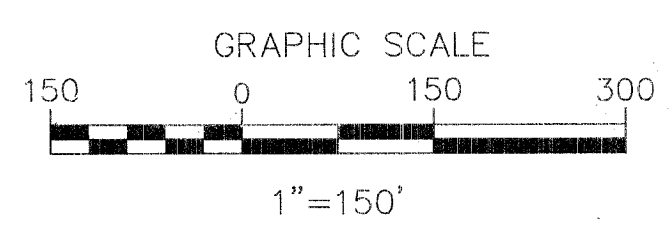


HOCKETT ACRES

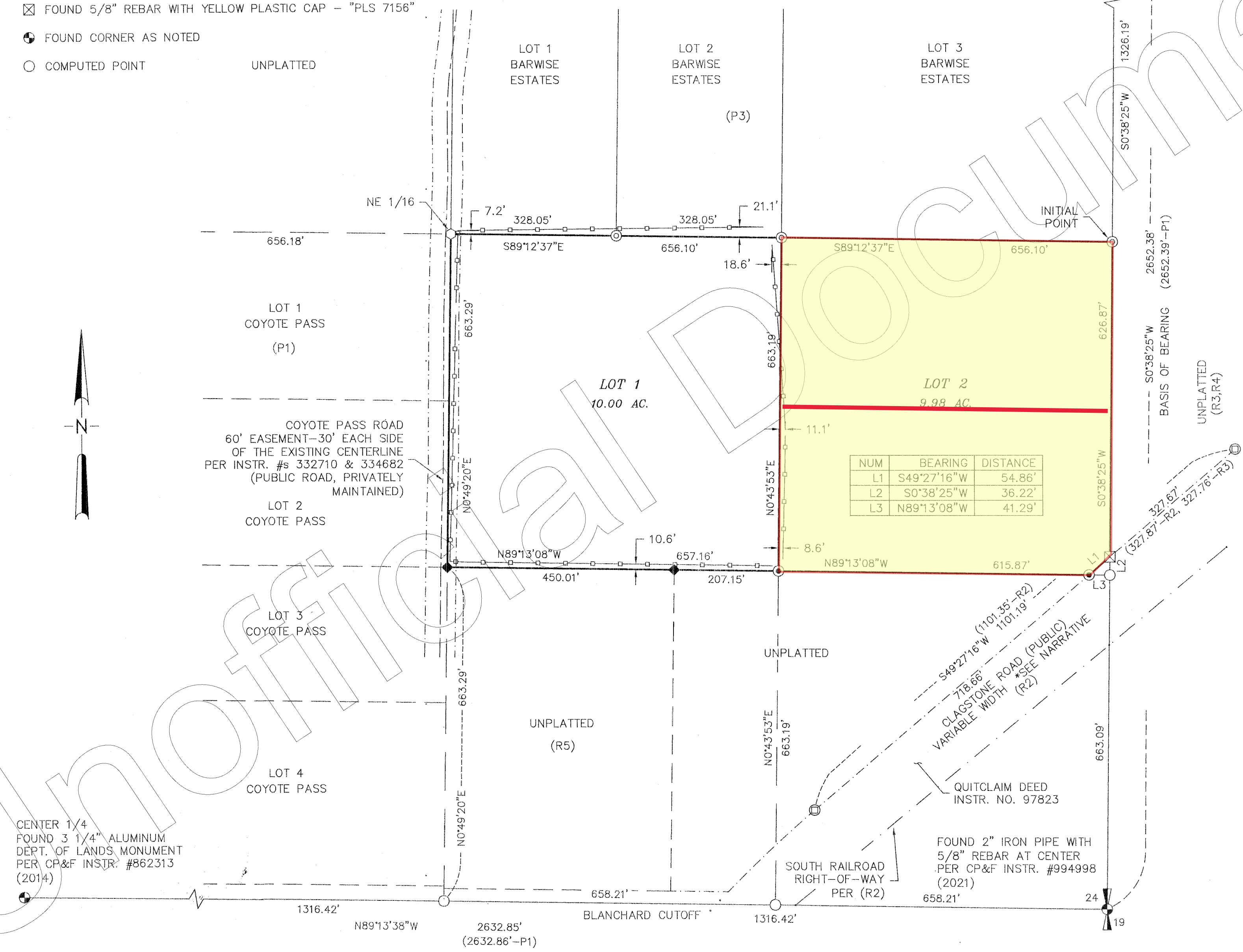
LOCATED IN A PORTION OF THE NE1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, ID

LEGEND

- SET 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- ⊙ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- ⊙ FOUND 3/4" REBAR WITH ALUM. CAP - "PLS 6019"
- FOUND 3/4" REBAR WITH LOOSE ALUM. CAP - "PLS 6019"
- ◆ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 13257"
- ⊠ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 7156"
- FOUND CORNER AS NOTED
- COMPUTED POINT



FOUND 3 1/4" ALUMINUM
DEPT. OF LANDS MONUMENT
PER CP&F INSTR. #983097
(2021)



13 18
24 19
RANGE 5 WEST
RANGE 4 WEST

NUM	BEARING	DISTANCE
L1	S49°27'16"W	54.86'
L2	S0°38'25"W	36.22'
L3	N89°13'08"W	41.29'

RECORDER'S CERTIFICATE

Instrument # 1041119 B: 22 P: 72
Bonner County, Sandpoint, Idaho
11/25/2024 09:42:12 AM No. of Pages: 1
Recorded for: GLOHE & ASSOCIATES
Michael W. Rosedale
E-Official Recorder Deputy
Index to: PLATS

BC

REFERENCES

- (P1) PLAT OF COYOTE PASS, PLAT BOOK 7, PAGE 78, AS INSTRUMENT NO. 639931, BY PLS 6019 (2003)
- (P2) PLAT OF BAR SEVEN, PLAT BOOK 18, PAGE 19, AS INSTRUMENT NO. 1000726, BY PLS 14214 (2022)
- (P3) PLAT OF BARWISE ESTATES, PLAT BOOK 21, PAGE 51, AS INSTRUMENT NO. 1030921, BY PLS 14214 (2024)
- (R1) RECORD OF SURVEY INSTR. NO. 244125, BY PLS 974 (1987)
- (R2) RECORD OF SURVEY INSTR. NO. 586637, BY PLS 6019 (2001)
- (R3) RECORD OF SURVEY INSTR. NO. 859090, BY PLS 7156 (2014)
- (R4) RECORD OF SURVEY INSTR. NO. 872078, BY PLS 7156 (2015)
- (R5) RECORD OF SURVEY INSTR. NO. 983653, BY PLS 13257 (2021)
- (D1) QUITCLAIM DEED INSTRUMENT NO. 980268 (2021).
- (D2) QUITCLAIM DEED INSTRUMENT NO. 97823 (1939).

BASIS OF BEARING

THE BASIS OF BEARING IS S0°38'25"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 24 PER RECORD P3.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING NORTH OF THE COUNTY ROAD PER (D1), BY ALIQUOT PORTIONS.

THE SECTION BREAKDOWN OF THE NORTHEAST QUARTER SHOWN ON THE PLAT OF BARWISE ESTATES (P3) IS FOUND TO BE IN HARMONY WITH ADJACENT SURVEYS LISTED IN REFERENCES.

CLAGSTONE ROAD PER (R2) IS BASED ON THE CENTERLINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD PER QUITCLAIM DEED INSTRUMENT NO. 97823, DATED 2-09-1939, GRANTING BONNER COUNTY A 100' WIDE RIGHT-OF-WAY, 50 FEET EACH SIDE OF A DESCRIBED CENTERLINE ACROSS THE EAST HALF OF SECTION 24 AND THE SOUTHWEST QUARTER OF SECTION 19. THE SURVEY NOTES "NORTH ROAD" RIGHT-OF-WAY, AND "SOUTH RAILROAD" RIGHT-OF-WAY INDEPENDENTLY AND APPEARS TO INCORPORATE A PRESCRIPTIVE 25' WIDTH NORTH OF THE CENTERLINE OF THE EXISTING TRAVELED WAY NEAR THE SOUTH LINE OF THE NORTHEAST QUARTER. THE RESULT IS A WIDTH OF 133.5 FEET BETWEEN "ROAD" AND "RAILROAD" AT THE EAST LINE OF SECTION 24. THE EXISTING ROAD UTILIZES A +/- 60 FOOT WIDTH.

ACCESS TO LOT 2 WILL BE FROM CLAGSTONE ROAD.

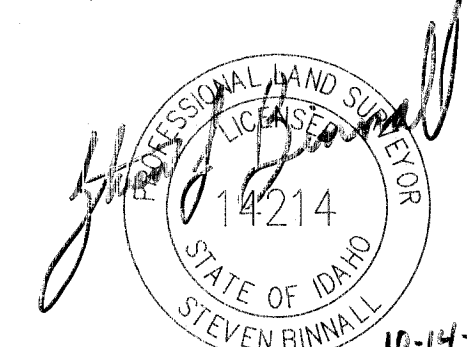
FENCES SHOWN WERE BUILT BY THE OWNERS OF THIS PARCEL WITHOUT A SURVEY, FOR LIVESTOCK.

TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.0000835981=GROUND.

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF RICKY AND LORI HOCKETT.



GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDPOINT, IDAHO 83864
(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 240304	DRAWING NO. 240304_Hockett MLD.dwg	SHEET 1 of 2
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HOCKETT ACRES

LOCATED IN A PORTION OF THE NE1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, ID

OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT RICKY HOCKETT AND LORI HOCKETT, TRUSTEES OF THE RICKY AND LORI HOCKETT LIVING TRUST DATED APRIL 5, 2021, ARE OWNERS OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING NORTHWEST OF THE COUNTY ROAD IN SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND HAVE CAUSED THE PARCEL TO BE PLATTED, AND KNOWN AS HOCKETT ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SECTION 24, THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER,
SOUTH 0°38'25" WEST, 1326.19 FEET TO THE NORTH 1/16 BETWEEN SECTIONS 19, TOWNSHIP 54 NORTH, RANGE 4 WEST AND SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, BEING THE INITIAL POINT;

THENCE CONTINUING ALONG SAID SECTION LINE SOUTH 0°38'25" WEST, 626.87 FEET TO THE NORTH RIGHT-OF-WAY OF CLAGSTONE ROAD;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 49°27'16" WEST, 54.86 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH 89°13'08" WEST, 1273.03 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 0°49'20" EAST, 663.29 FEET TO THE NORTHEAST 1/16 CORNER OF SECTION 24;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°12'37" EAST, 1312.20 FEET TO THE INITIAL POINT, CONTAINING 19.98 ACRES MORE OR LESS.

Ricky Hockett 10/30/24
RICKY HOCKETT
TRUSTEE
RICKY AND LORI HOCKETT LIVING TRUST DATED APRIL 5, 2021

Lori Hockett 10/21/24
LORI HOCKETT
TRUSTEE
RICKY AND LORI HOCKETT LIVING TRUST DATED APRIL 5, 2021

ACKNOWLEDGEMENT

STATE OF Idaho
COUNTY OF Teton

ON THIS 20th DAY OF October, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LORI HOCKETT, KNOWN OR IDENTIFIED TO ME TO BE A TRUSTEE OF THE RICKY AND LORI HOCKETT LIVING TRUST DATED APRIL 5, 2021 THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

Stacy Melton
NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING AT Lincoln, IA Comm. # 830928

MY COMMISSION EXPIRES: 3-24-27

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS 30 DAY OF October, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICKY HOCKETT, KNOWN OR IDENTIFIED TO ME TO BE A TRUSTEE OF THE RICKY AND LORI HOCKETT LIVING TRUST DATED APRIL 5, 2021 THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

Seleena Reed
NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT Sandpoint

MY COMMISSION EXPIRES: 8-31-2025

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS 15th DAY OF November IN THE YEAR OF 2024.

[Signature]
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 20 DAY OF November, 2024.

Asia Williams
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 2023.
APPROVED THIS 30th DAY OF October, IN THE YEAR OF 2024.

Cherise Koster by [Signature]
BONNER COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR RICKY AND LORI HOCKETT.

THIS 26th DAY OF November, 2024, AT 9:42 A.M.,

AND DULY RECORDED IN PLAT BOOK 22, PAGE 72,

INSTRUMENT NO. 1041119

FEE: \$ 11.00

M. Rosedale
BONNER COUNTY RECORDER

Bridget Centorli
DEPUTY CLERK

Instrument # 1041119 B: 22 P: 72
Bonner County, Sandpoint, Idaho
11/26/2024 09:42:12 AM No. of Pages: 2
Recorded for: GO LAND SURVEYING, PLLC
Michael W. Rosedale Fee: \$11.00
Ex-Officio Recorder Deputy
Index to: PLATS

COUNTY SURVEYOR

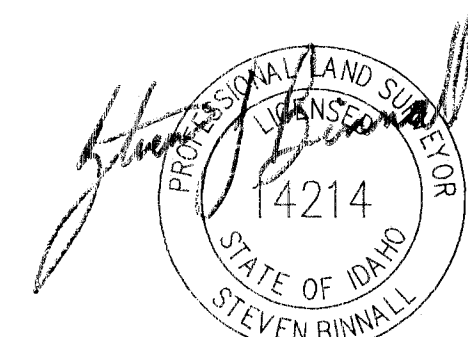
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HOCKETT ACRES AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS 5th DAY OF NOVEMBER, 2024.

[Signature]
BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF RICKY AND LORI HOCKETT.



10-14-2024

		GO LAND SURVEYING, PLLC	
414 EUCLID AVE. SANDPOINT, IDAHO 83864 (208)-946-9203 stevenb@golandsurveying.com			
DRAWN BY SJB / LEM	PROJECT NO. 240304	DRAWING NO. 240304_Hockett MLD.dwg	SHEET 2 of 2