

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Short Plat Administrative Decision Letter

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April 08, 2022

Joseph and Kathlene Hester Family Trust,  
11611 W. Prairie Avenue,  
Post Falls, ID 83854

**Subject: Short Plat SS0007-21, Happy Meadows 2<sup>nd</sup> Addition (Block 1, Lots 1-10)  
Preliminary Plat Administrative Decision Letter**

**Encl: A copy of Approved Preliminary Plat**

Dear Joseph and Kathleen Hester Family Trust,

The referenced application is hereby administratively approved with conditions as of the date of this letter.

The applicant or interested parties had 10 days from the date of the issuance of the staff report to provide written comment in response. As of the date of this decision letter no responses have been received in opposition of this project in the ten-day comment period since the release of the staff report. The ordinance and standards used in evaluating the application, the Findings of Facts, the Conclusions of Law and the Conditions of Approval imposed are as follows:

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### Applicable Bonner County Revised Code Standards:

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The following sections of BCRC, Title 12, apply to this project:

BCRC 12-2.6	Abandonments, Appeals, Complaints, Exceptions, Fees, Modifications, Public Hearings, Application Processing
BCRC 12-264	Administrative Exceptions
BCRC 12-268	Application Process, General Provisions
BCRC 12-411	Density and Dimensional Standards: Forestry, Agricultural/Forestry and Rural Zones
BCRC 12-610	Applicability/ Qualifications
BCRC 12-611	Definitions
BCRC 12-612.A	Replatting Required
BCRC 12-620	Design Standards: General
BCRC 12-621	Design Standards: Lot Design
BCRC 12-623	Design Standards: Services and Utilities
BCRC 12-624	Design Standards: Roads and Access
BCRC 12-625	Design Standards: Trails and Parks
BCRC 12-626	Design Standards: Environmental Features
BCRC 12-627	Subdivisions in the Commercial and Rural Service Center Districts
BCRC 12-640	Subdivisions, Processing of Subdivision Applications, General

BCRC 12-641	Subdivisions, Pre-application review
BCRC 12-642	Preliminary Plat, Contents of Application
BCRC 12-644	Improvement Plan Required, Contents
BCRC 12-645	Standards for review of Applications for Preliminary Plat of all Subdivisions
BCRC 12-646	Final Plat, Contents
BCRC 12-647	Endorsements to be shown on Final Plat
BCRC 12-648	Procedure for Final Plat Review and Approval
BCRC 12-649	Digital Submission of Final Plat
BCRC 12-650	Application/ Contents of Preliminary Plats for Short Plat Procedure
BCRC 12-651	Short Plat, Procedure for approval of Preliminary Plat
BCRC 12-652	Short Plat, Contents of Final Plat, Procedure for Approval of Final Plat
BCRC 12-7.1	Shorelines
BCRC 12-7.2	Grading, Storm water Management and Erosion Control
BCRC 12-7.3	Wetlands
BCRC 12-7.4	Wildlife
BCRC 12-7.5	Flood Damage Prevention
BCRC 12-7.6	Hillsides

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## Findings of Facts:

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1. The site consists of 50.207 acres of part platted and part unplatted land.
2. Parcel Number RP013940010020A exists as Lot 2 of Block 2 of Happy Meadows, 1<sup>st</sup> Addition subdivision, per instrument no. 992083, recorded at Page 52 of Book 17 of Plats, records of Bonner County, Idaho. This parcel was platted through a process of Minor Land Division and recorded with Bonner County on September 21, 2021.
3. The other two parcels, RP54N03W264050A and RP54N03W264300A, exist as unplatted parcels of land.
4. The current zoning of the subject property is Rural 5 and the land use designation is Rural Residential.
5. The site is currently undeveloped.
6. The site is accessed off United States Highway, Idaho Transportation Department owned public right-of-way. The highway has a speed limit of 65 miles per hour. Encroachment permits no. 1-21-346 and 1-21-347 provided by the Idaho Transportation Department allowing access to Sunshine Meadows and Happy Meadows from United States Highway 95, were submitted as part of this application.
7. Lots 1 through 10 of Block 1 of the proposed subdivision are intended to be accessed by the following roads and easements:
  - a. Sunshine Meadows, a 60 feet wide private easement for ingress/ egress and utilities (recorded through Instrument No. 992083 in Bonner County records);
  - b. Happy Meadows, 60 feet wide private easement for ingress/ egress and utilities (part proposed and part recorded through Instrument No. 992083 in Bonner County records), and;

- c. A 40 feet wide private easement (recorded through Instrument No. 493141 in Bonner County records) via Mara Meadows, 20 feet wide private road recorded through Instrument No 343097 in records of Bonner County.
8. Site does not contain mapped slopes of over 30% grade. (United States Geological Survey)
9. Site does not contain mapped wetlands. (United States Fish and Wildlife Services)
10. Site does not contain any river, streams or fronts on any waterbodies. (National Hydrography Dataset, United States Geological Survey)
11. Site is located within Flood Zone X, per FIRM panels 16017C1150E and 16017C1375E, effective November 18, 2009. The proposal would not require any further floodplain review.
12. Idaho Department of Fish and Game, U.S. Fish and Wildlife Services or any other public agencies did not identify presence of any critical wildlife habitats on the subject site.
13. Water: The proposed lots will be served by individual wells. A water availability report, prepared by Harmony Warren (Warren Geo), an Idaho State registered professional geologist, was submitted as part of the application. The report states that "it is Warren Geo's professional opinion that the Site is capable of transmitting enough groundwater to supply up to 10 wells and not likely impact nearby existing domestic wells."
14. The proposed lots are intended to be served by individual septic systems and drain fields.
15. The site is currently served or has the potential to be served by Selkirk Fire District, Northern Lights., Inc., Lake Pend Oreille School District #84, Pend Oreille Hospital District and Bonner County Ambulance District.
16. The proposed preliminary plat has been evaluated as per the applicable Bonner County Revised Code Standards. See the staff review above and the conditions of approval below.

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## Conclusions of Law:

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### Based upon the findings of fact, the following conclusions of law are adopted:

- Conclusion 1:** The proposed subdivision **is** in accord with the purposes of this Title and of the zoning district in which it is located.
- Conclusion 2:** The site **is** physically suitable for the proposed development.
- Conclusion 3:** The design of the proposed subdivision **will not** adversely impact Bonner County's natural resources, as identified in the comprehensive plan. Any adverse impacts or potential for impacts shall be mitigated as a condition of approval.  
Staff: See Conditions of Approval.
- Conclusion 4:** The public and private services, including but not limited to water, sewer services, solid waste, fire protection, emergency services, and school facilities and transportation, which will serve the proposed subdivision **are** adequate for the needs of future residents or users.

**Conclusion 5:** The proposed subdivision **will not** cause circumstances to exist that will cause future residents or the public at large to be exposed to hazards to health or safety.

**Conclusion 6:** The design of the proposed subdivision or related improvements **will** provide for coordinated access with the county system of roads and with adjacent properties and **will not** impede the use of public easements for access to, or through the proposed subdivision. The proposed transportation system **is** designed to adequately and safely serve the future residents or users without adversely impacting the existing transportation system by reducing the quality or level of service or creating hazards or congestion.

Staff: See Conditions of Approval.

**Conclusion 7:** The proposed subdivision **is** designed to comply with the design criteria for subdivisions set forth in Subchapter 6.2 of this chapter.

**Conclusion 8:** The proposed subdivision **is** in accord with the Bonner County Comprehensive Plan.

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## **Conditions of Approval:**

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1. As per BCRC 12-623.D , one of the following conditions shall be satisfied:
  - a. Prior to final plat, an approved water and fire hydrant system capable of providing one thousand (1,000) gallons per minute for a minimum of two (2) hours where a community water system exists or is proposed as part of the development and is capable of delivering the pressurized water supply necessary for delivering fire flows as prescribed by the international fire code, as adopted by the state fire marshal, and such later editions as may be so published and adopted by the state fire marshal, or as amended, modified or superseded, and incorporated herein by reference with a copy on file with the office of the clerk of the board of county commissioners, and hereinafter referred to as IFC.
  - b. A note on the final subdivision plat stating: "At the time of building location permit or building permit, the lot owner shall install a minimum two thousand (2,000) gallon water storage system, meeting IFC standards". Refill on demand is not required to meet IFC standards.
  - c. A note on the final subdivision plat stating: "The installation of an approved IFC residential fire suppression sprinkler system is required in all newly constructed residences".
  - d. Prior to final plat, a manmade or natural water source with a dry hydrant capable of delivering adequate water supply as prescribed by IFC.
  - e. A note on the final subdivision plat stating: "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County".
2. Access to proposed lots is provided through extension of existing private road – either Sunshine Meadows or Happy Meadows. The preliminary plat shows extension of Happy Meadows while the road design and profile shows extension of Sunshine Meadows. Reconcile

the drawings to clarify which private road is being extended.

3. As per BCRC 12-624.C and BCRC 12-642.C.2, road design and profile plans for Sunshine Meadows and Happy Meadows were submitted as part of the application on January 31, 2022. The plans were routed to the County Engineer for review on February 03, 2022. The engineer deemed the application incomplete requesting completion of the road design and profile drawings as per comments made in the review memo sent to applicant on March 01, 2022. The road design and profile plans remain in review till the all conditions, as stated by the County Engineer, are met. It is to be noted that these conditions may be modified by the County Engineer upon further review of the project. See Bonner County Engineer Department Memorandum dated February 10, 2022.
4. As per BCRC 12-642.C.2, the road design and profile plans must be stamped and signed by an Idaho licensed engineer.
5. As per BCRC 12-642.B.1 and BCRC 12-642.B.2, the plat should show road patterns in the vicinity of the plat and/or abutting roads. Show Akin Back Ranch Road and Pine Meadow on the plat along with their recording information.
6. As per BCRC 12-642.B.7, show any existing wells, springs, drainage channels, overhead or underground utility lines, structures, sanitary sewers or culverts within the tract, if not already shown.
7. As per BCRC 12-642.B.8, proposed method of solid waste disposal should be shown on the plat notes.
8. As per BCRC 12-647.I, a place for lienholder's approval shall be included on the plat certificate page, if applicable.
9. Following the approval of preliminary plat, the applicant shall submit a final plat to the Planning Department, pursuant to BCRC 12-646, BCRC 12-647 and BCRC 12-648.
10. As per BCRC 12-649, applicants are required to submit a digital copy of the subdivision plat in addition to the hard copy final plat submitted for recordation. Refer to BCRC 12-649 for specific requirements of digital final plat submission.
11. As per BCRC 12-651.G, the preliminary short plat shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a single written request to the Planning Director for an extension of the preliminary plat for a period of up to two (2) years. The board may consider such request for extension at any regular business meeting. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
12. As per BCRC 12-7.2, a stormwater management plan was submitted as part of the application on January 31, 2022. The plans were routed to the County Engineer for review on February 03, 2022. The engineer deemed the application incomplete requesting completion of stormwater management plans as per comments made in the review memo sent to the applicant on March 01, 2022. The stormwater management plans remain in review till all the conditions, as stated by the County Engineer are met. It is to be noted that these conditions may be modified by the County Engineer upon further review of the project. See Bonner County Engineer Department Memorandum dated February 10, 2022.

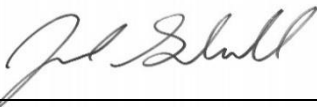
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**NOTE:** Any determination made by the Planning Director or his designee in the administration of this decision may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) calendar days from the date of this determination. (BCRC 12-653(h)).

Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(3)).

Please contact this department if you have any questions.

Sincerely,

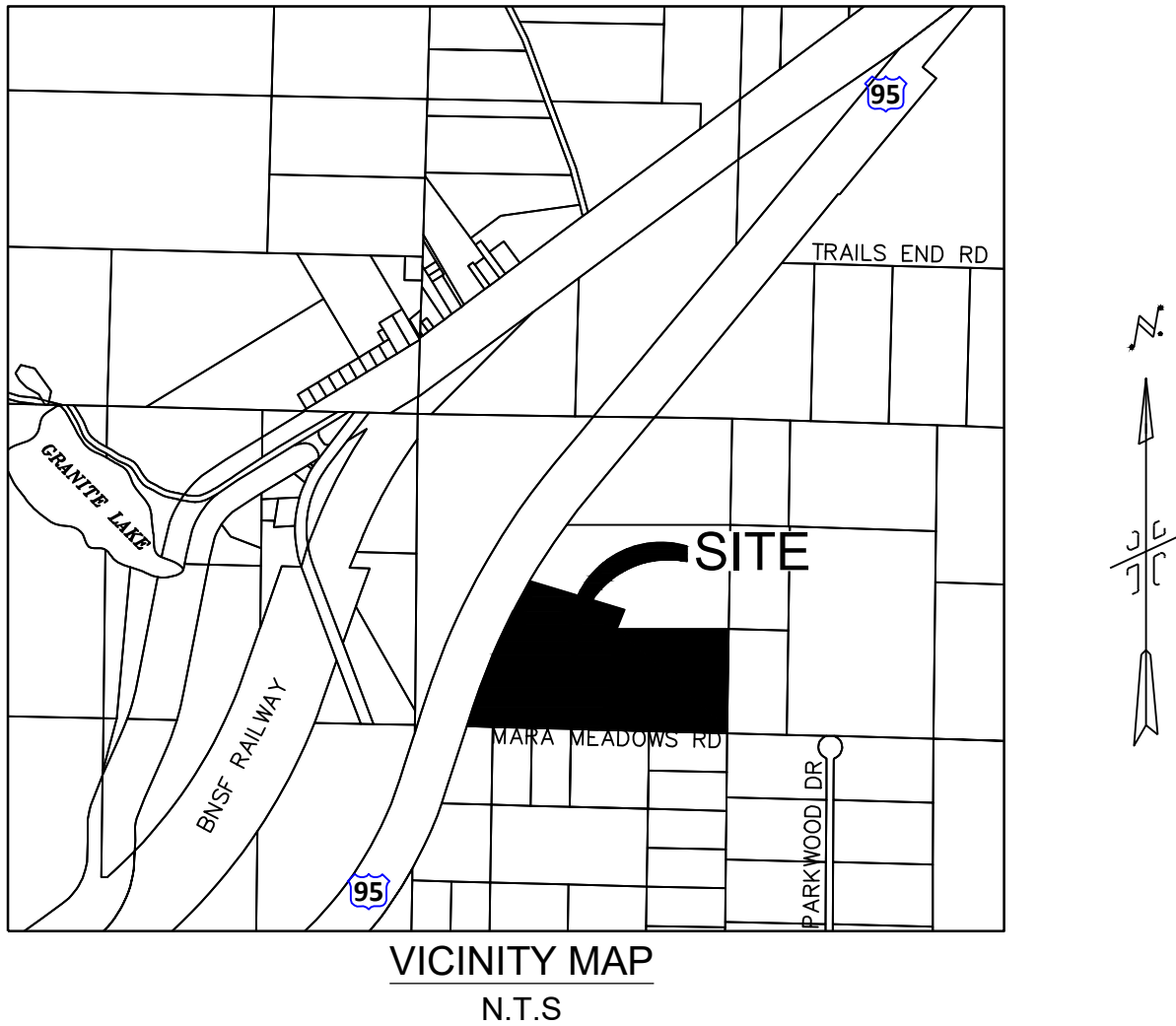


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Jacob Gabell,  
Assistant Planning Director

April 08, 2022  
Date

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



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  
COMIM. #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: \_\_\_\_\_

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.

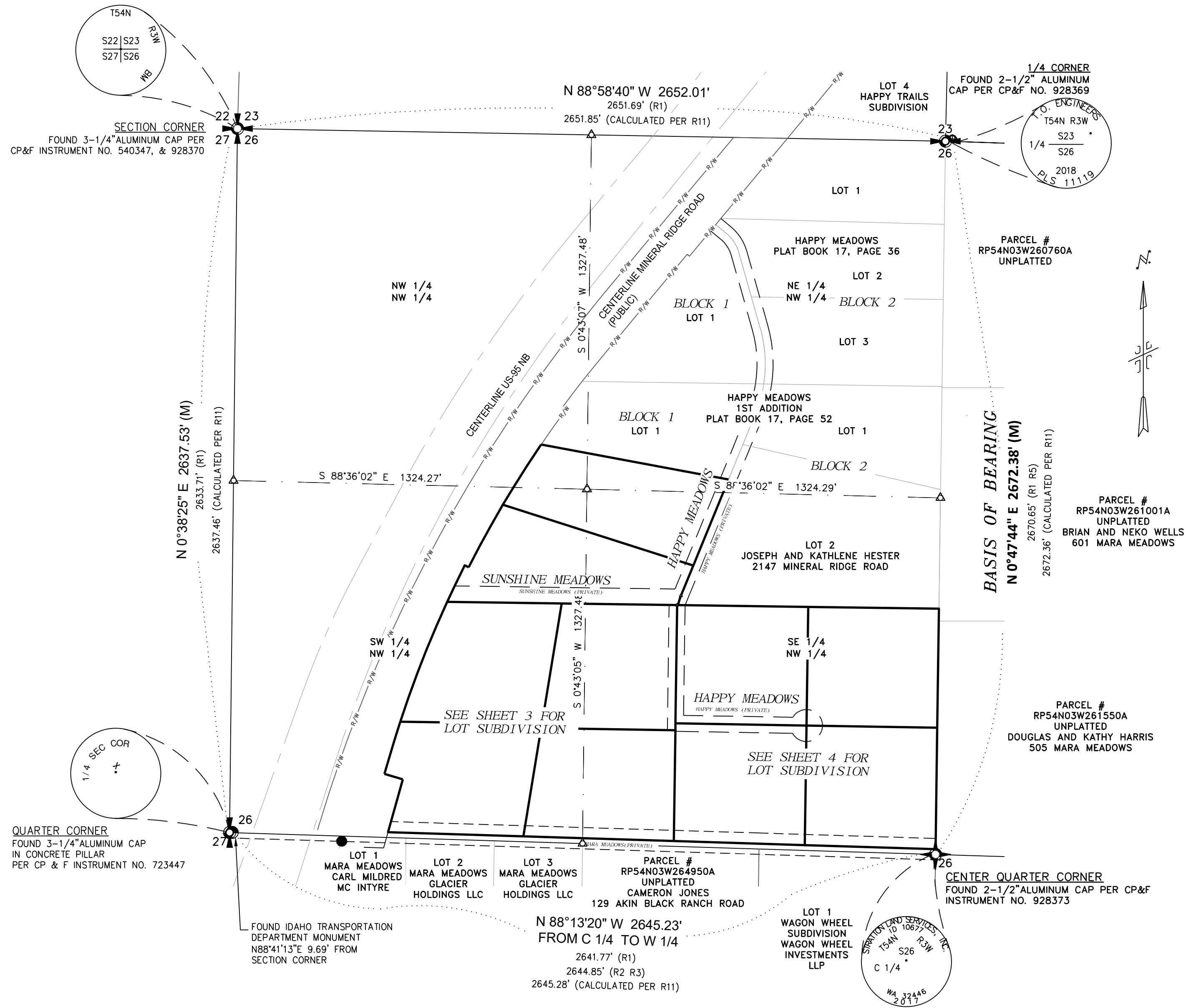
DATED THIS\_\_ DAY OF \_\_\_\_\_, 2022.

VICKI J. KLEMM, PLS 19496





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:

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY PIONEER TITLE CO. DATED: 9-10-19 ORDER NO. 86900
- ALL REFERENCES ARE RECORDED AT THE BONNER COUNTY, IDAHO RECORDER'S OFFICE LOCATED IN SANDPOINT IDAHO, UNLESS OTHERWISE NOTED.
- 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.
- PROPERTY SUBJECT TOO RIGHT-OF-WAY EASEMENT RECORDED AT INSTRUMENT NO. 911978, DOES NOT AFFECT THE SUBJECT PROPERTY AND THEREFORE CANNOT BE PLOTTED.
- DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS, SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAIN FIELDS.
- 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 HMH 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.

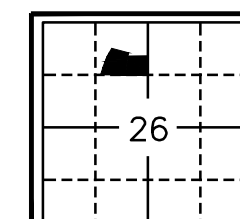
ALL DISTANCES ARE GROUND USING A CAF OF 1.00009729

PAGE 2 OF 4

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.

SCALE IN FEET  
0 300' 600'



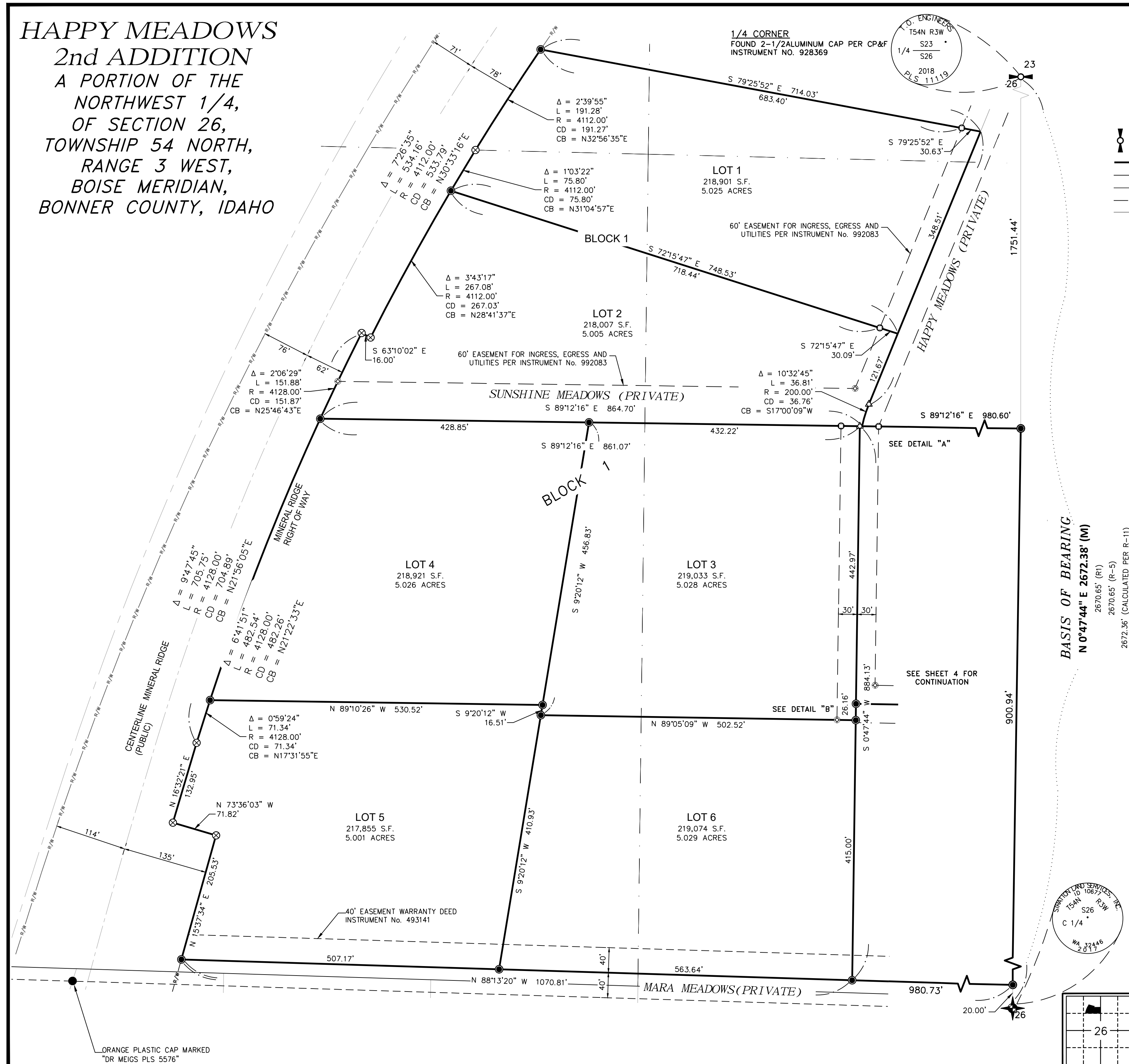
HAPPY MEADOWS SUBDIVISION 2nd ADDITION  
A SURVEY FOR JOSEPH AND KATHLENE HESTER















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

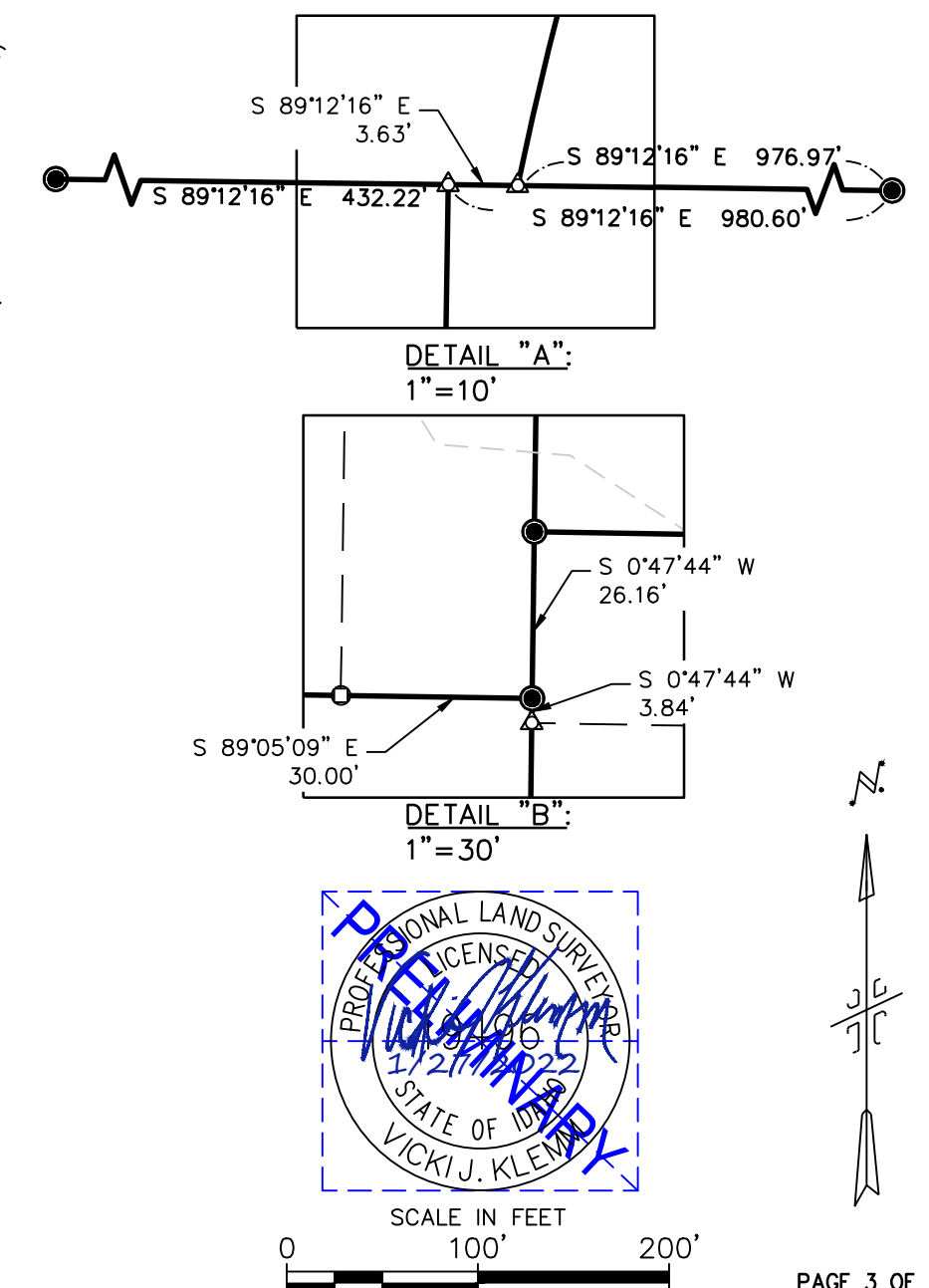
DWG FILE: HESTER 90AC\_MNRLNDIV\_LOT1.DWG



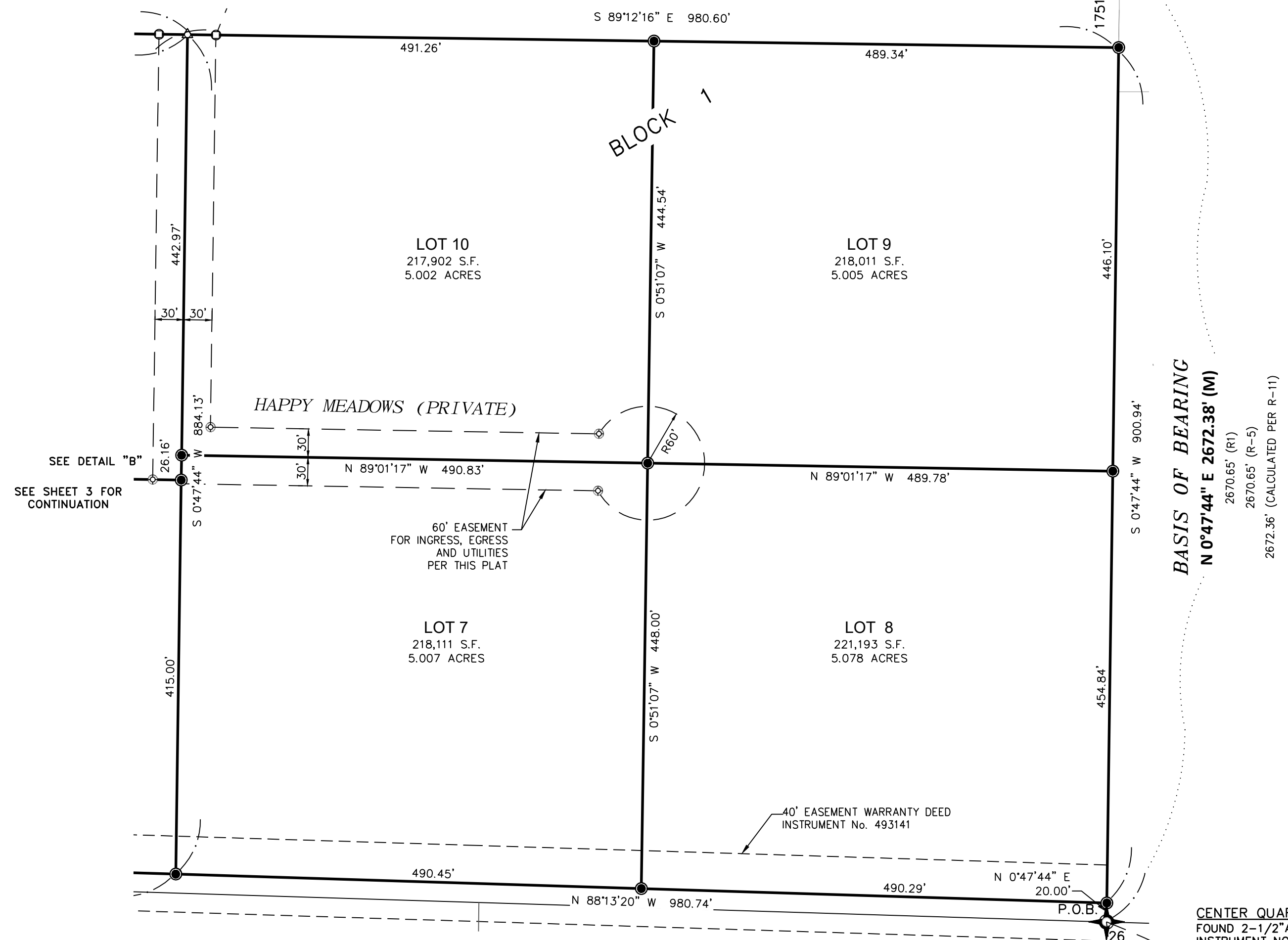
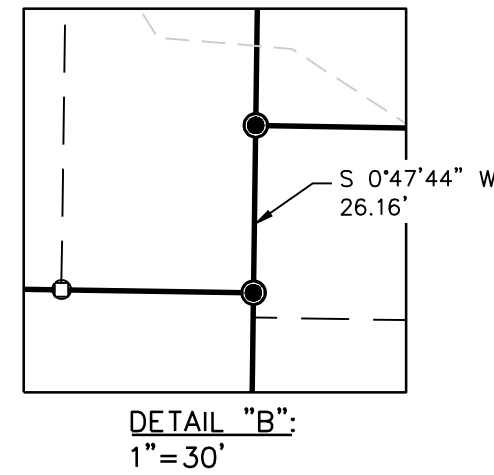
*HAPPY MEADOWS  
2nd ADDITION  
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NORTHWEST 1/4,  
OF SECTION 26,  
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BOISE MERIDIAN,  
BONNER COUNTY, IDAHO*



- 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 HHM-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.



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 HMH-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)

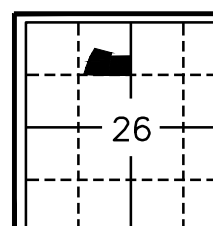
○ SET 5/8" X 24" REBAR WITH A 1 1/4" PINK PLATIC CAP STAMPED WITNESS CORNER PLS 19496.

⊙ SET 1/2" X 24" REBAR WITH A 3/4" ORANGE PLASTIC CAP STAMPED ESMT PLS 19496.

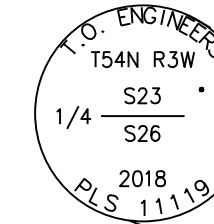
REFERENCES:

- (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 HMH 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

SCALE IN FEET  
0 100' 200'

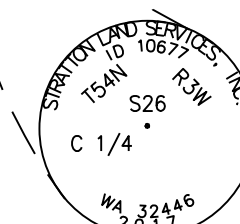


1/4 CORNER  
FOUND 2-1/2" ALUMINUM CAP PER CP&F  
INSTRUMENT NO. 928369



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



PAGE 4 OF 4

HAPPY MEADOWS SUBDIVISION 2nd 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\_MNRLNDIV\_LOT1.DWG