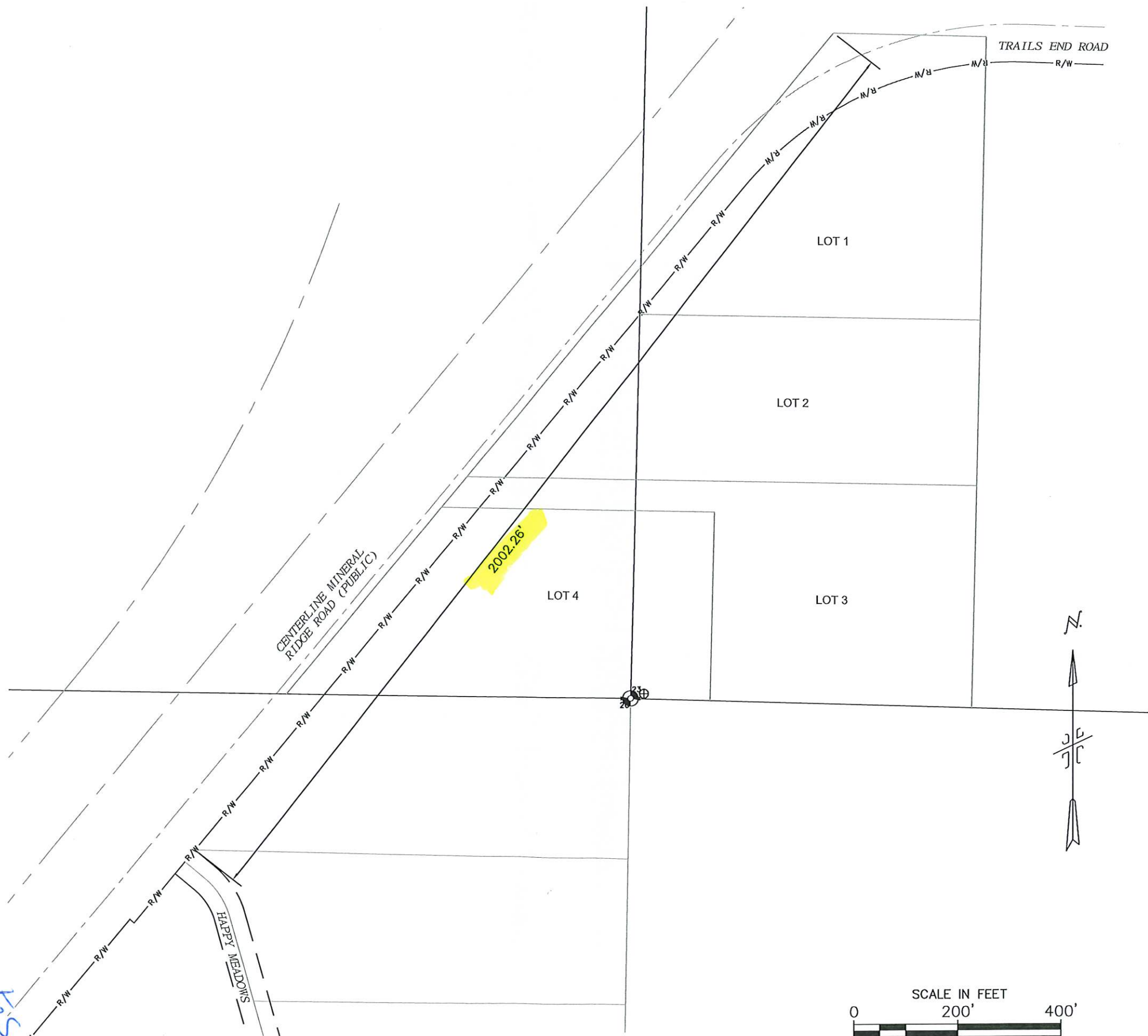
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REVISIONS
NO. DATE BY DESCRIPTION

DRAWING:
SHEET: 2 OF 5

Plot Date: 08/08/2021 12:20 PM. Plotted By: Vicki Klemm. Path: Z:\DOCUMENTS\PROJECTS\2019\519015 MARR MEADOWS - HESTER'S SURVEY\10 DWG\519015 HESTER TRIMBLE APPROACH AND ALIGNMENT.DWG

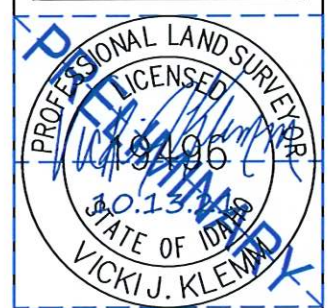




*See notes
10/2/21*



Know what's below
Call before you dig



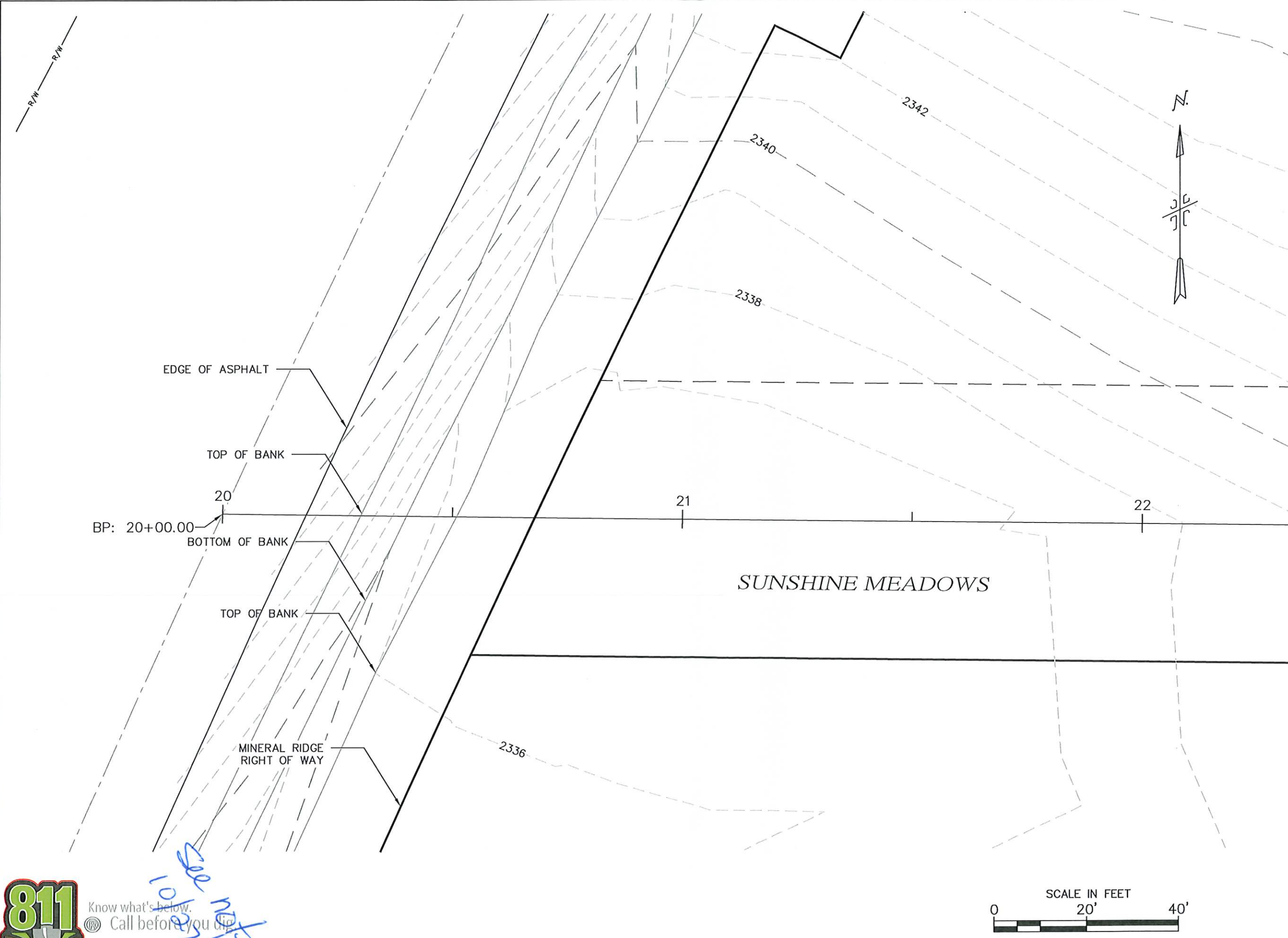
1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS
NO. DATE BY DESCRIPTION

DRAWING:
SHEET: 3 OF 5

Plot Date: 10/26/2021 4:56 PM Plotted By: Jared Branch
Path: Z:\DOCUMENTS\PROJECTS\2021\19015 MARA MEADOWS - HESTER\09 SURVEY\10 DWG\19015 HESTER TRIMBLE APPROACH AND ALIGNMENT.DWG



1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS			
NO.	DATE	BY	DESCRIPTION

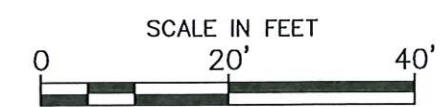
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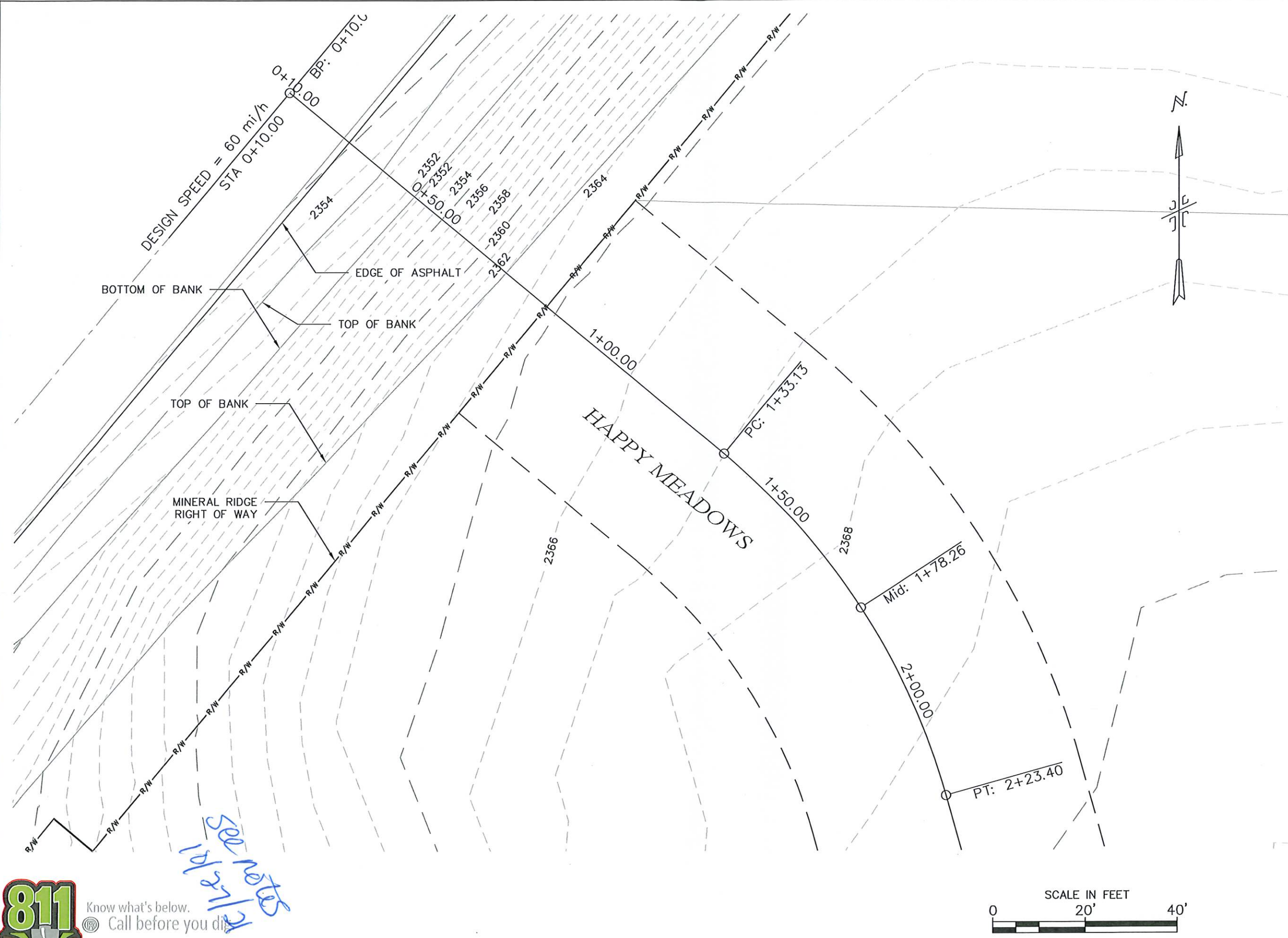
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Know what's below.
Call before you dig.

Call before you dig





1"
SCALE: (11X17 ONLY)

DWG:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:

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REVISIONS
NO. DATE BY DESCRIPTION

DRAWING:
SHEET: 5 OF 5

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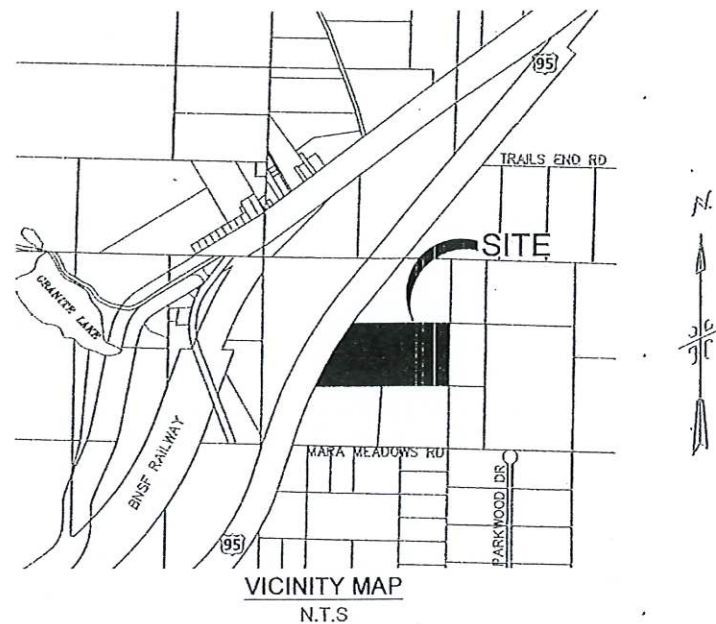


Know what's below.
Call before you dig.

*See notes
10/27/21*

HAPPY MEADOWS 1ST ADDITION

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



Instrument # 992083 B: 17 P: 52
Bonner County, Sandpoint, Idaho
09/21/2021 12:39:52 PM No. of Pages: 3
Recorded for: HEMS
Michael V. Rosedale Fee: \$11.00 CB
Ex-Officio Recorder Deputy
Index ID: PLATS

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT: JOSEPH AND KATHLENE HESTER FAMILY TRUST, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE: THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT TO BE PREPARED AND THAT THEY DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT, BEING A PORTION OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER OF SECTION 26, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP PER CP&F INSTRUMENT NUMBER 928373, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 26, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP PER CP&F INSTRUMENT NUMBER 928369, BEARS NORTH 0°47'44" EAST A DISTANCE OF 2672.38 FEET;

THENCE, FROM SAID CENTER QUARTER, NORTH 0°47'44" EAST A DISTANCE OF 920.94', SAID POINT ALSO KNOWN AS THE TRUE POINT OF BEGINNING;

THENCE, N89°12'16"W FOR A DISTANCE OF 1841.67 FEET; TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE 151.88' HAVING A RADIUS OF 4128.00 FEET, AND A DELTA ANGLE OF 02°06'29" (CHORD BEARING N25°46'43"E, 151.87');

THENCE, S63°10'02"E FOR A DISTANCE OF 16.00', TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE 342.88' HAVING A RADIUS OF 4112.00 FEET, AND A DELTA ANGLE OF 04°46'39" (CHORD BEARING N29°13'17"E, 342.78');

THENCE ALONG SAID NON-TANGENT CURVE 344.09' HAVING A RADIUS OF 4112.00 FEET, AND A DELTA ANGLE OF 04°47'40" (CHORD BEARING N34°00'27"E, 343.99');

THENCE N53°35'42"W FOR A DISTANCE OF 16.00 FEET TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID NON-TANGENT CURVE 128.82 FEET HAVING A RADIUS OF 4128.00 FEET, AND A DELTA ANGLE OF 01°47'17" (CHORD BEARING N37°17'56"E, 128.81');

THENCE, S89°12'16"E FOR A DISTANCE OF 1347.94 FEET;

THENCE S00°47'44"W A DISTANCE OF 832.75 FEET TO THE TRUE POINT OF BEGINNING;

COMPRISING OF 30.657 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT: THE PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT IS TO BENEFIT ALL LOTS WITHIN THE NW 1/4 OF SECTION 26.

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS, SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

Joseph H. Hester 9-7-2021
JOSEPH H. HESTER, TRUSTEE DATE:

Kathlene M. Hester 9-7-2021
KATHLENE M. HESTER, TRUSTEE DATE:

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 20.

DATED THIS 13th DAY OF September, IN THE YEAR OF 2021.

Cheryl D. Pient 9/13/2021
BONNER COUNTY TREASURER DATE

RECORDER'S CERTIFICATE:

FILED THIS 21st DAY OF September, 2021,
AT 12:39, IN BOOK 17 OF PLATS AT PAGE 52,
AT THE REQUEST OF HMH ENGINEERING
INSTRUMENT NO. 992083 FEE: \$11.00

Cynthia Brannon
BONNER COUNTY RECORDER

COUNTY COMMISSIONER'S CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.
DATED THIS 21 DAY OF Sept, IN THE YEAR OF 2021.

Jeff Connolly
CHAIRMAN OF THE BOARD OF COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "HAPPY MEADOWS 1ST ADDITION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLAT AND SURVEYS HAVE BEEN MET
DATED THIS 16 DAY OF SEPTEMBER, IN THE YEAR OF 2021.

Paul R. May
BONNER COUNTY SURVEYOR

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 26, TOWNSHIP 54 NORTH, RANGE 3 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 2 DAY OF September, 2021.
Vicki J. Kleima
VICKI J. KLEIMA, PLS 19496



PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS 13th DAY
OF September, IN THE YEAR OF 2021.
Ann R. Smith
BONNER COUNTY PLANNING DIRECTOR, et al

PANHANDLE HEALTH CERTIFICATE:

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 REQUIREMENTS ARE SATISFIED.

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO } SS
COUNTY OF KOOTENAI }

MALINDA BECKER
COM.M.#20203294
NOTARY PUBLIC
STATE OF IDAHO

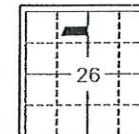
ON THIS 21th DAY OF September, IN THE YEAR OF 2021,

BEFORE ME PERSONALLY APPEARED JOSEPH H. HESTER AND KATHLENE M. HESTER, AS TRUSTEES OF THE JOSEPH AND KATHLENE HESTER FAMILY TRUST, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: *Malinda Becker*

MY COMMISSION EXPIRES: 8-28-2026

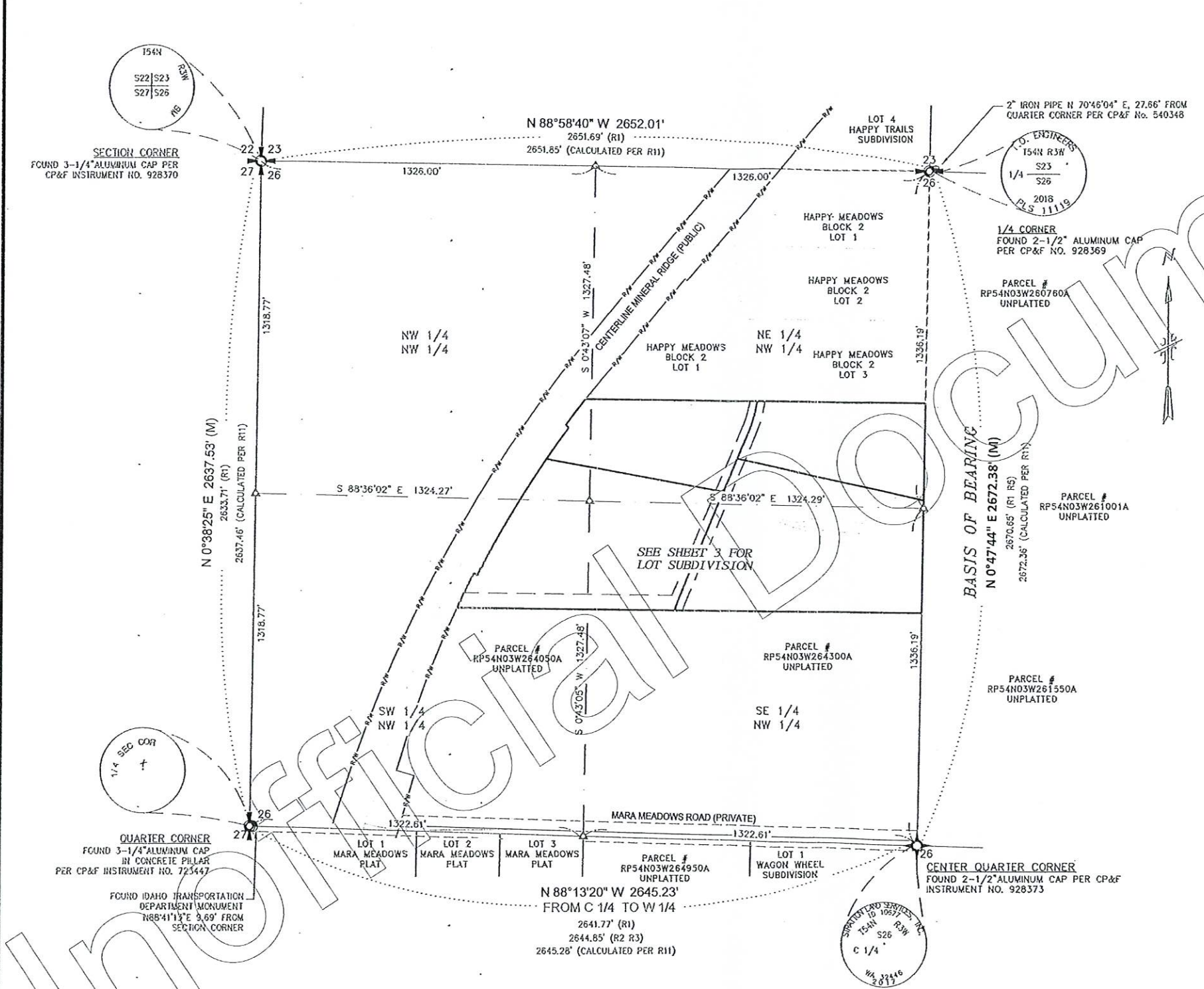
See notes
10/27/21



3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

HAPPY MEADOWS 1ST ADDITION

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND:**
- (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
 - (C) COMPUTED DISTANCES DERIVED FROM (R)
 - SECTION CORNER, AS DESCRIBED.
 - QUARTER CORNER, AS DESCRIBED.
 - CENTER CORNER, AS DESCRIBED.
 - FOUND ALUMINUM CAP DESCRIBED ON SHEET 3
 - CALCULATED POINT (NOTHING FOUND OR SET)
 - SUBDIVISION BOUNDARY
 - SECTION LINE
 - QUARTER SECTION LINE
 - EASEMENT/ RIGHT-OF-WAY LINE
 - SIXTEENTH SECTION LINE

- NOTES:**
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY PIONEER TITLE CO.
DATED: 9-10-19 ORDER NO. 86900
 2. ALL REFERENCES ARE RECORDED AT THE BONNER COUNTY, IDAHO RECORDER'S OFFICE LOCATED IN SANDPOINT IDAHO, UNLESS OTHERWISE NOTED.
 3. INGRESS, EGRESS, AND UTILITY EASEMENT IS PRIVATE, AND INTENDED TO SERVE ALL LOTS EAST OF MINERAL RIDGE ROAD, IN THE NORTHWEST QUARTER, OF THE DEPICTED SECTION 26.
 4. PROPERTY SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED AT INSTRUMENT NO. 911978, DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED.
 5. MINERAL RIDGE ROAD IS A PUBLIC ROAD AND IS BEING CONSTRUCTED BY THE IDAHO TRANSPORTATION DEPARTMENT AND WILL BE DEDICATED TO BONNER COUNTY FOR PERMANENT OWNERSHIP.

- REFERENCES:**
- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KIEBERT, DATED OCT 26, 1979, RECORDED AT INSTRUMENT No. 221517
 - (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH, DATED JULY 9, 1980, RECORDED AT INSTRUMENT No. 230558
 - (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE GLAHE, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT No. 396258
 - (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT No. 451963
 - (R5) RECORD OF SURVEY, SURVEYED BY DAN PROVOLT, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT No. 629560
 - (R6) HUBSON PLAT, BY NORTHWEST TRAVERSE, DATED NOV 08, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 93.
 - (R7) MARA MEADOWS, BY NORTHWEST TRAVERSE, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 159.
 - (R8) WAGON WHEEL TRACT, BY STRATTON AND SERVICES, DATED MAY 8, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49.
 - (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT No. 966443
 - (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT No. 979571
 - (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT No. A020(350), FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
 - (R12) FEDERAL AIR PROJECT, PROJECT No. 100-B(2), DATED 1940
 - (R13) HAPPY TRAILS SUBDIVISION, BY HMM ENGINEERING, DATED AUG 08, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.

BASIS OF BEARING:
BASIS OF BEARING ~ NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEOID 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.
ALL DISTANCES ARE GROUND USING A CAF OF 1.00509729

Handwritten notes in blue ink: "revised 12/27/21" and "12/27/21".

Instrument H 992083 B: 17 P: 52
Bonner County, Sandpoint, Idaho
09/21/2021 12:09:52 PM No. of Pages: 1
Recorded for: HES
Michael W. Rosales
Ex-Officio Recorder Deputy
Index to: PLATS



HAPPY MEADOWS 1ST ADDITION
A SURVEY FOR JOSEPH AND KATHLENE HESTER

HMM engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

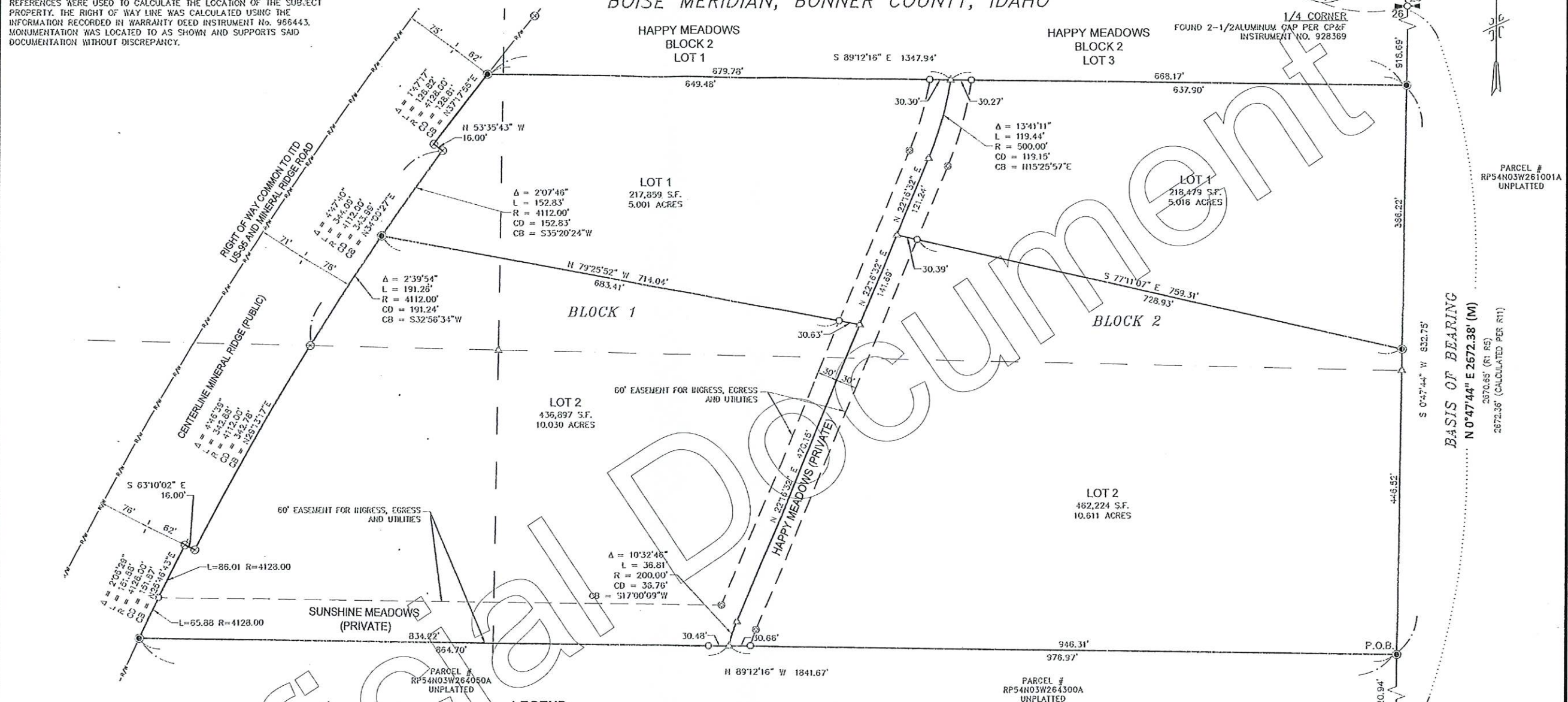
DWG FILE: HESTER 90AC_MHRLNDDIV_LOT1.DWG

HAPPY MEADOWS 1ST ADDITION

A PORTION OF THE NORTHWEST 1/4, OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SURVEY NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO MONUMENT THE PARCEL DESCRIBED IN THE QUITCLAIM DEED FILED AT INSTRUMENT NO. 979853, AS WELL AS TO DIVIDE SAID PARCEL INTO FOUR (4) LOTS, AS SHOWN HEREOIN. HISTORICAL DEEDS, PLATS, AND RECORDS OF SURVEY AS NOTED UNDER REFERENCES WERE USED TO CALCULATE THE LOCATION OF THE SUBJECT PROPERTY. THE RIGHT OF WAY LINE WAS CALCULATED USING THE INFORMATION RECORDED IN WARRANTY DEED INSTRUMENT NO. 966443. MONUMENTATION WAS LOCATED AS SHOWN AND SUPPORTS SAID DOCUMENTATION WITHOUT DISCREPANCY.



LEGEND:

- (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
- (C) COMPUTED DISTANCES DERIVED FROM (R)
- SECTION CORNER, AS DESCRIBED.
- QUARTER CORNER, AS DESCRIBED.
- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT/ RIGHT-OF-WAY LINE
- SIXTEENTH SECTION LINE
- P.O.B. POINT OF BEGINNING
- CENTER CORNER, AS DESCRIBED.
- FOUND 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT
- SET 5/8" X 24" REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED HMH-ENG PLS 19496.
- A 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT
- SET 5/8" X 24" REBAR WITH A 1 1/4" PINK PLASTIC CAP STAMPED WITNESS CORNER PLS 19496.
- SET 1/2" X 24" REBAR WITH A 3/4" ORANGE PLASTIC CAP STAMPED ESMT PLS 19496.
- CALCULATED POINT (NOTHING FOUND OR SET)

BASIS OF BEARING:

BASIS OF BEARING ~ NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEOID 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.

ALL DISTANCES ARE GROUND USING A CAF OF 1.00009729



REFERENCES:

- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KIEBERT, DATED OCT. 26, 1979, RECORDED AT INSTRUMENT NO. 221517
- (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH, DATED JULY 9, 1980, RECORDED AT INSTRUMENT NO. 230558
- (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE CLAYE, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT NO. 396253
- (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT NO. 451963
- (R5) RECORD OF SURVEY, SURVEYED BY DAN PROVOLT, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT NO. 629560
- (R6) RUBSON PLAT, BY NORTHWEST TRAVERSE, DATED NOV 08, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 93.
- (R7) MARA MEADOWS, BY NORTHWEST TRAVERSE, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 159.
- (R8) WAGON WHEEL TRACT, BY STRATION AND SERVICES, DATED MAY 8, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49.
- (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT NO. 966443
- (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT NO. 979571
- (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT NO. A020(350), FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
- (R12) FEDERAL AIR PROJECT, PROJECT NO. 100-B(2), DATED 1940
- (R13) HAPPY TRAILS SUBDIVISION, BY HMH ENGINEERING, DATED AUG 08, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.



Instrument # 992083 B: 17 P: 52
 Bonner County, Sandpoint, Idaho
 09/21/2021 12:39:52 PM No. of Pages: 1
 Recorded for: REIGS
 Michael W. Rosalia
 Ex-Officio Recorder Deputy
 Index to: PLATS



HAPPY MEADOWS 1ST ADDITION
 A SURVEY FOR JOSEPH AND KATHLENE HESTER

HMH engineering
 3832 North Schreiber Way Suite 104
 Coeur d'Alene, ID 83815
 (208) 635-5825
 DWG FILE: HESTER_90AC_MNRLDDIV_LOTT1.DWG

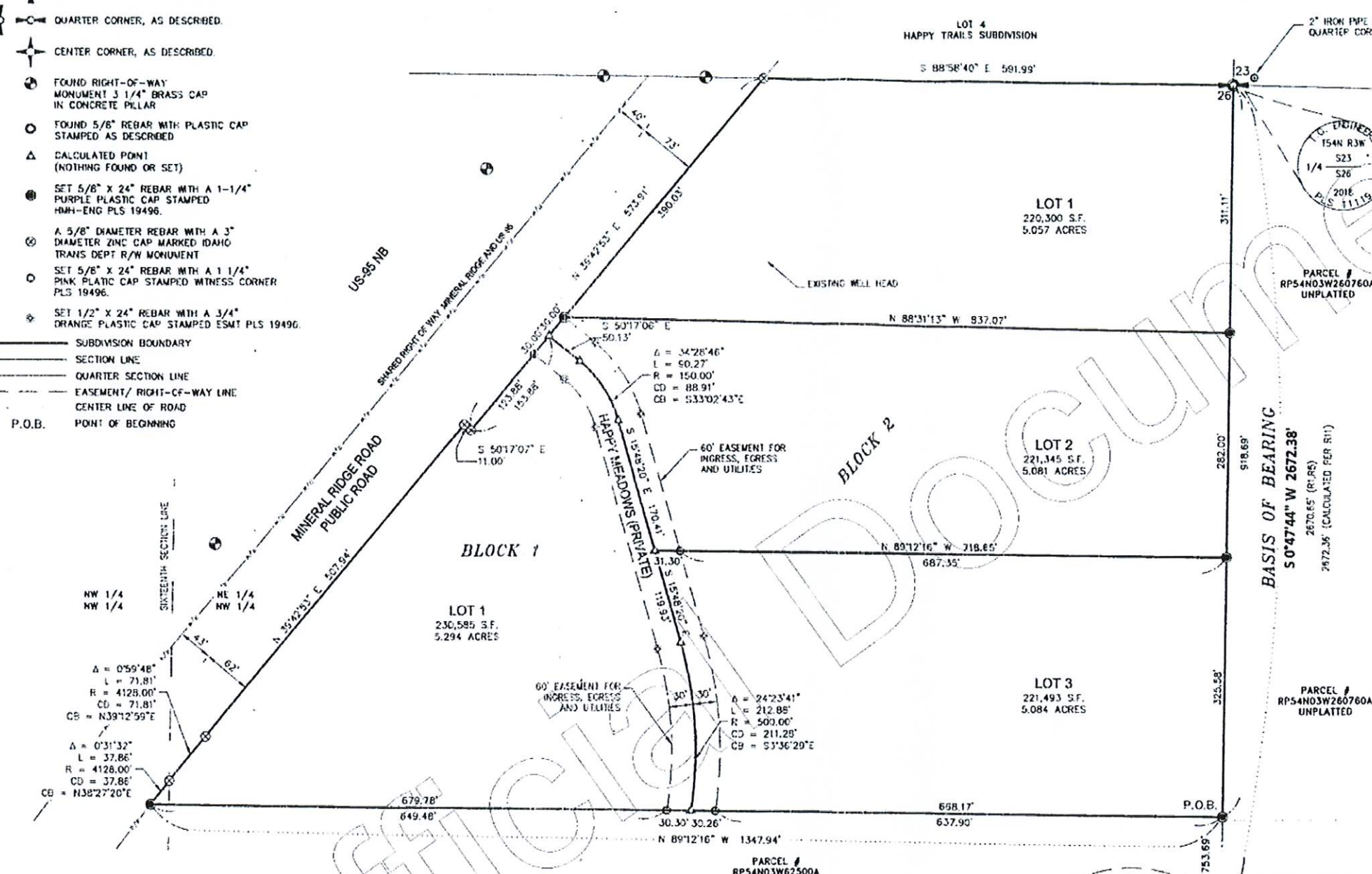
10/27/21
 10/27/21

HAPPY MEADOWS

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

LEGEND:

- (M) MEASURED
- (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
- (C) COMPUTED DISTANCES DERIVED FROM (R)
- SECTION CORNER, AS DESCRIBED
- QUARTER CORNER, AS DESCRIBED
- CENTER CORNER, AS DESCRIBED
- FOUND RIGHT-OF-WAY MONUMENT 3 1/4" BRASS CAP IN CONCRETE PILLAR
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED AS DESCRIBED
- △ CALCULATED POINT (NOTHING FOUND OR SET)
- SET 5/8" X 24" REBAR WITH A 1-1/4" PURPLE PLASTIC CAP STAMPED HMH-ENG PLS 19496.
- A 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT
- SET 5/8" X 24" REBAR WITH A 1 1/4" PINK PLASTIC CAP STAMPED WITNESS CORNER PLS 19496.
- SET 1/2" X 24" REBAR WITH A 3/4" ORANGE PLASTIC CAP STAMPED ESMT PLS 19496.
- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT/ RIGHT-OF-WAY LINE
- CENTER LINE OF ROAD
- P.O.B. POINT OF BEGINNING



SURVEY NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO MONUMENT THE PARCEL DESCRIBED IN THE QUITCLAIM DEED FILED AT INSTRUMENT NO. 979571, AS WELL AS TO DIVIDE SAID PARCEL INTO FOUR (4) LOTS, AS SHOWN HEREON. HISTORICAL DEEDS, PLATS, AND RECORDS OF SURVEY AS NOTED UNDER REFERENCES WERE USED TO CALCULATE THE LOCATION OF THE SUBJECT PROPERTY. THE RIGHT OF WAY LINE WAS CALCULATED USING THE INFORMATION RECORDED IN WARRANTY DEED INSTRUMENT NO. 966443. MONUMENTATION WAS LOCATED TO AS SHOWN AND SUPPORTS SAID DOCUMENTATION WITHOUT DISCREPANCY.

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY PIONEER TITLE CO. DATED: 9-10-19 ORDER NO. B5900
2. ALL REFERENCES ARE RECORDED AT THE BONNER COUNTY, IDAHO RECORDER'S OFFICE LOCATED IN SANDPOINT IDAHO, UNLESS OTHERWISE NOTED.
3. INGRESS, EGRESS, AND UTILITY EASEMENT IS PRIVATE, AND INTENDED TO SERVE ALL LOTS EAST OF MINERAL RIDGE ROAD, IN THE NORTHWEST QUARTER, OF THE DEPICTED SECTION 26.
4. PROPERTY SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED AT INSTRUMENT NO. 911978, DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED.
5. MINERAL RIDGE ROAD IS A PUBLIC ROAD BEING CONSTRUCTED BY THE IDAHO TRANSPORTATION DEPARTMENT AND WILL BE DEDICATED TO BONNER COUNTY FOR PERMANENT OWNERSHIP.

REFERENCES:

- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KIEBERT P.L.S. 974, DATED OCT 26, 1979, RECORDED AT INSTRUMENT NO. 221517
- (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH P.L.S. 3566, DATED JULY 9, 1980, RECORDED AT INSTRUMENT NO. 730558
- (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE CLAYE P.L.S. 5713, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT NO. 396258
- (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE P.L.S. 4342, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT NO. 451963
- (R5) RECORD OF SURVEY, SURVEYED BY DAN PROVOLT P.L.S. 7879, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT NO. 629560
- (R6) HUBSON PLAT, SURVEYED BY DAN PROVOLT P.L.S. 7379, DATED NOV 08, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 93.
- (R7) MARA MEADOWS, SURVEYED BY DOUGLAS R. MEIGS P.L.S. 5576, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 153.
- (R8) WAGON WHEEL TRACT, SURVEYED BY ROBERT L. STRAITEN P.L.S. 10677, DATED MAY 23, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49.
- (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT NO. 966443
- (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT NO. 979571
- (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT NO. A020(350), FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
- (R12) FEDERAL AID PROJECT, (FAP) NO. 100-D(2), DATED 1940, SHEETS 6-8, FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
- (R13) HAPPY TRAILS SUBDIVISION, SURVEYED BY RON HEDEMANN P.L.S. 17407, DATED AUG 20, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.

BASIS OF BEARING:

BASIS OF BEARING ~ NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEOID 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.

ALL DISTANCES ARE GROUND USING A CAF OF 1.00099729



Instrument # 990809 Bk. 17 Pg. 34
Bonner County, Sandpoint, Idaho
Recorded on 09/17/2021 at 09:15 AM File # of Pages: 3
Recorded Fee: \$100
Richard H. Hester, Fee: \$11.00
Clerk of County Records
Date: 09/17/2021

HAPPY MEADOWS
A SURVEY FOR JOSEPH AND KATHLENE HESTER

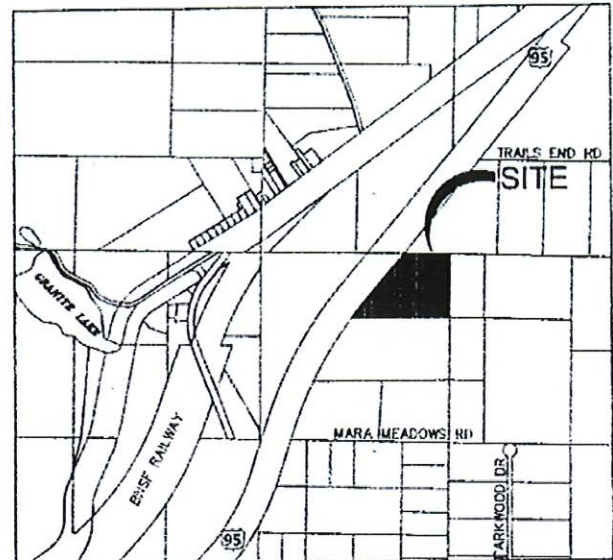
HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

DWG FILE: HESTER 90AC_MHRLNEDDY_LO11.DWG

Section 26
10/27/20
HMS

HAPPY MEADOWS

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



VICINITY MAP
N.T.S

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT: JOSEPH AND KATHLENE HESTER FAMILY TRUST, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE: THAT THEY HAVE CAUSED A SURVEY TO BE MADE AND THIS PLAT TO BE PREPARED AND THAT THEY DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT, BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4, SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO,

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER QUARTER OF SECTION 26, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP PER CP&F INSTRUMENT NUMBER 928373, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 26, MONUMENTED WITH A 2-1/2 INCH ALUMINUM CAP PER CP&F INSTRUMENT NUMBER 928369, BEARS NORTH 0°47'44" EAST A DISTANCE OF 2672.38 FEET;
THENCE, FROM SAID CENTER QUARTER, NORTH 0°47'44" EAST A DISTANCE OF 1753.69, SAID POINT ALSO KNOWN AS THE TRUE POINT OF BEGINNING;

THENCE, N 89°12'16" W FOR A DISTANCE OF 1347.94 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 37.86 FEET WITH SAID CURVE HAVING A RADIUS OF 4128.00 FEET AND A DELTA ANGLE OF 0°31'32" THE CHORD BEARS (N 38°27'20"E A DISTANCE OF 37.86 FEET)

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 71.81 FEET WITH SAID CURVE HAVING A RADIUS OF 4128.00 FEET AND A DELTA ANGLE OF 0°59'48" THE CHORD BEARS (N 39°12'59"E A DISTANCE OF 71.81 FEET)

THENCE, N 39°42'53" E FOR A DISTANCE OF 507.94 FEET;

THENCE, S 50°17'07" E FOR A DISTANCE OF 11.00 FEET;

THENCE, N 39°42'53" E FOR A DISTANCE OF 573.91 FEET;

THENCE, S 88°58'40" E FOR A DISTANCE OF 591.99 FEET;

THENCE S 00°47'44" W A DISTANCE OF 918.69 FEET TO THE TRUE POINT OF BEGINNING,
COMPRISING OF 20.517 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT: THE PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT IS TO BENEFIT ALL LOTS WITHIN THE NW 1/4 OF SECTION 26.

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS, SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

RECORDER'S CERTIFICATE:

FILED THIS 31 DAY OF August 2021,
AT 1:03 O'CLOCK p M. IN BOOK 17 OF PLATS AT PAGE 36
AT THE REQUEST OF HMH ENGINEERING
INSTRUMENT NO. 990809 FEE: 11.00

By Ranti Flaherty
BONNER COUNTY RECORDER

Instrument # 990809 B: 17 P: 36
Bonner County, Idaho
2021/08/31 01:03:00 No. of Pages: 2
Recorded for: HMH
Platfile # 990809 Fee \$11.00
Index to: HMH
HMH ENGINEERING, 3882 North Schreiber Way Suite 104, Coeur d'Alene, ID 83815

COUNTY COMMISSIONER'S CERTIFICATE:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.
DATED THIS 31 DAY OF August IN THE YEAR OF 2021.

Steve Paulsen
CHAIRMAN OF THE BOARD OF COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "HAPPY MEADOWS SUBDIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLAT AND SURVEYS HAVE BEEN MET
DATED THIS 31 DAY OF August 2021.

Douglas R. May
BONNER COUNTY SURVEYOR

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 26, TOWNSHIP 54 NORTH, RANGE 3 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 18 DAY OF Aug. 2021.
Vicki J. Klemm
VICKI J. KLEMM, PLS 19496



PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.
DATED THIS 19th DAY OF August IN THE YEAR OF 2021.

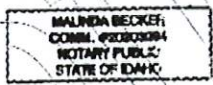
Ami Sosa
BONNER COUNTY PLANNING DIRECTOR ET AL

PANHANDLE HEALTH CERTIFICATE:

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 REQUIREMENTS ARE SATISFIED.

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT
STATE OF IDAHO | SS
COUNTY OF KOOTENAI
ON THIS 17th DAY OF August IN THE YEAR



OF 2021, BEFORE ME PERSONALLY APPEARED JOSEPH H. HESTER AND KATHLENE M. HESTER, AS TRUSTEES OF THE JOSEPH AND KATHLENE HESTER FAMILY TRUST, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: Malinda Becker
MY COMMISSION EXPIRES: 8-28-2026

Joseph H. Hester 8-17-21
JOSEPH H. HESTER, TRUSTEE DATE:
Kathlene M. Hester 8-17-21
KATHLENE M. HESTER, TRUSTEE DATE:

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 2020
DATED THIS 18th DAY OF August 2021.

Shirley D. Ruhl by Sandra Andrews Deputy Treasurer
BONNER COUNTY TREASURER DATE



HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

Submitted
8/17/21

HAPPY MEADOWS

A PORTION OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

Instrument # 990809 B: 17 P: 36
 Bonner County, Sandpoint, Idaho
 08/31/2021 01:03:05 PM No. of Pages: 3
 Recorded for: HESTER
 Michael L. Hester Fee: \$15.00
 License #: 10009129

LEGEND:

- (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
- (C) COMPUTED DISTANCES DERIVED FROM (R)
- SECTION CORNER, AS DESCRIBED
- QUARTER CORNER, AS DESCRIBED
- CENTER CORNER, AS DESCRIBED
- FOUND ALUMINUM CAP DESCRIBED ON SHEET 3
- CALCULATED POINT (NOTHING FOUND OR SET)
- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EASEMENT/ RIGHT-OF-WAY LINE
- SIXTEENTH SECTION LINE
- ROAD CENTERLINE LINE

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY PIONEER TITLE CO. DATED: 9-10-19 ORDER NO. 86900
2. ALL REFERENCES ARE RECORDED AT THE BONNER COUNTY, IDAHO RECORDER'S OFFICE LOCATED IN SANDPOINT IDAHO, UNLESS OTHERWISE NOTED.
3. INGRESS, EGRESS, AND UTILITY EASEMENT IS PRIVATE, AND INTENDED TO SERVE ALL LOTS EAST OF MINERAL RIDGE ROAD, IN THE NORTHWEST QUARTER, OF THE DEPICTED SECTION 26.
4. PROPERTY SUBJECT TO RIGHT-OF-WAY EASEMENT RECORDED AT INSTRUMENT NO. 911978, DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED.
5. MINERAL RIDGE ROAD IS A PUBLIC ROAD AND IS BEING CONSTRUCTED BY THE IDAHO TRANSPORTATION DEPARTMENT AND WILL BE DEDICATED TO BONNER COUNTY FOR PERMANENT OWNERSHIP.

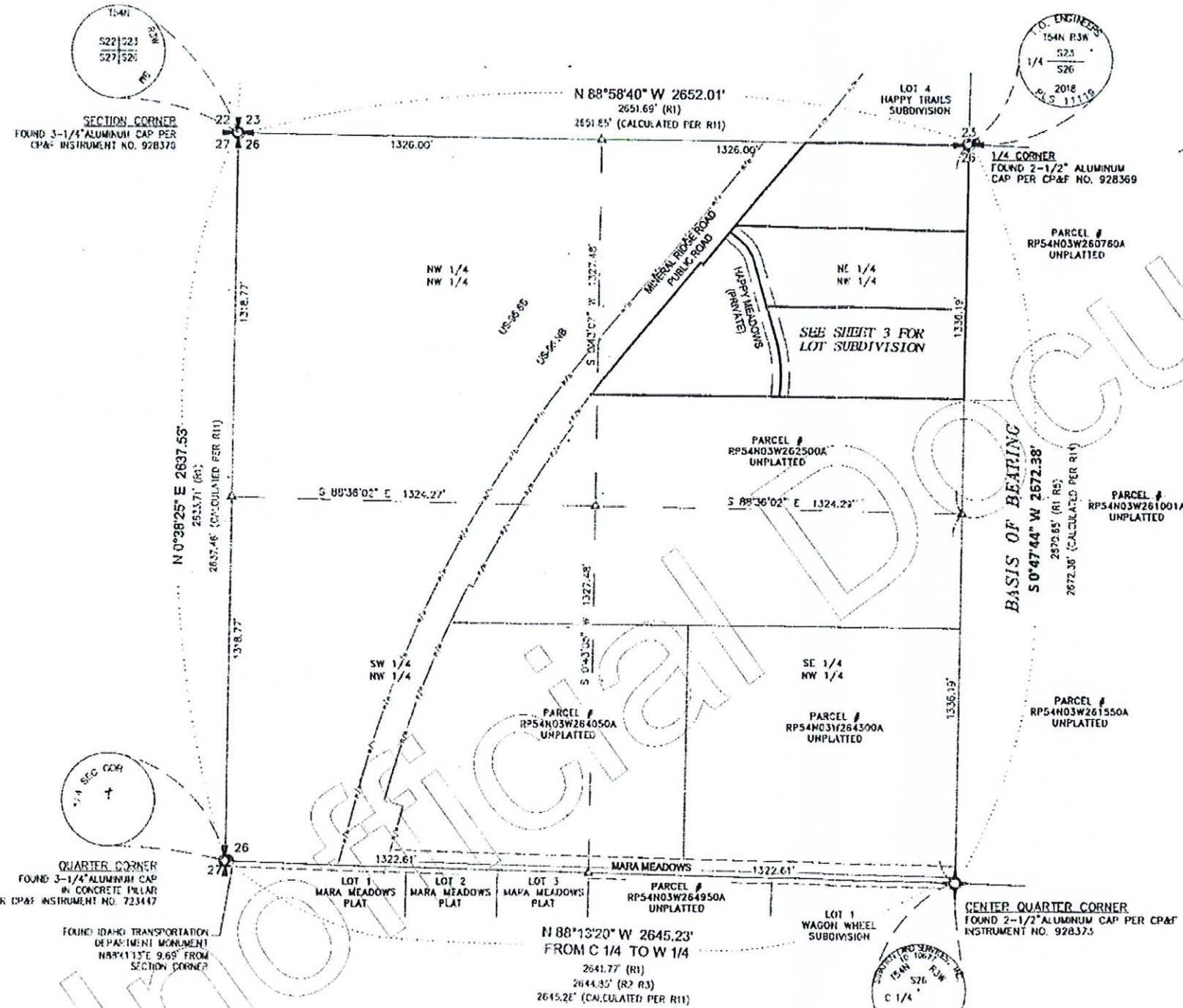
REFERENCES:

- (R1) RECORD OF SURVEY, SURVEYED BY ALAN KIEBERT, DATED OCT 26, 1979, RECORDED AT INSTRUMENT No. 221517
- (R2) RECORD OF SURVEY, SURVEYED BY LEONARD SMITH, DATED JULY 9, 1980, RECORDED AT INSTRUMENT No. 230558
- (R3) RECORD OF SURVEY, SURVEYED BY LAWRENCE GLAHE, DATED APRIL 27, 1991, RECORDED AT INSTRUMENT No. 396258
- (R4) RECORD OF SURVEY, SURVEYED BY DONALD ROSE, DATED SEPTEMBER 6, 1994, RECORDED AT INSTRUMENT No. 451963
- (R5) RECORD OF SURVEY, SURVEYED BY DAN PROVOLT, DATED FEBRUARY 18, 2003, RECORDED AT INSTRUMENT No. 629560
- (R6) HUBSON PLAT, BY NORTHWEST TRAVERSE, DATED NOV 09, 2006, RECORDED AT BOOK 8 OF PLATS PAGE 93
- (R7) MARA MEADOWS, BY NORTHWEST TRAVERSE, DATED APR 19, 2007, RECORDED AT BOOK 8 OF PLATS PAGE 159
- (R8) WAGON WHEEL TRACT, BY STRATTON AND SERVICES, DATED MAY 8, 2017, RECORDED AT BOOK 12 OF PLATS PAGE 49
- (R9) WARRANTY DEED, DATED SEPTEMBER 8, 2020, RECORDED AT INSTRUMENT No. 966443
- (R10) QUITCLAIM DEED, DATED SEPTEMBER 3, 2021, RECORDED AT INSTRUMENT No. 979571
- (R11) IDAHO TRANSPORTATION DEPARTMENT, PROJECT No. A020(350), FILED AT DISTRICT 1 600 W PRAIRIE AVE, COEUR D'ALENE, ID 83815
- (R12) FEDERAL AIR PROJECT, PROJECT No. 100-B(2), DATED 1940
- (R13) HAPPY TRAILS SUBDIVISION, BY HMM ENGINEERING, DATED AUG 08, 2020, RECORDED AT BOOK 15 OF PLATS PAGE 54.

BASIS OF BEARING:

BASIS OF BEARING - NAD 83, IDAHO WEST ZONE, STATE PLANE COORDINATE SYSTEM, GEOID 12 AS MEASURED BETWEEN THE NORTH ONE-QUARTER CORNER (N 1/4) (CENTER 1/4) OF SECTION 26, SAID LINE BEARS: S04°47'44" W.

ALL DISTANCES ARE GROUND USING A C.A.F. OF 1.00009729



See notes
 refer to
 sheet 10



DWG FILE: HESTER 904C_MHRLHDDVY_LO11.DWG



HAPPY MEADOWS
A SURVEY FOR JOSEPH AND KATHLENE HESTER

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