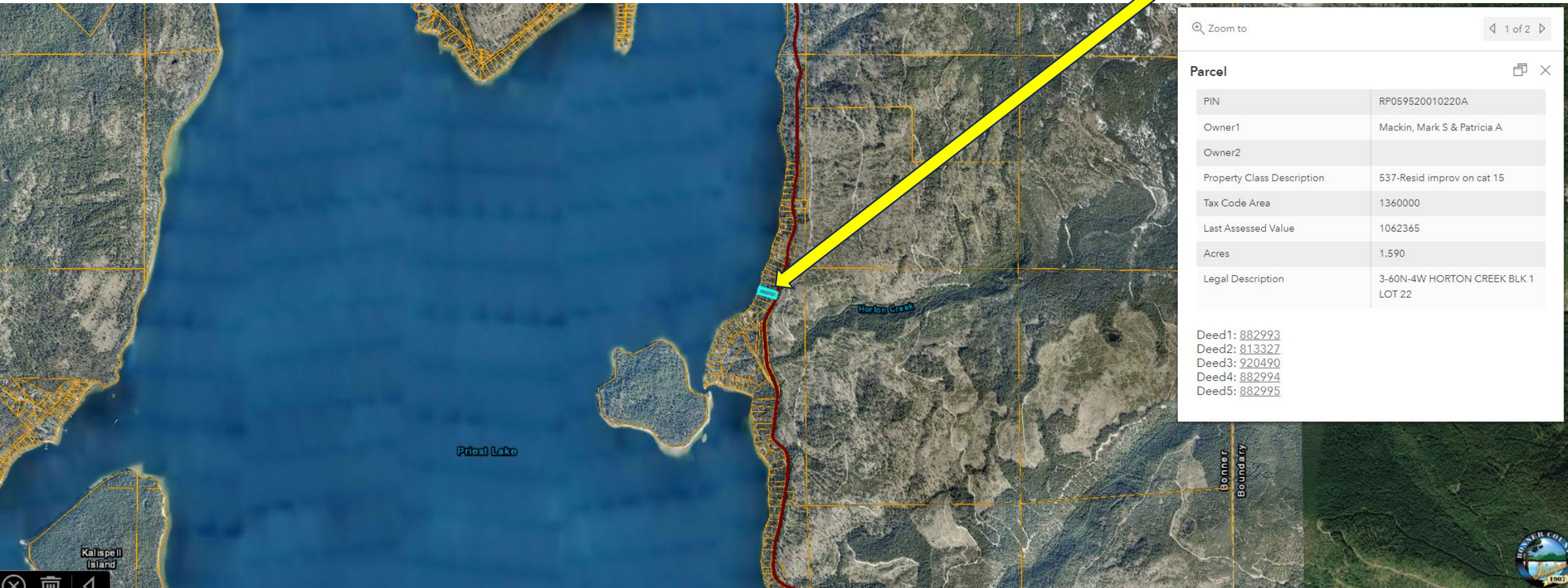


Vicinity Map

Subject Parcel
RP059520010220A
80 W Horton Creek



Zoom to

1 of 2

Parcel

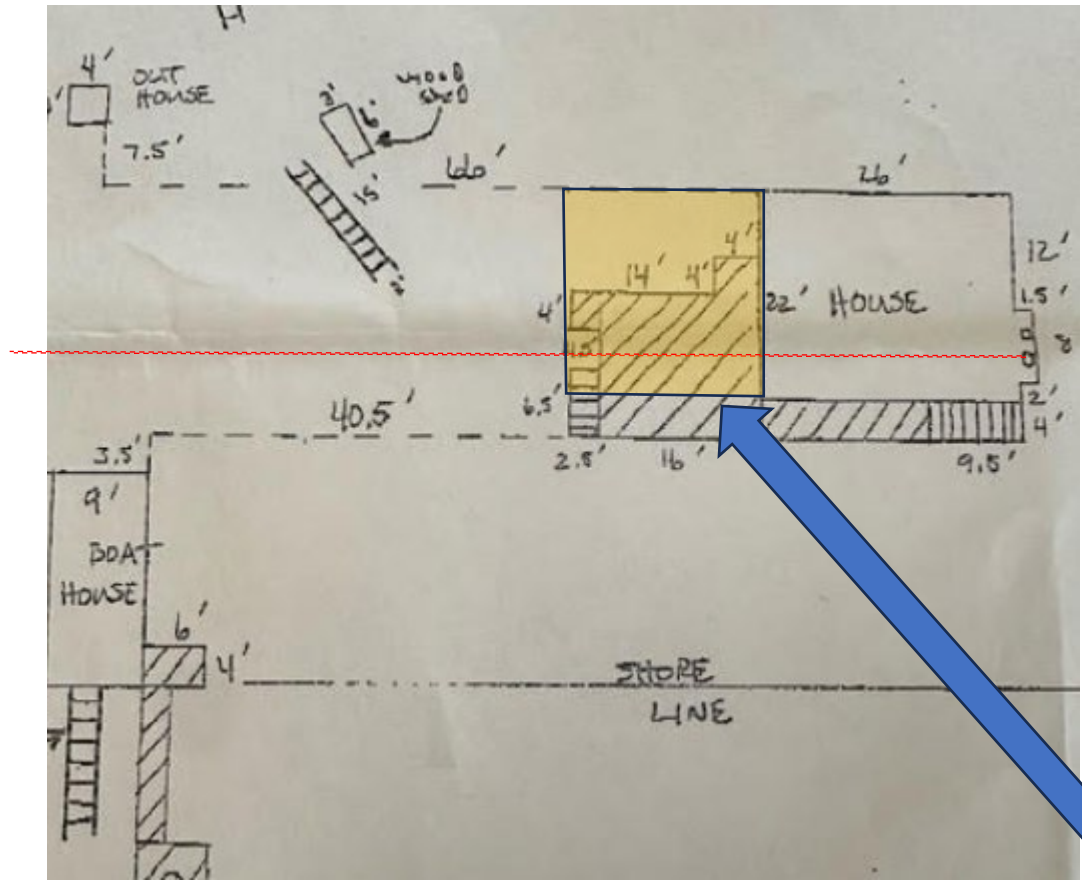
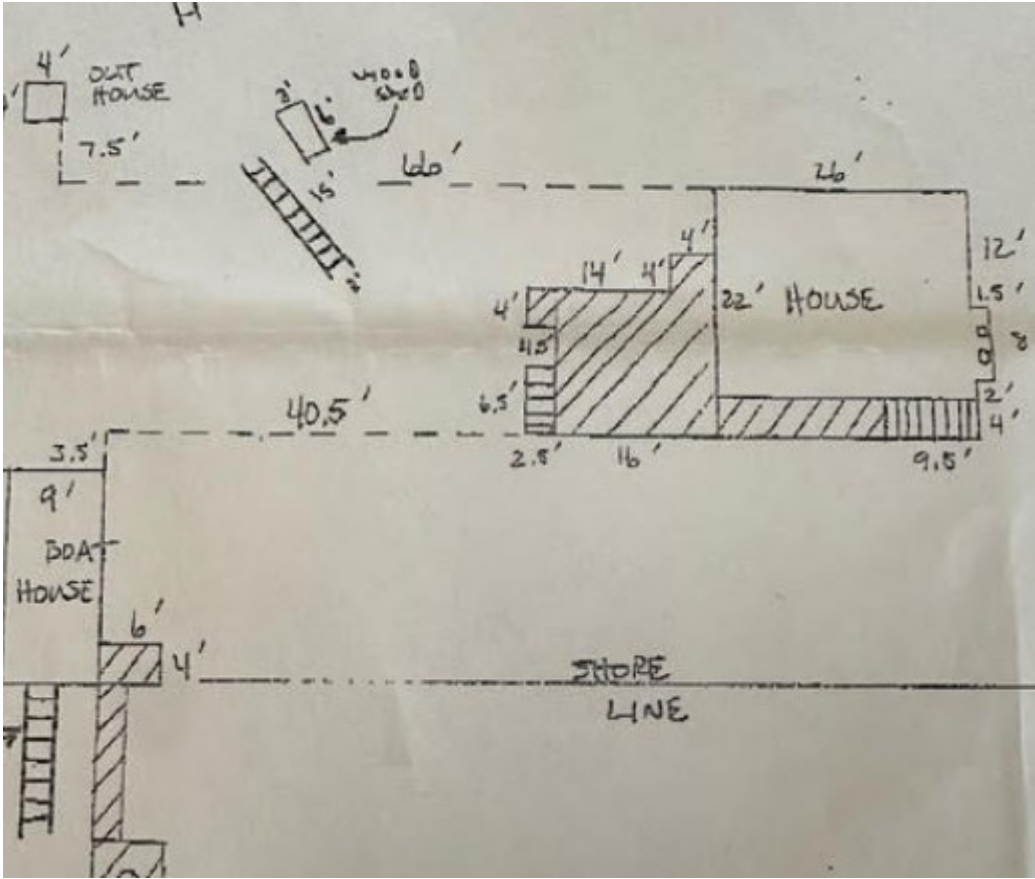
PIN	RP059520010220A
Owner1	Mackin, Mark S & Patricia A
Owner2	
Property Class Description	537-Resid improv on cat 15
Tax Code Area	1360000
Last Assessed Value	1062365
Acres	1.590
Legal Description	3-60N-4W HORTON CREEK BLK 1 LOT 22

Deed1: [882993](#)
Deed2: [813327](#)
Deed3: [920490](#)
Deed4: [882994](#)
Deed5: [882995](#)

SCALE
7 Miles

Existing Site Plan

40' Setback

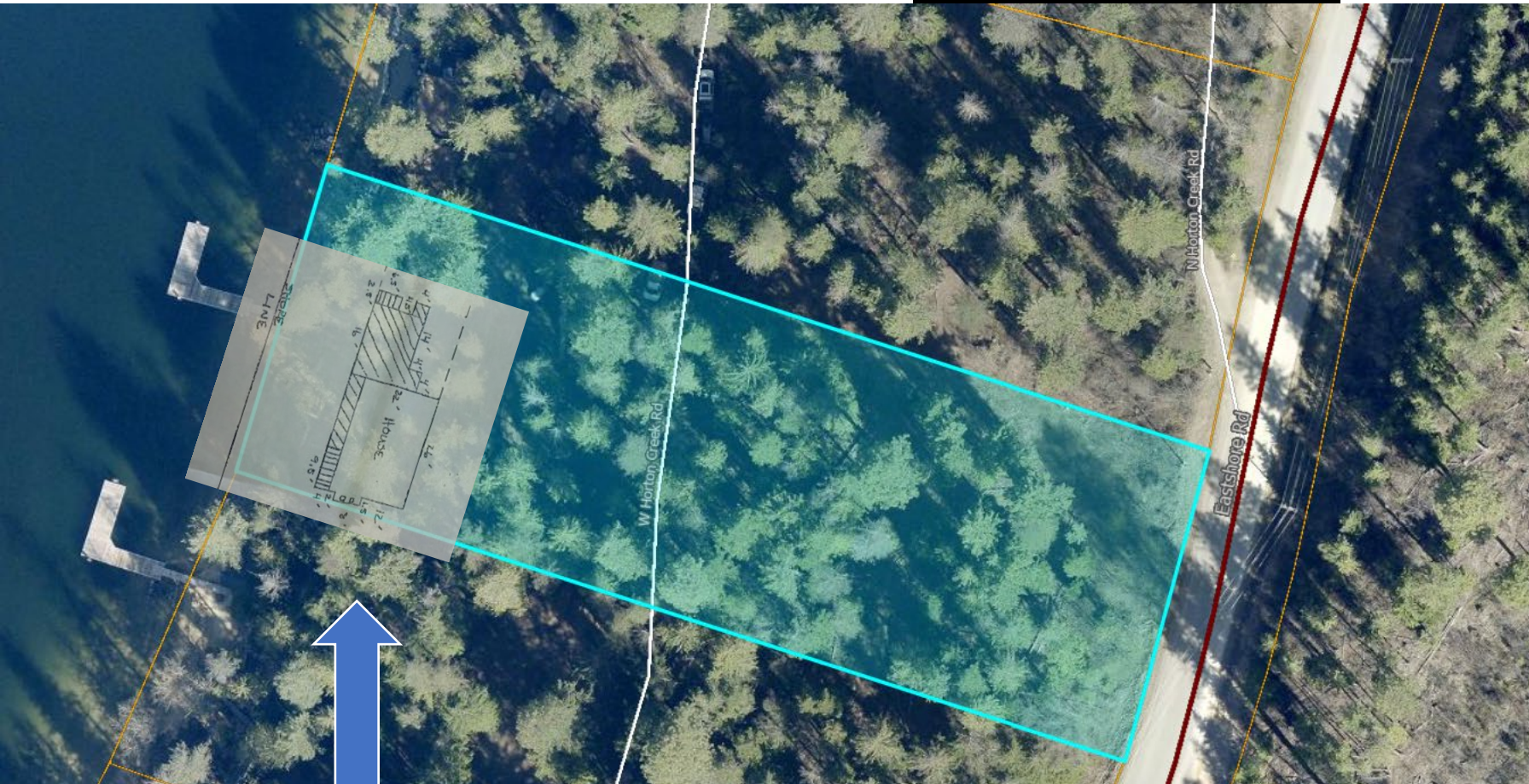


3'3" x 20' area seeking Bulk Variance



Cabin Expansion Area

Zoom
Subject Parcel
HORTON CREEK BLK 1
LOT 22



Zoom to

Parcel

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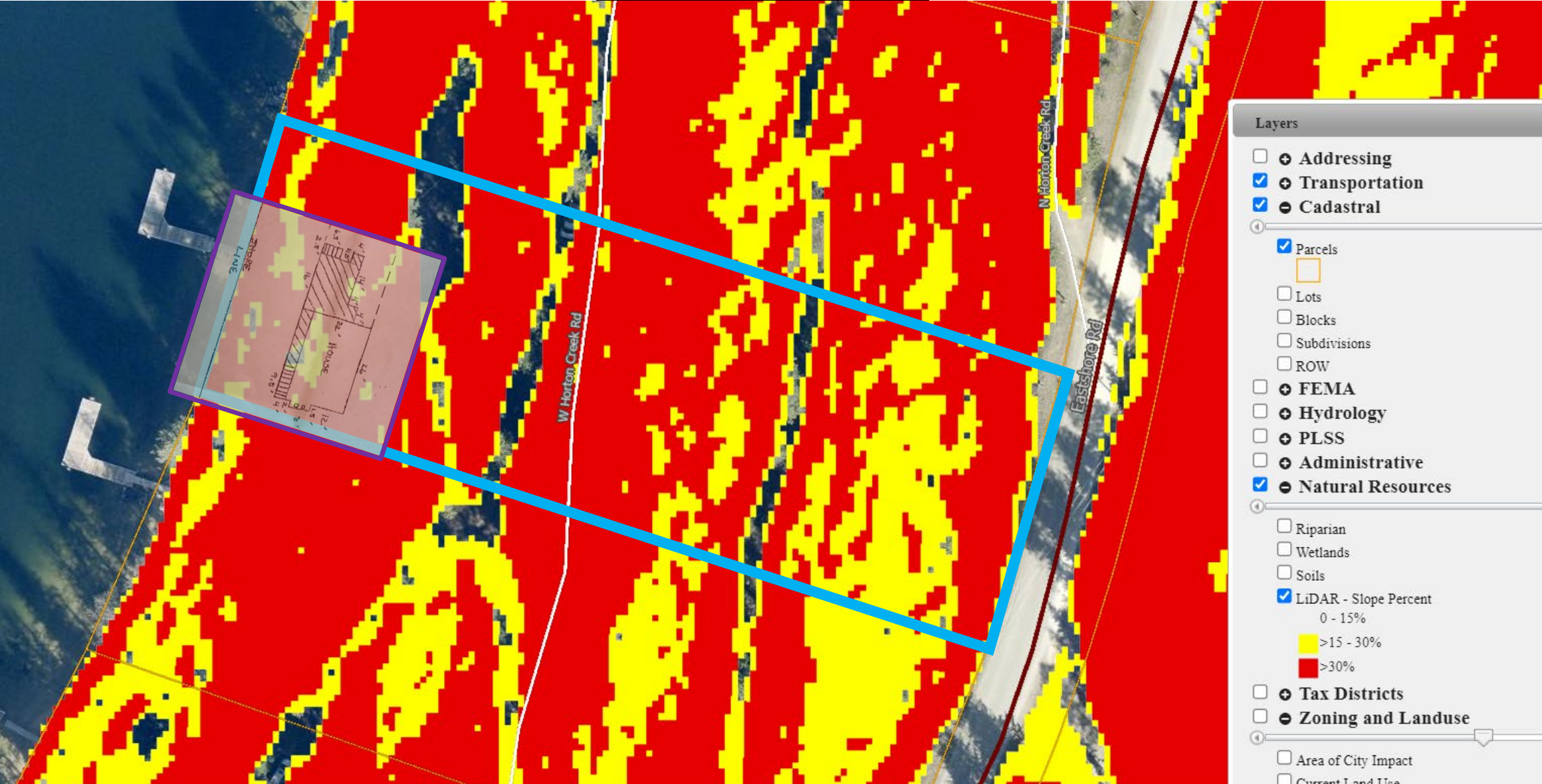
Existing Improvements

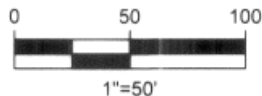
Subject Parcel

Slope
Subject Parcel
HORTON CREEK BLK 1
LOT 22



Existing Cabin (Approx.)





Subject Parcel HORTON CREEK BLK 1 LOT 22

PRIEST LAKE

LOT 21, BLK
1.66 AC±

LOT 22, BLK 1
1.59 AC±

LOT 23, BLK 1
1.59 AC±

STATE OF IDAHO
ENDOWMENT TRUST LAND

- UNLESS OTHERWISE NOTED
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS, INC. PLS 13419"
- WC WITNESS CORNER: SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS, INC. PLS 13419"
- N/T SET NAIL WITH YELLOW TAG, MARKED "JUB ENG PLS 13419"
- FOUND IRON PIPE
- MC CALCULATED POINT, NOTHING FOUND OR SET
- FOUND MEANDER CORNER-AS NOTED
- EXISTING EASEMENT-LOCATIONS ARE SHOWN PER EASEMENT LEGAL DESCRIPTION AND/OR THEIR PHYSICAL APPURTENANCES.
- CALCULATED LINE OR MATHEMATICAL TIE LINE
- SECTION LINE OR SUBDIVISIONAL LINE
- [] APPROXIMATE LOT FRONTAGE ALONG ORDINARY HIGH WATER MARK
- { } DISTANCE FROM THE MATHEMATICAL TIE LINE TO THE APPROXIMATE ORDINARY HIGH WATER MARK. THESE ARE AN EXTENSION OF THE LOT LINES AND HAVE THE SAME BEARING, UNLESS OTHERWISE NOTED (NOTE: ONLY DISTANCES EXCEEDING 5 FEET ARE DIMENSIONED)
- P.O.B. POINT OF BEGINNING
- NOTE: THE LAKESIDE BOUNDARY OF THE WATERFRONT LOTS IS THE ORDINARY HIGH WATER MARK (OHWM) OF PRIEST LAKE, WHICH IS SHOWN APPROXIMATELY HEREON. THE LOT ACREAGES AND FRONTAGES ARE CALCULATED AND SHOWN TO THE APPROXIMATE OHWM.

RECORD INFORMATION

- R1: RECORD OF SURVEY BY CARL R. MCMILLEN, PLS 939, DATED JUNE 5, 1987, RECORDING NUMBER 335725, RECORDS OF BONNER COUNTY.
- R2: RECORD OF SURVEY BY CARL R. MCMILLEN, PLS 939, DATED JUNE 19, 1987, RECORDING NUMBER 336431, RECORDS OF BONNER COUNTY.
- R3: AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., DATED MARCH 21, 1999, RECORDED UNDER CORRECTED EASEMENT NUMBER 2299.
- R4: AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., DATED MARCH 27, 1999, RECORDED UNDER AMENDED EASEMENT NUMBER 4479-A.
- R5: AN EASEMENT IN FAVOR OF BONNER COUNTY COMMISSIONERS, DATED OCTOBER 9, 1996, RECORDED UNDER AMENDED EASEMENT NUMBER 4744.
- R6: AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., DATED AUGUST 20, 1998, RECORDED UNDER EASEMENT NUMBER 6109.
- R7: AMENDED STATE OF IDAHO EASEMENT NUMBER 4744, DATED OCTOBER 9, 1996, ON FILE WITH DEPARTMENT OF LANDS OF THE STATE OF IDAHO.

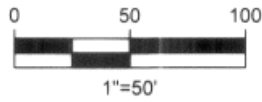
Jeremy Russell
Digitally signed on:
12/19/2012

PROFESSIONAL LAND SURVEYOR
LICENSED
13419
STATE OF IDAHO
JEREMY J. RUSSELL

STATE SUBDIVISION-HORTON CREEK

A PORTION OF SEC. 34 TOWNSHIP 61 NORTH, RANGE 4, WEST,
AND A PORTION OF SEC. 3, TOWNSHIP 60 NORTH, RANGE 4 WEST,
POISE MERIDIAN

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C24	88.74'	900.00'	5°38'57"	S15°40'27"W	88.70'
C25	154.95'	1000.00'	8°52'41"	N17°17'19"E	154.80'



Existing House
Subject Parcel
HORTON CREEK BLK 1
LOT 22

PRIEST LAKE

LOT 22, BLK 1
1.59 AC±

LOT 23, BLK 1
1.59 AC±

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PROFESSIONAL LAND SURVEYOR
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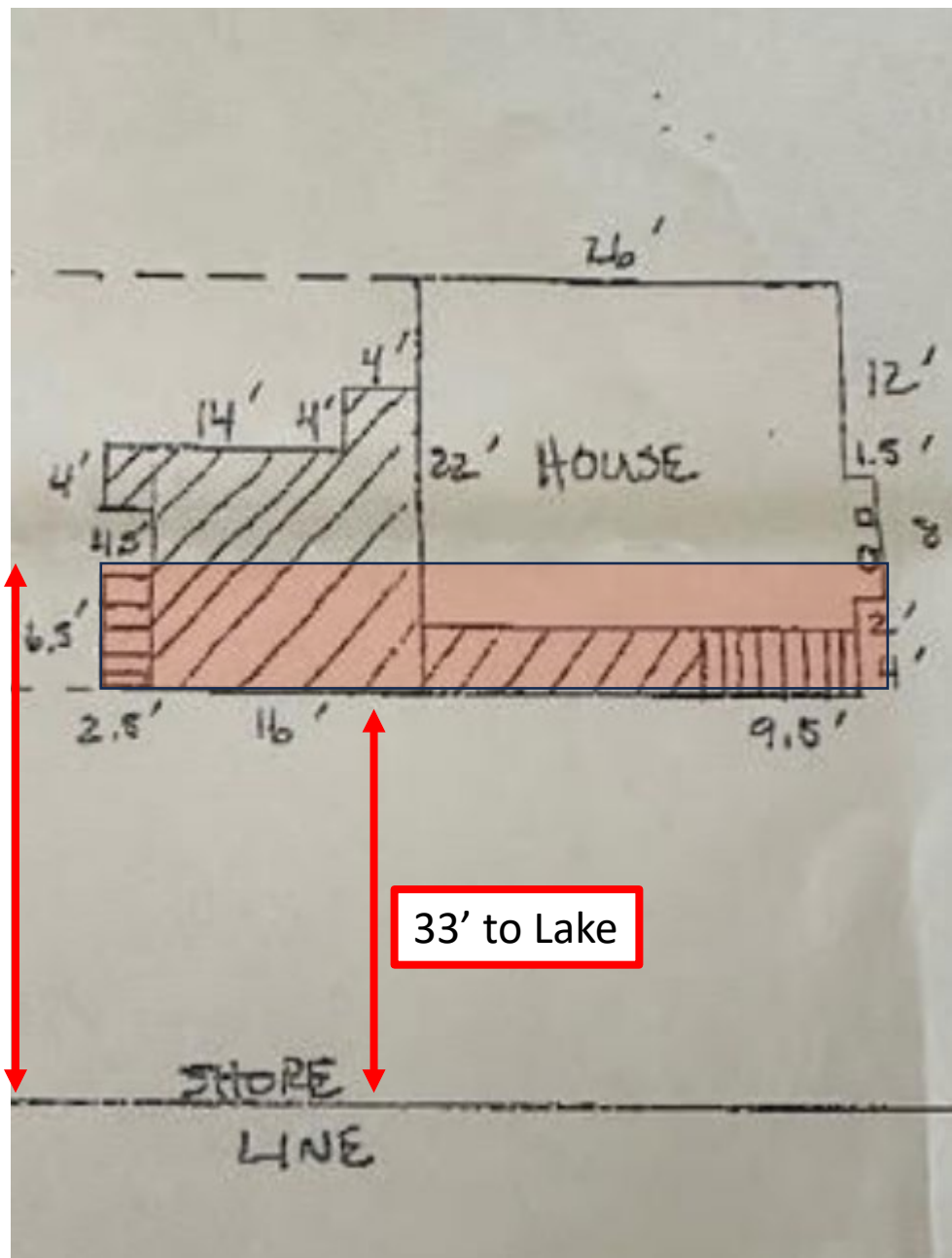
STATE SUBDIVISION-HORTON CREEK

A PORTION OF SEC. 34 TOWNSHIP 61 NORTH, RANGE 4, WEST,
AND A PORTION OF SEC. 3, TOWNSHIP 60 NORTH, RANGE 4 WEST,
POISE MEDIAN

CURVE TABLE

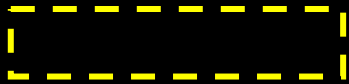
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40' to Lake



Existing Nonconforming
Bulk & Structure

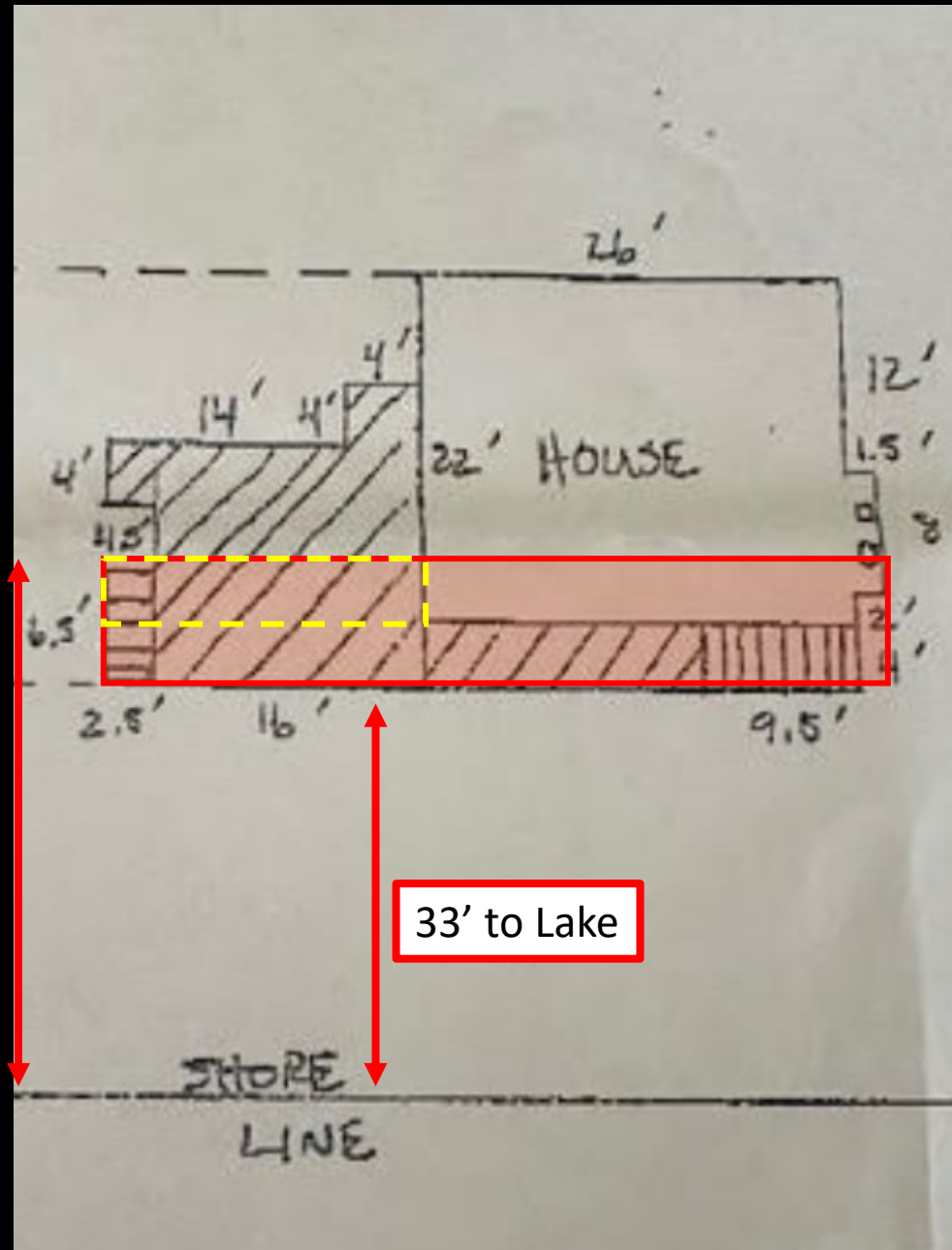
Area Seeking Bulk Variance



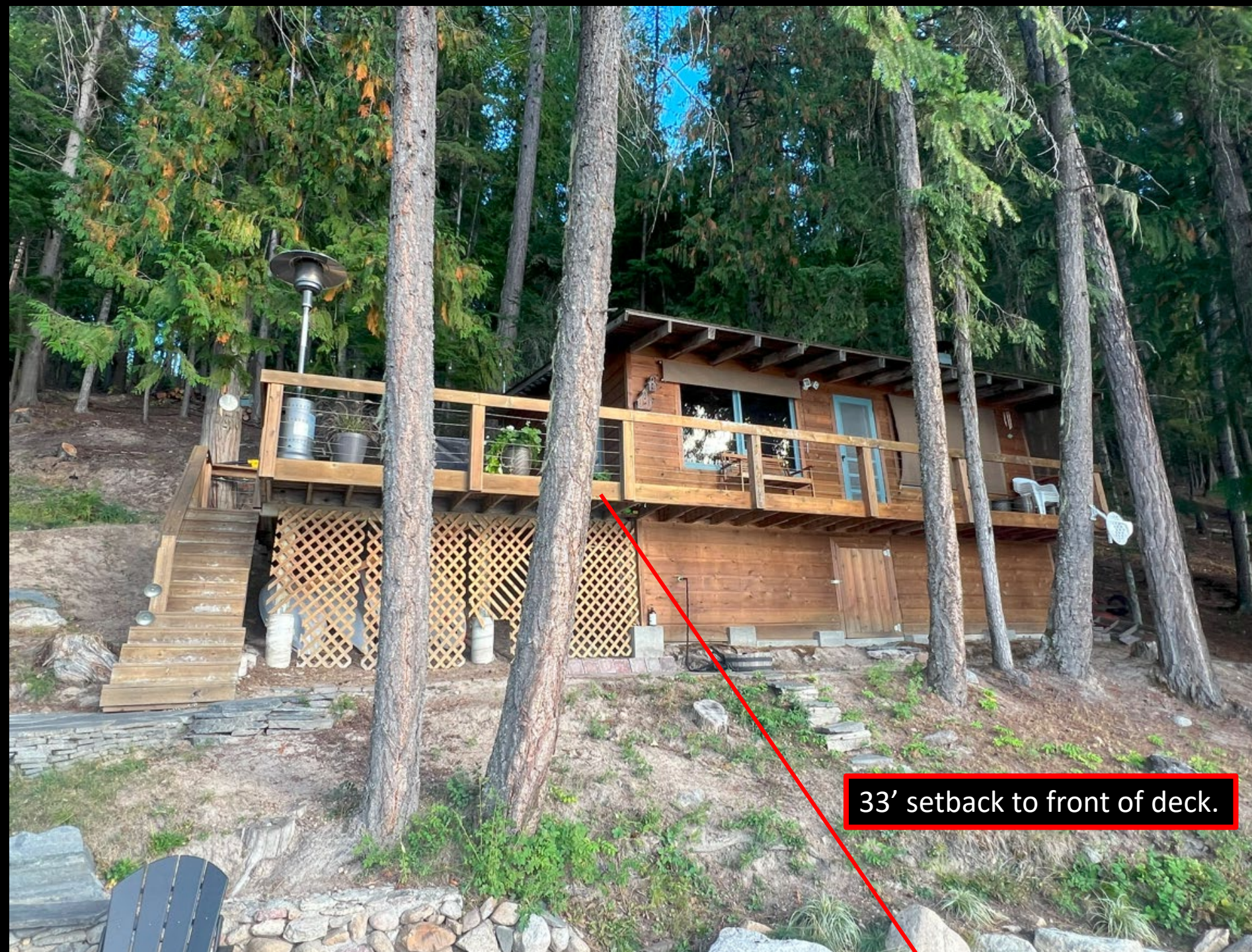
40' to Lake

33' to Lake

Existing Nonconforming
Bulk & Structure



As Built House
Showing face of
deck 33' from
Shoreline AHWM



33' setback to front of deck.

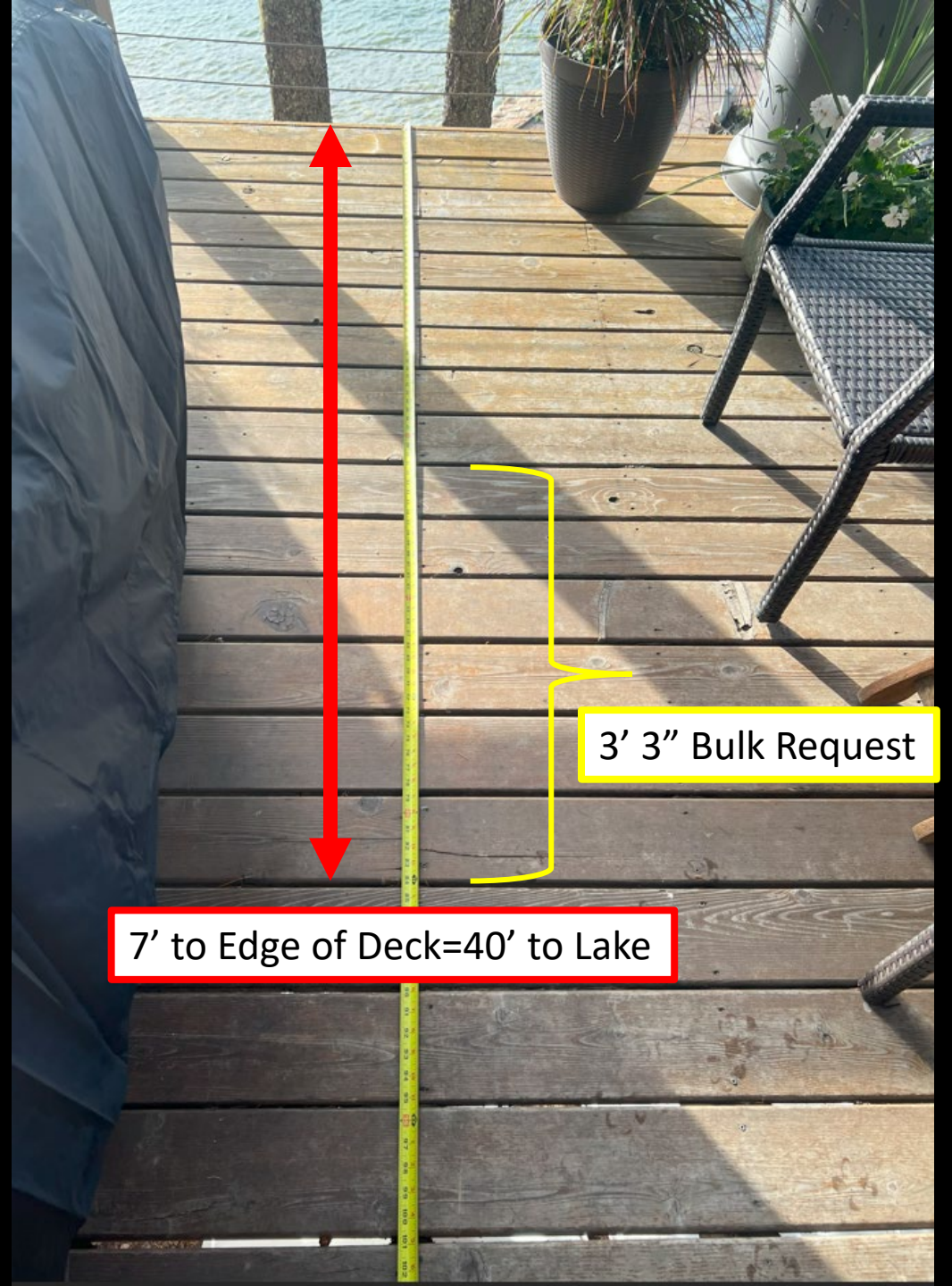
Area to be
enclosed.

33' setback to front of deck.





Owners desire to keep the scale and feel of the original cabin.



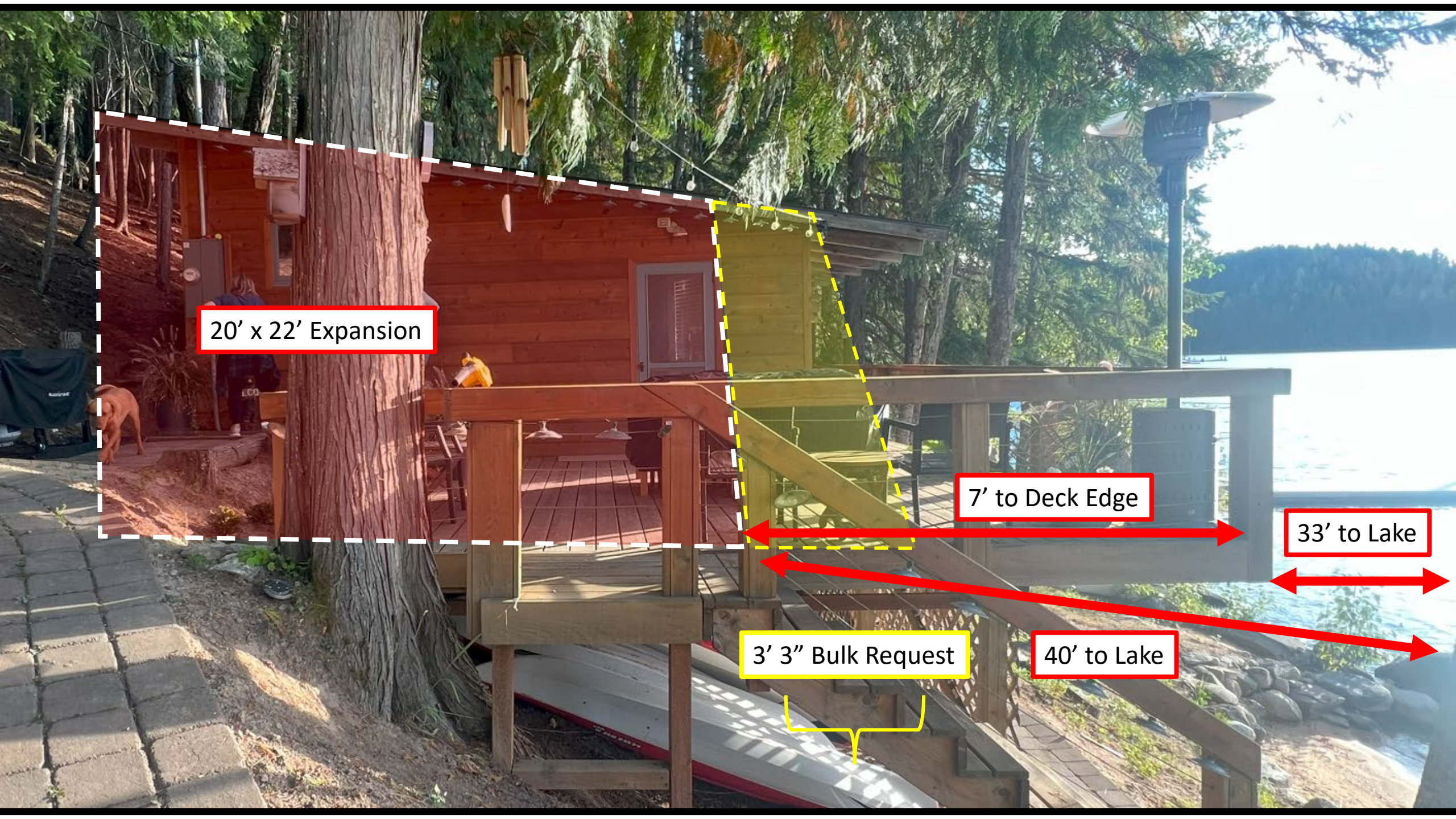


3' 3" Bulk Request

40' to Lake



20' x 22' Bulk Expansion



20' x 22' Expansion

7' to Deck Edge

33' to Lake

3' 3" Bulk Request

40' to Lake





22'

Examples of similar structures
in proximity to subject parcel.



About 20'

Neighbor to North

82 W Horton Creek Rd

RP059520010210A

