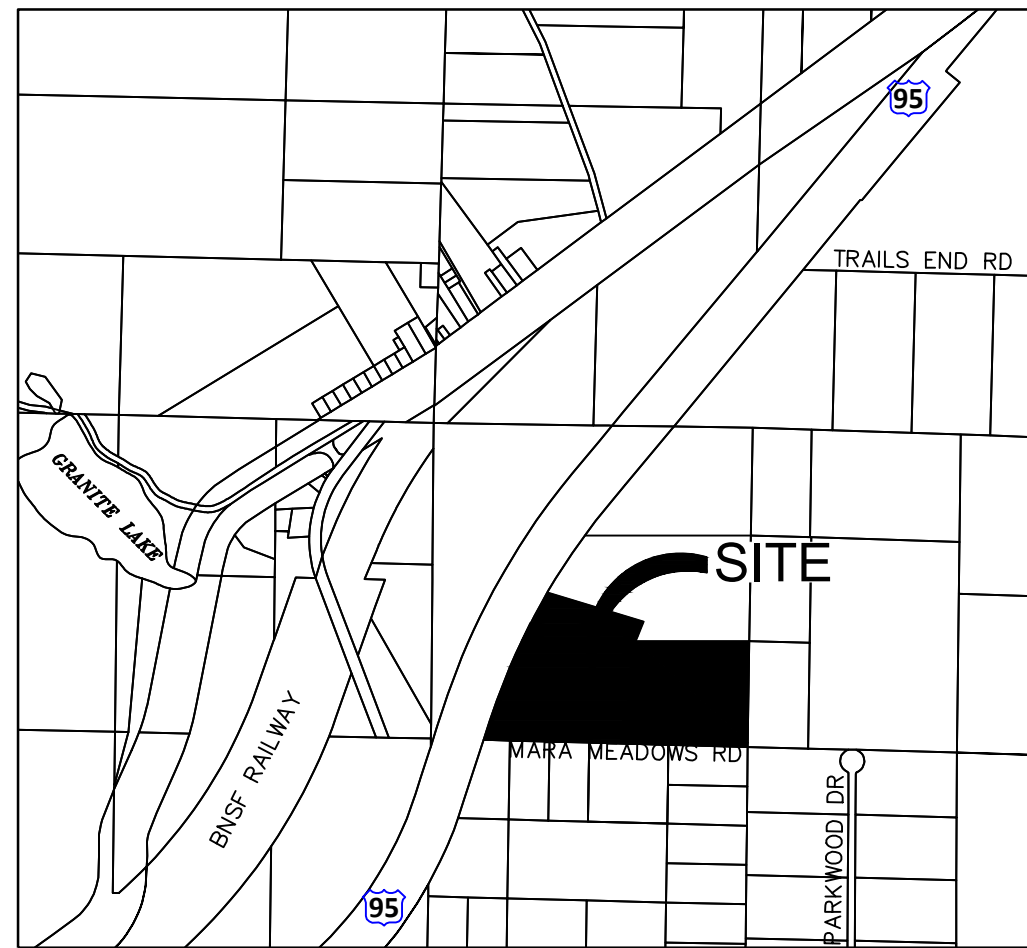


HAPPY MEADOWS 2nd ADDITION
A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4,
OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



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 20.00', **TRUE POINT OF BEGINNING;**

THENCE, N88° 13' 20"W FOR A DISTANCE OF 2051.54 FEET;
 THENCE, N15° 37' 34"E FOR A DISTANCE OF 205.53 FEET;
 THENCE, N73° 36' 03"W FOR A DISTANCE OF 71.82 FEET;
 THENCE, N16° 32' 21"E FOR A DISTANCE OF 132.95 FEET TO A POINT OF A CURVE TO THE RIGHT,

THENCE ALONG SAID CURVE A DISTANCE OF CURVE 705.75' HAVING A RADIUS OF 4128.00 FEET, AND A DELTA ANGLE OF 09°47'45" (CHORD BEARING N21°56'05"E, 704.89')

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

THENCE ALONG SAID CURVE A DISTANCE OF 534.16 FEET HAVING A RADIUS OF 4112.00 FEET, AND A DELTA ANGLE OF 07°26'35" (CHORD BEARING N30°33'16"E, 533.79')

THENCE, S79° 25' 52"E FOR A DISTANCE OF 714.03 FEET;
 THENCE, S22° 16' 32"W FOR A DISTANCE OF 470.18 FEET; TO A POINT OF A CURVE TO THE LEFT,

THENCE ALONG SAID CURVE A DISTANCE OF 36.81 FEET HAVING A RADIUS OF 200 FEET, AND A DELTA ANGLE OF 10°32'45" (CHORD BEARING S17°00'09"W, 36.76')

THENCE, S89° 12' 16"W FOR A DISTANCE OF 976.97 FEET;
 THENCE, S0° 47' 44"W FOR A DISTANCE OF 900.94 FEET;

TO THE **TRUE POINT OF BEGINNING;**

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

COMPRISING OF 50.207 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.

 JOSEPH H. HESTER, TRUSTEE DATE

 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__

DATED THIS ___ DAY OF _____, 2022.

 BONNER COUNTY TREASURER DATE

RECORDER'S CERTIFICATE:

FILED THIS ___ DAY OF _____, 2022,

AT _____ IN BOOK ___ OF PLATS AT PAGE ____.

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. _____ FEE: _____

 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 ___ DAY OF _____, IN THE YEAR OF 2022.

 CHAIRMAN OF THE BOARD OF COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "HAPPY MEADOWS SHORT PLAT" 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 ___ DAY OF _____, 2022.

 BONNER COUNTY TREASURER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 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 ___ DAY OF _____, 2022.

 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 ___ DAY OF _____, IN THE YEAR OF 2022.

 BONNER COUNTY PLANNING DIRECTOR

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 }

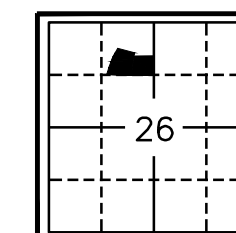
MALINDA BECKER
 COM. #20203294
 NOTARY PUBLIC
 STATE OF IDAHO

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022,

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: _____

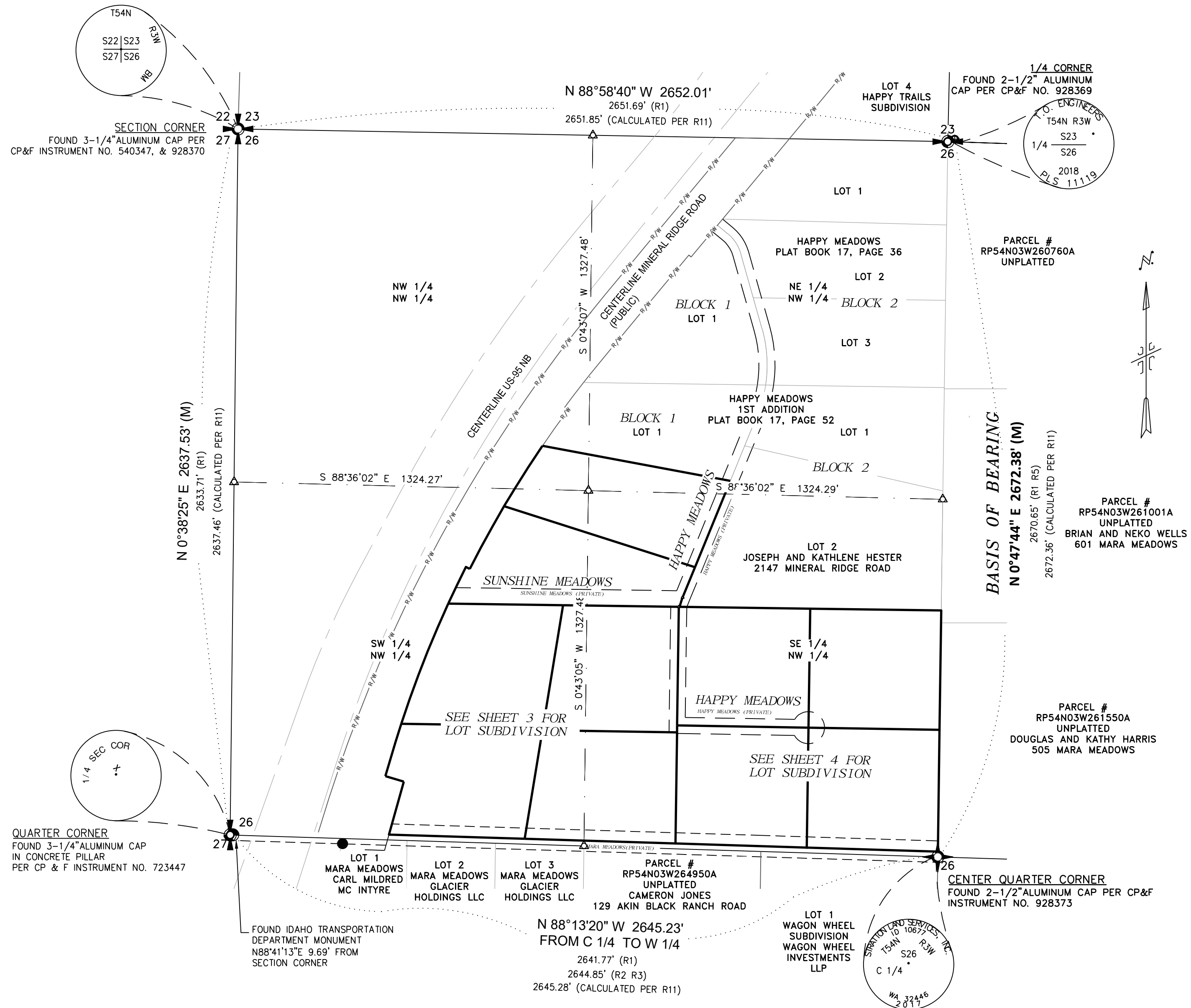
MY COMMISSION EXPIRES: _____



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

HAPPY MEADOWS 2nd 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 TOO RIGHT-OF-WAY EASEMENT RECORDED AT INSTRUMENT NO. 911978, DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED.
5. DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS, SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAIN FIELDS.
6. PROPOSED LOTS INTENDED FOR RESIDENTIAL USE.

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, 2022, 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.
- (R14) QUITCLAIM DEED, DATED APRIL 2, 2022, RECORDED AT INSTRUMENT No. 979853

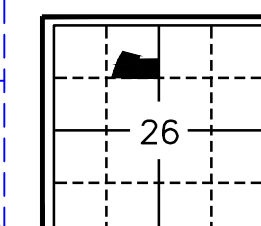
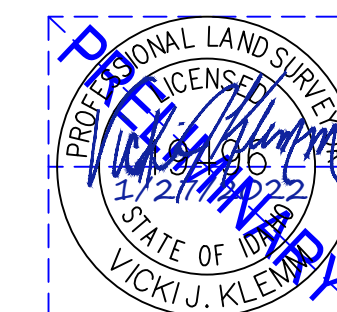
BASIS OF BEARING:

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) MONUMENTED WITH A 2 1/2" ALUMINUM CAP PER CP&F 928369 TO THE (CENTER 1/4) OF SECTION 26, MONUMENTED WITH A 2 1/2" ALUMINUM CAP PER CP&F 928373, SAID LINE BEARS: S04°47'44" W.

ALL DISTANCES ARE GROUND USING A CAF OF 1.00009729

SURVEY NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO MONUMENT THE PARCEL DESCRIBED IN THE QUITCLAIM DEED FILED AT INSTRUMENT No. 979574 AND No. 979573, AS WELL AS TO DIVIDE 3 EXISTING PARCELS INTO (10) 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.

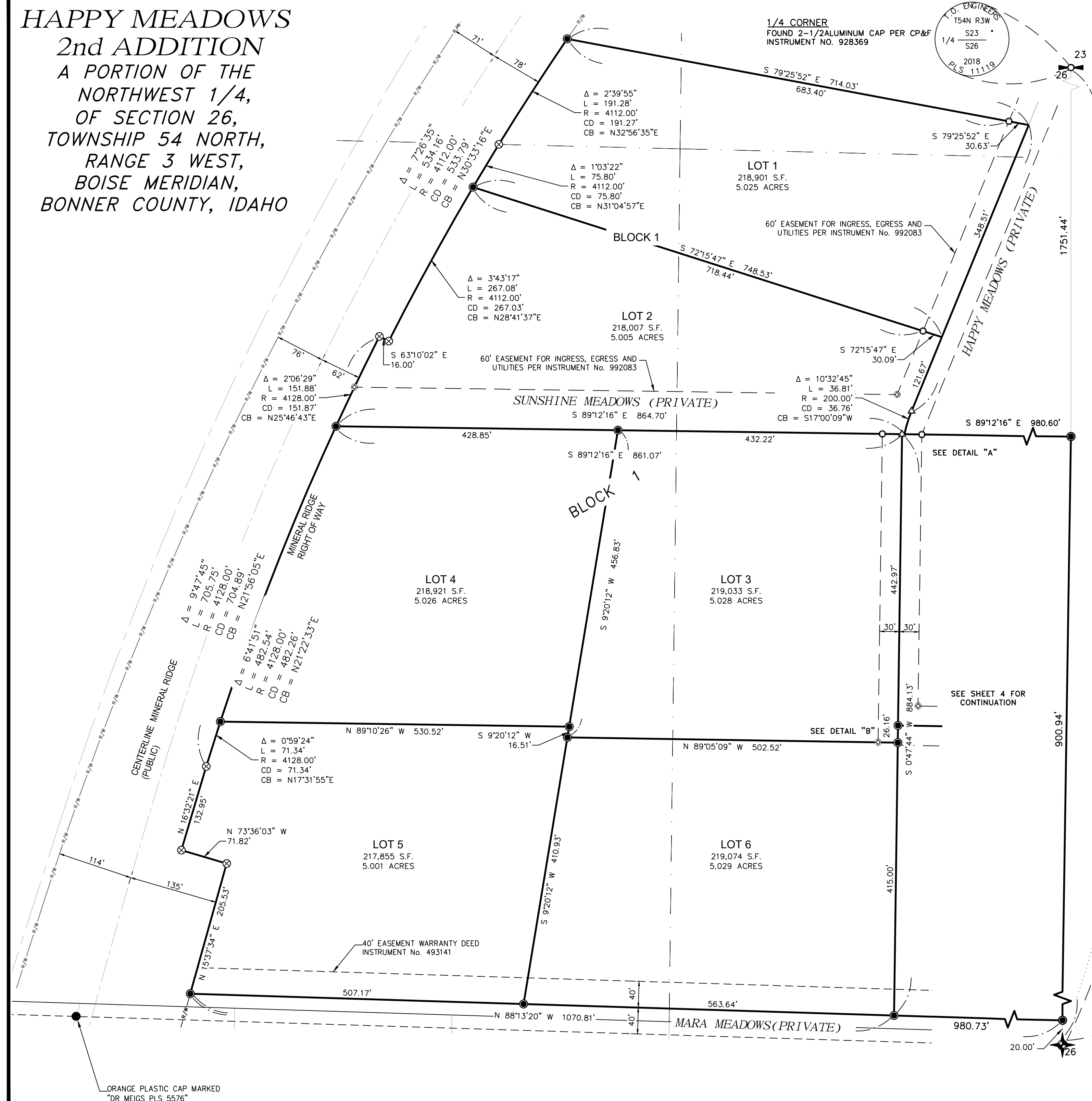


HAPPY MEADOWS SUBDIVISION 2nd ADDITION
A SURVEY FOR JOSEPH AND KATHLENE HESTER

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

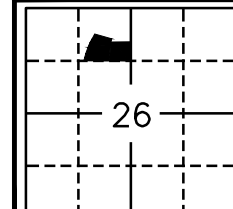
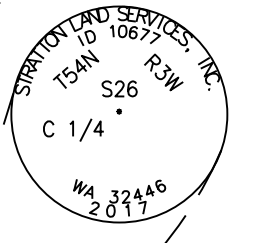
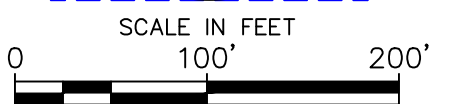
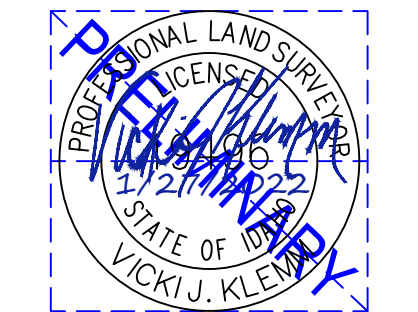
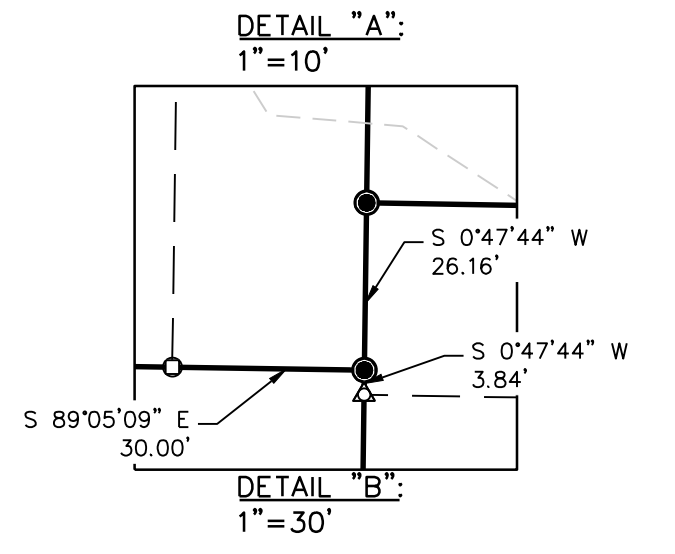
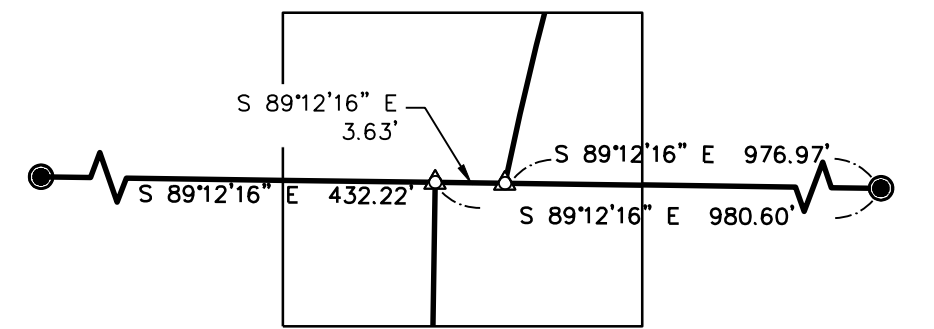
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HAPPY MEADOWS
2nd ADDITION
 A PORTION OF THE
 NORTHWEST 1/4,
 OF SECTION 26,
 TOWNSHIP 54 NORTH,
 RANGE 3 WEST,
 BOISE MERIDIAN,
 BONNER COUNTY, IDAHO



- LEGEND:**
- (R) RECORD INFORMATION, SEE REFERENCES LISTED BELOW.
 - (C) COMPUTED DISTANCES DERIVED FROM (R)
 - SECTION CORNER, AS DESCRIBED.
 - QUARTER CORNER, AS DESCRIBED.
 - 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 HMM-ENG PLS 19496.
 - A 5/8" DIAMETER REBAR WITH A 3" DIAMETER ZINC CAP MARKED IDAHO TRANS DEPT R/W MONUMENT
 - CALCULATED POINT (NOTHING FOUND OR SET)
 - 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.

BASIS OF BEARING
 N 0°47'44" E 2672.38' (M)
 2670.65' (R1)
 2670.65' (R-5)
 2672.36' (CALCULATED PER R-11)



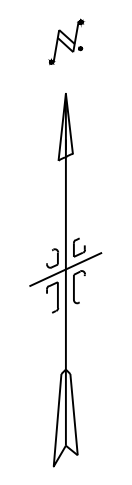
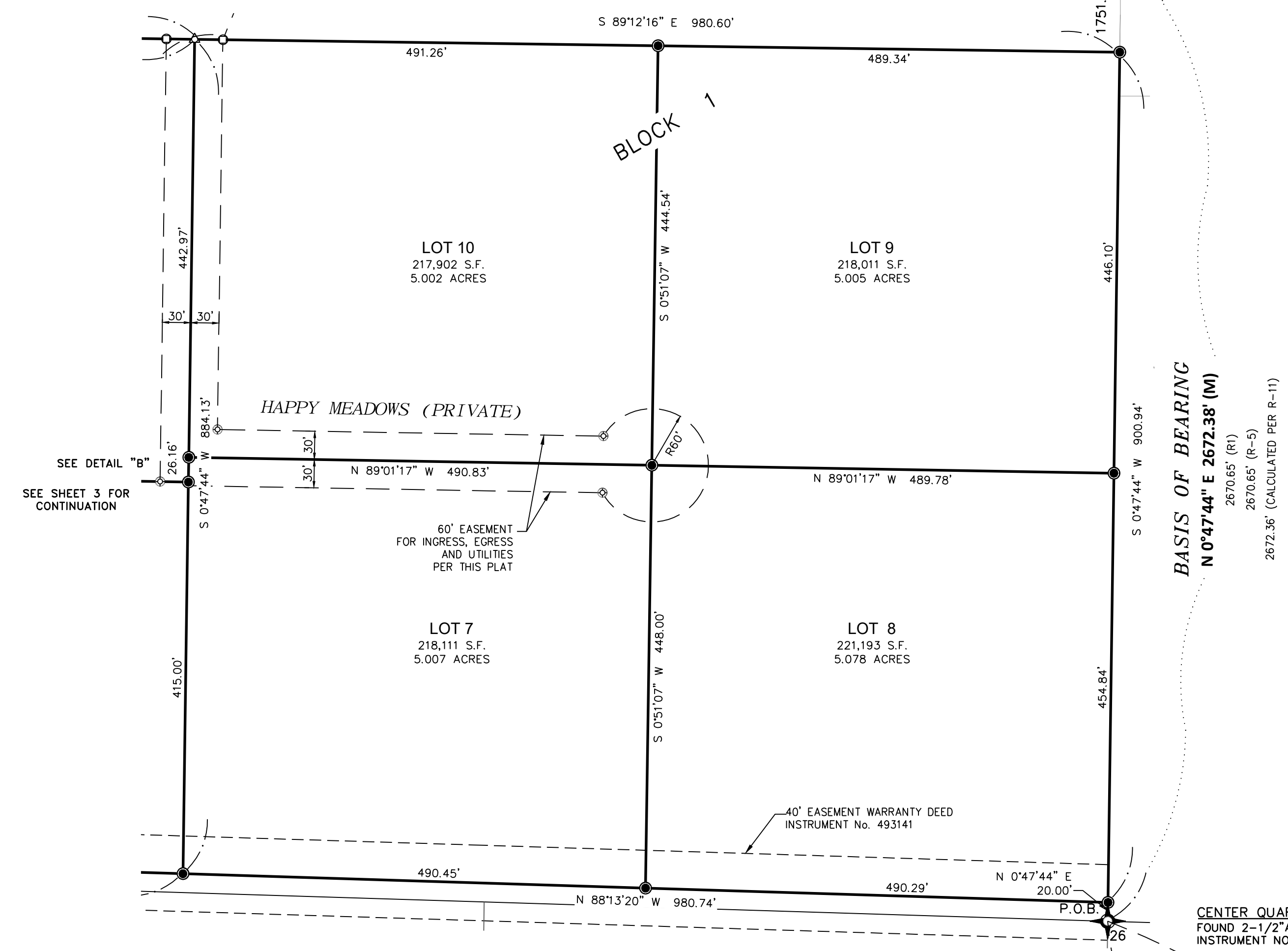
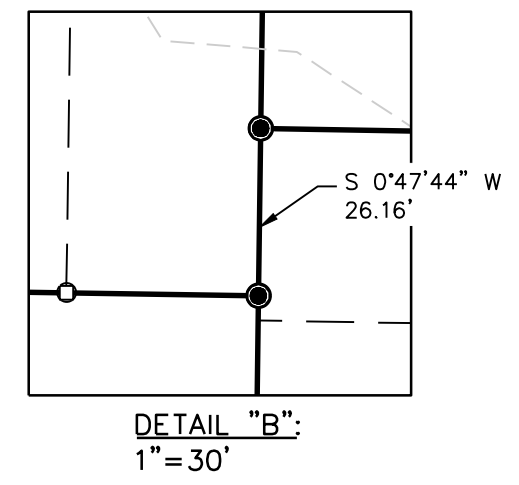
HAPPY MEADOWS SUBDIVISION 2nd ADDITION
 A SURVEY FOR JOSEPH AND KATHLENE HESTER

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

HAPPY MEADOWS 2nd ADDITION

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

1/4 CORNER
FOUND 2-1/2" ALUMINUM CAP PER CP&F
INSTRUMENT NO. 928369



- 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.
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 - (R14) QUITCLAIM DEED, DATED APRIL 2, 2022, RECORDED AT INSTRUMENT No. 979853

BASIS OF BEARING
N 0°47'44" E 2672.38' (M)
2670.65' (R1)
2670.65' (R-5)
2672.36' (CALCULATED PER R-11)

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

STRATTON AND SERVICES, INC.
T54N R3W
S26
C 1/4
WA 32446
2017

PROFESSIONAL LAND SURVEYOR
LICENSED
STATE OF IDAHO
VICKI J. KLEMPER

HAPPY MEADOWS SUBDIVISION 2nd ADDITION
A SURVEY FOR JOSEPH AND KATHLENE HESTER

3882 North Schreiber Way Suite 104
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DWG FILE: HESTER 90AC_MNRLNDDIV_LOTI.DWG

