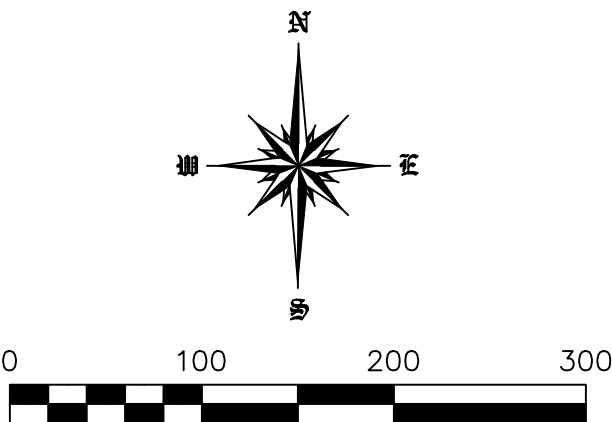


PRELIMINARY PLAT
LOVE AND FREEDOM

A REPLAT OF A PORTION OF LOT 2 OF LAZY BEE SUBDIVISION,
IN THE SW ¼ OF SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 13548
- FOUND 5/8" REBAR AND CAP, PLS 13548
- FOUND 5/8" REBAR & CAP, PLS 14879
- CALCULATED POINT, NOTHING SET
- (P1) WHITEFOOT TRACT, BK. 1 OF PLATS, PG. 73, 11/13/1907
- (P2) LAZY BEE SUBDIVISION, BK. 13 OF PLATS, PG. 30, 8/7/2018
- (P3) CINDY AND THE WILDMAN, BK. 17 OF PLATS, PG. 21, 7/27/2021

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOT ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0495E, EFFECTIVE 11/17/2009

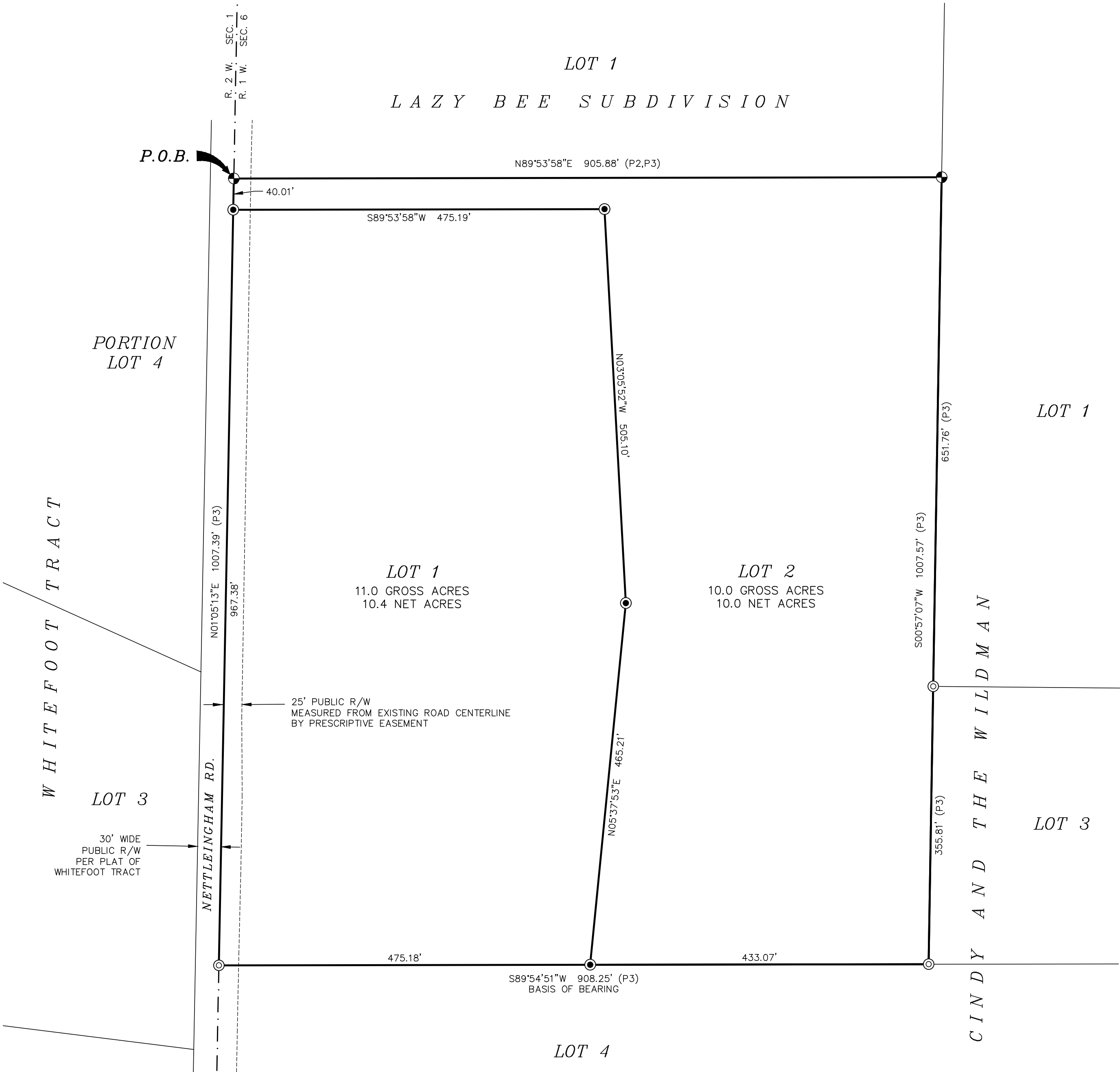
DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE ONE, FILE NO. 24524006, DATED OCTOBER 18, 2024.

- UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NO. 897365, 11/3/2016. NOT SHOWN HERE; BLANKET EASEMENT.
- EASEMENTS OR OTHER MATTERS AS SHOWN ON THE OFFICIAL PLATS OF LAZY BEE SUBDIVISION, INST. NO. 925740, 8/7/2018, AND CINDY AND THE WILDMAN, INST. NO. 988162, 7/27/2021.
- AN INGRESS, EGRESS, AND UTILITIES EASEMENT GRANTED TO LOTS 1 & 2 OF CINDY AND THE WILDMAN, INST. NO. 986410, 6/30/2021. NOT SHOWN HEREON; OFF SITE.

PLACE RECORDING
LABEL HERE

PREPARED FOR:
BOYD BAKER
493 Colburn Culver Rd
SANDPOINT, ID 83864



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001300100. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°34'49" AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO REPLAT THAT REMAINDER PORTION OF LOT 2 OF "LAZY BEE SUBDIVISION" (P2), AND SHOWN ON THE PLAT OF "CINDY AND THE WILDMAN" (P3), INTO 2 LOTS AS SHOWN HEREON.
- PERTINENT RECORDS ARE SHOWN IN THE LEGEND, SEE THOSE REFERENCED ON (P3) FOR A MORE COMPREHENSIVE LIST OF SURVEYS IN THE AREA.



1/4	Section	Township	Range	MONTANA	IDAHO
	6	58 N	1 W		
PROJECT #: 24-221 LINSKOTT PLAT DRAWING NAME: 24-221 LINSKOTT PLAT					
PRELIMINARY PLAT LOVE AND FREEDOM				GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=100'				Checked By: JLA	Drawn By: SWO
Plot Date: 10/30/2024				Sheet: 1 of 3	

PRELIMINARY PLAT
LOVE AND FREEDOM

A REPLAT OF A PORTION OF LOT 2 OF LAZY BEE SUBDIVISION,
IN THE SW ¼ OF SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT LONNY BOYD WALLACE BAKER, ALSO SHOWN OF RECORD AS BOYD W. BAKER, HEREBY CERTIFIES THAT HE IS THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOT 1 AND LOT 2, THE SAME TO BE KNOWN AS 'LOVE AND FREEDOM' BEING A PORTION OF LOT 2 OF 'LAZY BEE SUBDIVISION,' AS RECORDED IN BOOK 13 OF PLATS, PAGE 30, RECORDS OF BONNER COUNTY, IN A PORTION OF SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID LAZY BEE SUBDIVISION, MONUMENTED WITH A 5/8" REBAR & CAP BY PLS 14879;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89°53'58" EAST, 905.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, AND IN INTERSECTION WITH THE WEST LINE OF LOT 1 OF 'CINDY AND THE WILDMAN,' AS RECORDED IN BOOK 17 OF PLATS, PAGE 21, RECORDS OF BONNER COUNTY, IDAHO, MONUMENTED WITH A 5/8" REBAR & CAP BY PLS 14879;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE AND THE EXTENSION THEREOF, SOUTH 00°57'07" WEST, 1007.57 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LOT 4 OF SAID 'CINDY AND THE WILDMAN' PLAT, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID WEST LINE AND ITS EXTENSION AND ALONG SAID NORTH LINE, SOUTH 89°54'51" WEST, 908.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 6, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, NORTH 01°05'13" EAST, 1007.39 FEET TO THE POINT OF BEGINNING;

SUBJECT TO THE COUNTY ROAD RIGHT-OF-WAY.

LONNY BOYD WALLACE BAKER

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LONNY BOYD WALLACE BAKER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

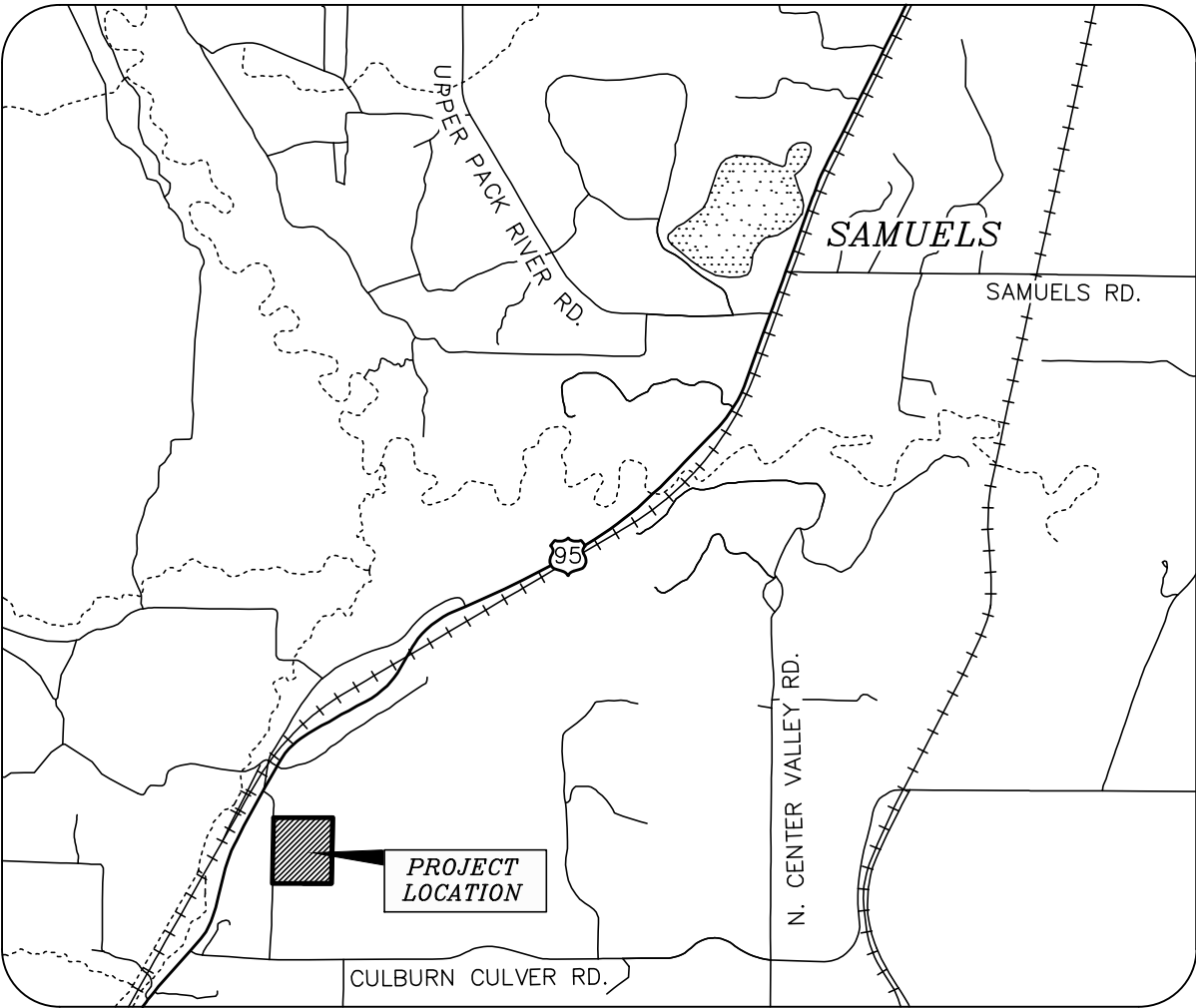
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

VICINITY MAP



COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR

COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: INDIVIDUAL ON-SITE SEPTIC SYSTEMS

COUNTY TREASURER’S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

RECORDER’S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

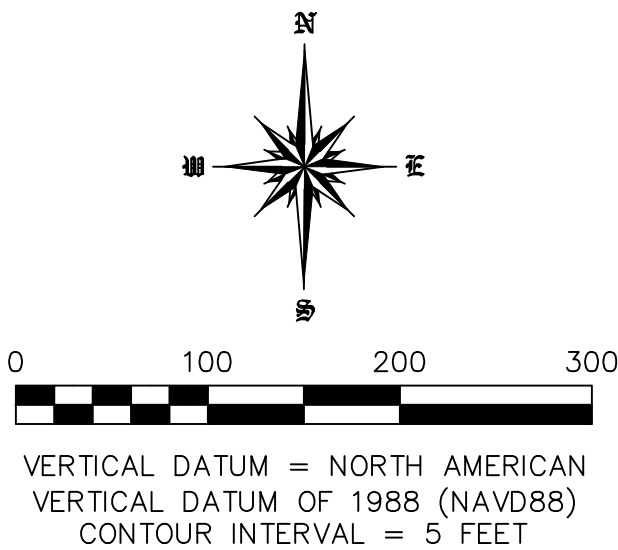
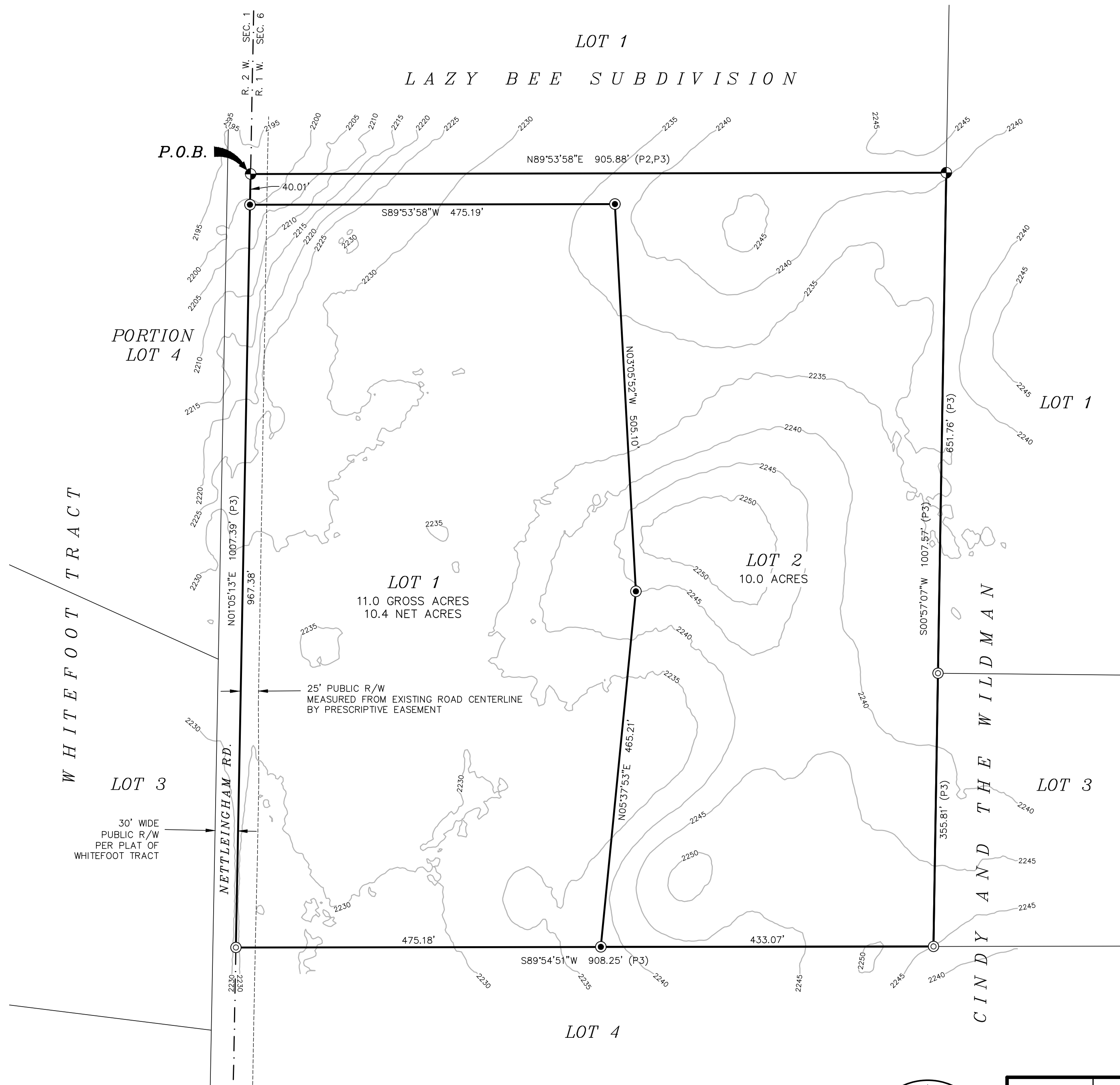
COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE



1/4	Section	Township	Range	MONTANA	IDAHO
	6	58 N	1 W		
PROJECT #: 24-221 LINSOTT PLAT				OREGON WASHINGTON	
DRAWING NAME: 24-221 LINSOTT PLAT				PRELIMINARY PLAT LOVE AND FREEDOM	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A	Checked By: JLA
				Plot Date: 10/30/2024	Drawn By: SWO
					Sheet: 2 of 3

PRELIMINARY PLAT
LOVE AND FREEDOM
SITE MAP



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 13548
- FOUND 5/8" REBAR AND CAP, PLS 13548
- ⊙ FOUND 5/8" REBAR & CAP, PLS 14879
- ⊗ FOUND MONUMENTATION, AS NOTED.
- CALCULATED POINT, NOTHING SET

	LOT 1	LOT 2
DEPTH	1086.59	1342.50
AREA	477447	436232
WIDTH	439.40	324.94
RATIO	2.47	4.13



1/4	Section	Township	Range	MONTANA IDAHO	SITE MAP	
	6	58 N	1 W	OREGON WASHINGTON		
PROJECT #: 24-221 LINSKOTT PLAT DRAWING NAME: 24-221 LINSKOTT PLAT					GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
					Scale: 1"=100'	
					Checked By: JLA	Drawn By: SWO
					Plot Date: 10/30/2024	Sheet: 3 of 3