

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 - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: Hockett Trust; Ricky & Lori Hockett

From: Alex Feyen, Planner

Date: September 19, 2024

Subject: Blue-line review for MLD0041-24 Hockett Acres

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Steve Binnall, GO Land Surveying.**

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: Hockett Acres		File No: MLD0041-24
Received by: Alex Feyen, Planner	Received from: GO Land Surevying	Date Received: 09/04/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	9/19/2024	AF	Bonner County Planning Department
Comments	9/4/2024	AB	Assessor's Office
X	9-5-24	MM	Bonner County Road & Bridge Department
Letter	9/5/2024	MC	GIS Department
X	9/19/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0041-24**

DATE OF REPORT: 9/19/2024

APPLICANT: Ricky Hockett

PARCEL #: RP54N05W241800A

SUBDIVISION NAME/LOTS: Hockett Acres

SUMMARY OF PROPOSAL:

Divide one (1) 20.00-acre parcel into one (1) 10-acre lot and one (1) 9.98-acre lot.

THE APPLICATION IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division 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 written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5-acres** **Rural 5 (R-5)**

12-660 (D) (2) (f) Site area minimum: **Yes**

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

In an area of City impact: **No**

lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with
existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of
intersection: **Yes**

12-622 Submerged Lands: **N/A**

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: **Yes**

12-626.A Environmental Features: **Yes**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The lots are zoned Rural 5.
3. The lots are accessed off Clagstone Road, a Bonner County owned and maintained public right-of-way and Coyote Pass Road, a Bonner County owned and privately maintained road.
4. The lots are served by individual wells and individual septic systems.
5. The lots are served by Inland Power and Spirit Lake Fire District.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: 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(c)).

Sincerely,



Planning Department

Bonner County Planning Department

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Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

September 19, 2024

Steve Binnall
GO Land Surveying
414 Euclid Ave
Sandpoint, ID 83864

SUBJECT: MLD0041-24 Hockett Acres

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - JRJ, 9.5.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1100E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Feyen".

Alex Feyen
Planner



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Thursday, September 5, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – HOCKETT ACRES (MLD0041-24)**
SECTION 24, TOWNSHIP 54N , RANGE 5W

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Where will access to Lot 2 Be? Will it be at the SE corner at L1 along Clagstone Road?
If not, and easement will need to shown from Coyote Pass Road.

Sincerely,

Michael Bolling
Director, GIS
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Office of
Dennis Engelhardt
Bonner County Assessor

1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

[www.bonnercountyid.gov/departments/
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

September 4, 2024

Bonner County Planning Dept
HOCKETT ACRES
MLD0041-24
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST
RP54N05W241800A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Incorrect distance in the Owners' Certificate legal

Signature lines & notary acknowledgment are missing Trust name & authorized capacities of signers

Please verify ownership again when this plat goes to mylar.

Thank you,

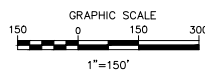
Andrea Ballard
GIS Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov

HOCKETT ACRES

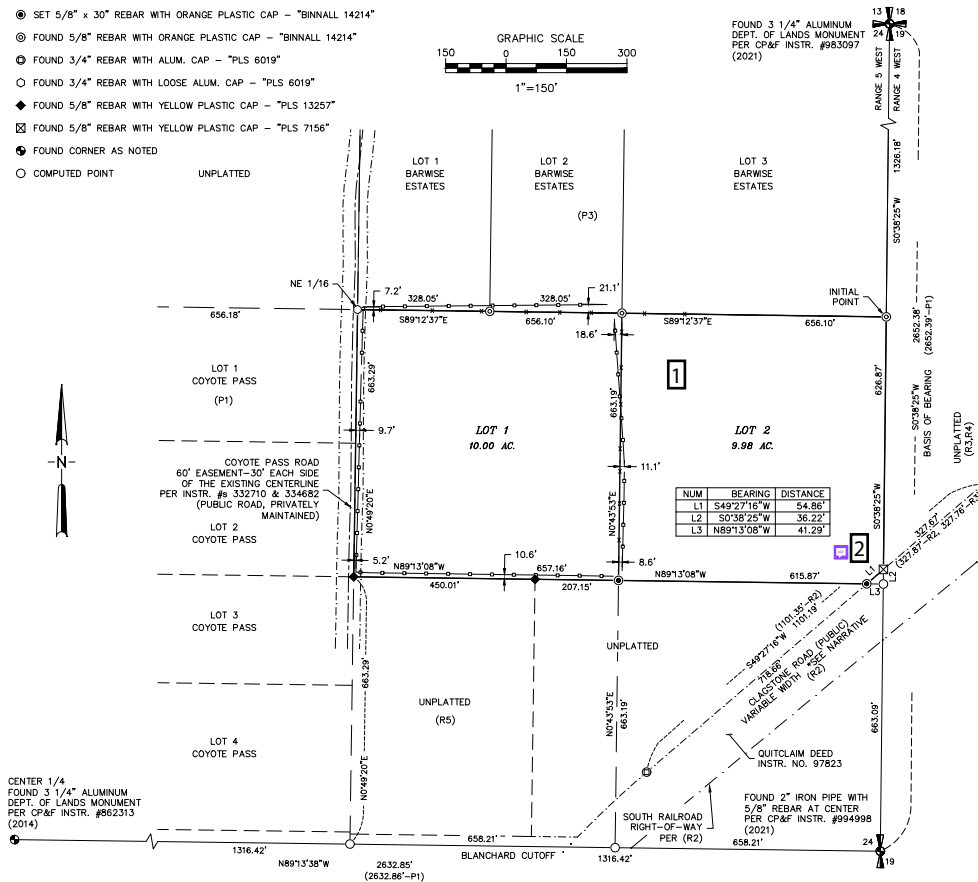
LOCATED IN A PORTION OF THE NE1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, ID

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)



RECORDER'S CERTIFICATE

RECORDER'S
CERTIFICATE

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 SOUTHWEST 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.

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, SPKS: 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) 266-8203
stevenb@goandsurveying.com

DRAWN BY: SJB / LEM PROJECT NO: 240304 DRAWING NO: 240304_Hockett_MLD.dwg SHEET: 1 of 2

Summary of Comments on 18x27 MLD

Page: 1



Number: 1 Author: Monica Carash Date: 9/5/2024 11:47:22 AM

Please show access and or easement for Lot 2.



Number: 2 Author: alexander.feyen Subject: Sticky Note Date: 9/19/2024 9:11:58 AM

Is there an easement to Lot 2 or does is access from Clagstone? Please clarify an easement if one is to exist.

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, 1328.18 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;

1 INCE CONTINUING ALONG SAID SECTION LINE SOUTH 0°38'25" WEST, 1.87 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.

2 KY HOCKETT DATE
LORI HOCKETT DATE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS DAY OF 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LORI HOCKETT, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

3 I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT
MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS DAY OF 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICKY HOCKETT, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT
MY COMMISSION EXPIRES:

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

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 DAY OF IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF 2024.

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 20
APPROVED THIS DAY OF IN THE YEAR OF 2024.

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 DAY OF 2024, AT M.

AND DULY RECORDED IN PLAT BOOK , PAGE ,

INSTRUMENT NO. ,

FEE: \$

BONNER COUNTY RECORDER DEPUTY CLERK

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 DAY OF 2024.

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.



GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDPOINT, IDAHO 83864
(208) 266-6203
stevenb@goandsurveying.com

DRAWN BY PROJECT NO. DRAWING NO. SHEET
SJB / LEM 240304 240304_Hockett_MLD.dwg 2 of 2

 Number: 1 626.87	Author: Andrea Ballard	Date: 9/4/2024 8:17:42 AM
 Number: 2 Trustees	Author: Andrea Ballard	Date: 9/4/2024 8:18:13 AM
 Number: 3 Trust name & authorized capacity of signers	Author: Andrea Ballard	Date: 9/4/2024 8:18:46 AM



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

September 14, 2024

Bonner County Planning Dept.
1500 Hwy. 2, Suite 208
Sandpoint, ID 83864

Re: Plat Review – MLD0041-24 – Hockett Acres

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

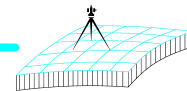
- 1) Make corrections per mark-up.

When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14943
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GO

Date _____

9/16/2024

Project / Job #

24-001DE Review MLD0041-24 - Hockett Acre

Please submit payment by: 10/1/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0041-24 - Hockett Acres	



Retainer / Credits:	\$0.00
Invoice Amount:	\$308.14
Job Total Balance Due:	\$308.14

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

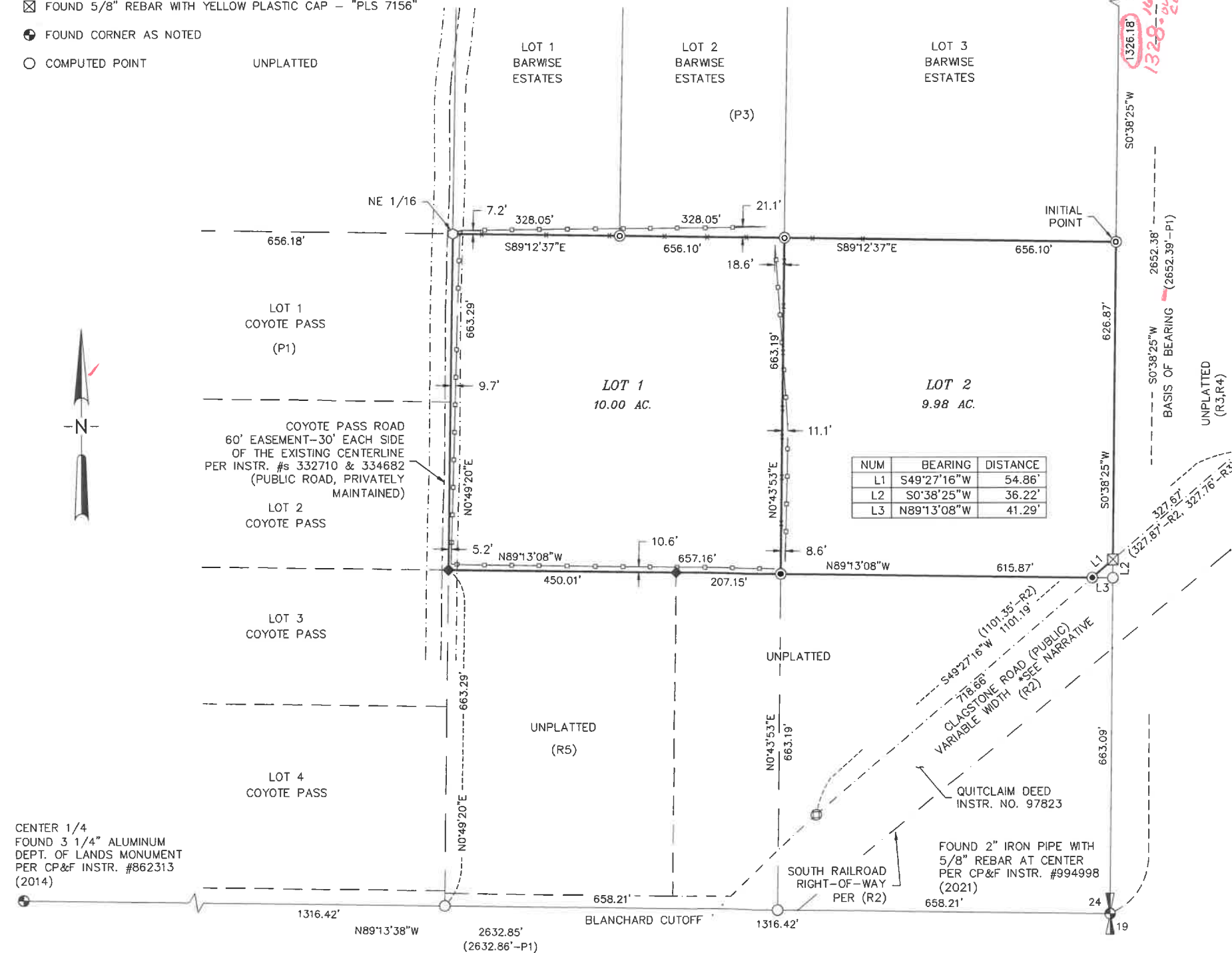
A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

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

GRAPHIC SCALE

150 0 150 300

1"=150'



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

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COMMENCING AT THE NORTHEAST QUARTER OF SECTION 24, THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER, SOUTH 0°38'25" WEST, 1328.18 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, 628.87 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;

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RICKY HOCKETT _____ DATE _____

LORI HOCKETT _____ DATE _____

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LORI HOCKETT, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICKY HOCKETT, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

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 ____, DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

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 20____, APPROVED THIS ____, DAY OF _____, IN THE YEAR OF 2024.

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 ____ DAY OF _____, 2024, AT ____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

INSTRUMENT NO. _____.

FEE: \$ _____.

BONNER COUNTY RECORDER _____

DEPUTY CLERK _____

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 ____ DAY OF _____, 2024.

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.



PRELIMINARY



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
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Lot Closure Report - Lot : HOCKETT LOT1

file- C:\Users\laure\Dropbox\GO Projects\240304_Hockett MLD\04-Drawing\240304_Hockett MLD.msx\lc_HOCKETT LOT1.txt
Tuesday, July 9, 2024, 4:03:01p.m.

Starting location (North, East) = (2316716.766, 2344021.156)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N89°13'08"W	657.160	No	2316725.725	2343364.057
2	Line	N0°49'20"E	663.290	Yes	2317388.947	2343373.575
3	Line	S89°12'37"E	656.100	No	2317379.904	2344029.613
4	Line	S0°43'53"W	663.190	No	2316716.768	2344021.147

Ending location (North, East) = (2316716.768, 2344021.147)

Total Distance : 2639.740
Total Traverse Stations : 5
Misclosure Direction : S79°27'10"E (from ending location to starting location)
Misclosure Distance : 0.009
Error of Closure : 1:304137.7
Frontage : 663.290
Frontage/Perimeter : 25.1 percent
AREA : 435500.785 sq. ft. (straight segment added to close traverse)
= 9.997722 Acres

Lot Closure Report - Lot : HOCKETT LOT2

file- C:\Users\laure\Dropbox\GO Projects\240304_Hockett MLD\04-Drawing\240304_Hockett MLD.msx\lc_HOCKETT LOT2.txt
Tuesday, July 9, 2024, 4:00:47p.m.

Starting location (North, East) = (2317370.805, 2344685.606)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S0°38'25"W	626.870	No	2316743.974	2344678.601
2	Line	S49°27'16"W	54.860	Yes	2316708.312	2344636.914
3	Line	N89°13'08"W	615.870	No	2316716.708	2344021.101
4	Line	N0°43'53"E	663.190	No	2317379.844	2344029.567
5	Line	S89°12'37"E	656.100	No	2317370.801	2344685.604

Ending location (North, East) = (2317370.801, 2344685.604)

Total Distance : 2616.890
Total Traverse Stations : 6
Misclosure Direction : N30°25'05"E (from ending location to starting location)
Misclosure Distance : 0.004
Error of Closure : 1:593507.1
Frontage : 54.860
Frontage/Perimeter : 2.1 percent
AREA : 434689.593 sq. ft. (straight segment added to close traverse)
= 9.979100 Acres

Lot Closure Report - Lot : HOCKETT PARENT

file- C:\Users\laure\Dropbox\GO Projects\240304_Hockett MLD\04-Drawing\240304_Hockett MLD.msj\lc_HOCKETT PARENT.txt
Tuesday, July 9, 2024, 3:59:31p.m.

Starting location (North, East) = (2317370.805, 2344685.606)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	S0°38'25"W	626.870	No	2316743.974	2344678.601
2	Line	S49°27'16"W	54.860	Yes	2316708.312	2344636.914
3	Line	N89°13'08"W	615.870	No	2316716.708	2344021.101
4	Line	N89°13'08"W	657.160	No	2316725.667	2343364.002
5	Line	N0°49'20"E	663.290	Yes	2317388.889	2343373.520
6	Line	S89°12'37"E	656.100	No	2317379.846	2344029.558
7	Line	S89°12'37"E	656.100	No	2317370.803	2344685.596

Ending location (North, East) = (2317370.803, 2344685.596)

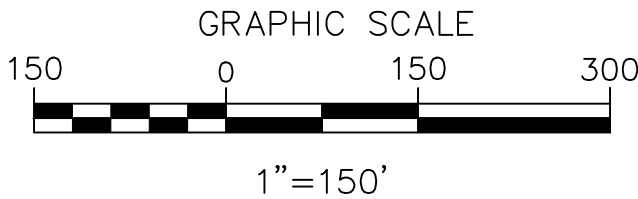
Total Distance : 3930.250
Total Traverse Stations : 8
Misclosure Direction : N78°22'50"E (from ending location to starting location)
Misclosure Distance : 0.011
Error of Closure : 1:357607.2
Frontage : 718.150
Frontage/Perimeter : 18.3 percent
AREA : 870197.015 sq. ft. (straight segment added to close traverse)
= 19.976975 Acres

PRELIMINARY

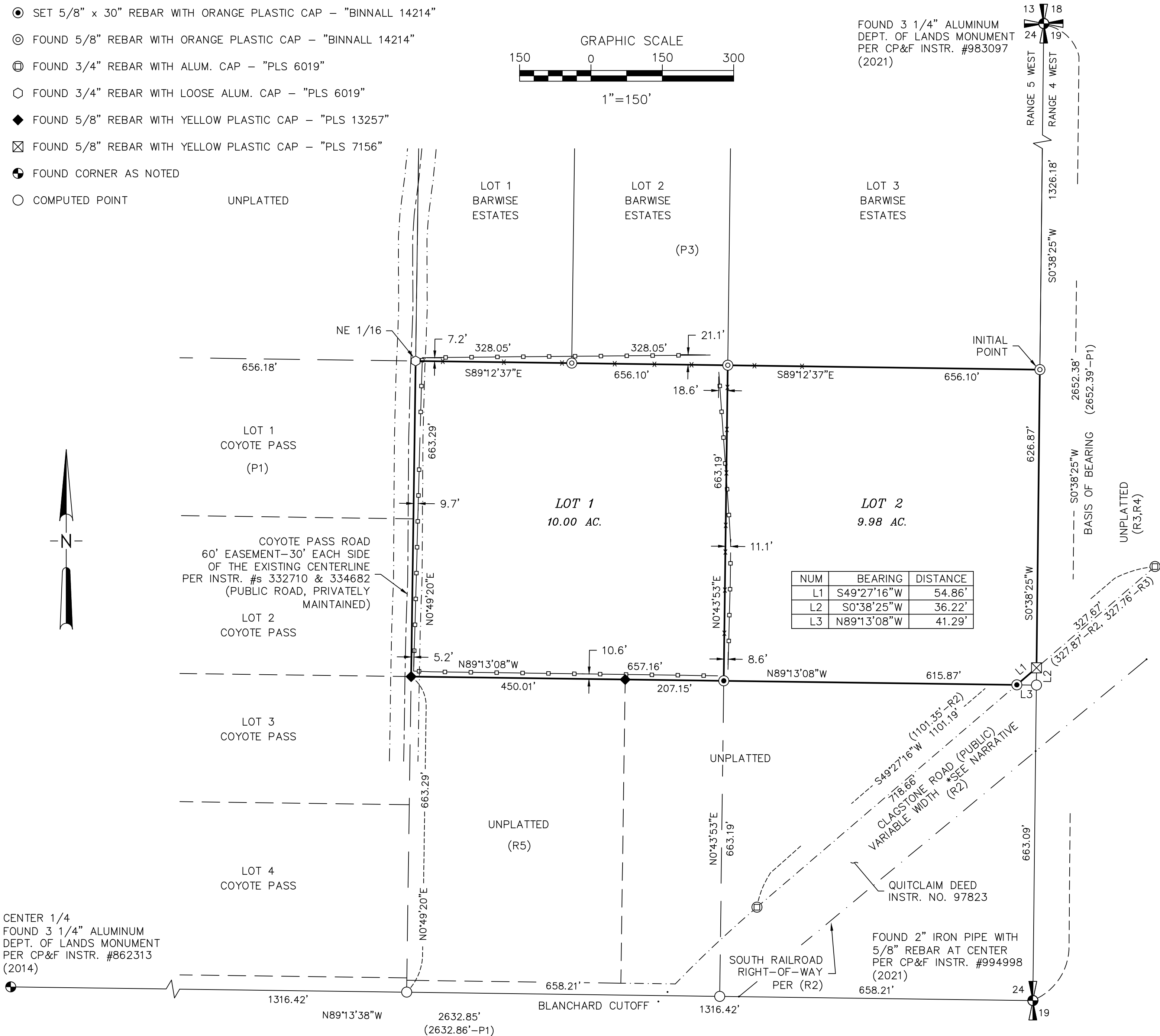
HOCKETT ACRES
LOCATED IN A PORTION OF THE NE1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, ID

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)



RECORDER'S CERTIFICATE

RECORDER'S
CERTIFICATE

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 SO'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.

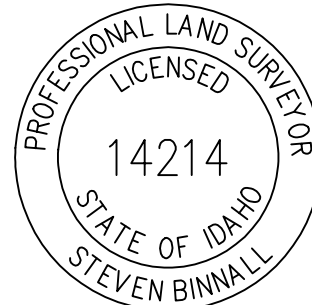
FENCES SHOWN WERE BUILT BY THE OWNERS OF THIS PARCEL WITHOUT A SURVEY, FOR LIVESTOCK.

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

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, 1328.18 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, 628.87 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 DATE

LORI HOCKETT DATE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LORI HOCKETT, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____.

MY COMMISSION EXPIRES: _____.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICKY HOCKETT, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____.

MY COMMISSION EXPIRES: _____.

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 ____ DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

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 20____.
APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2024.

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 ____ DAY OF _____, 2024, AT _____M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____.

FEE: \$ _____.

BONNER COUNTY RECORDER DEPUTY CLERK

COUNTY SURVEYOR

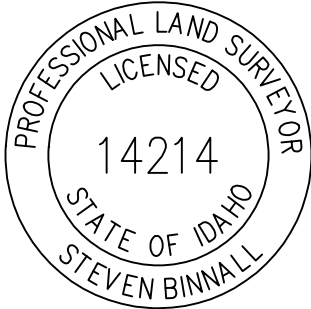
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HOCKETT ACRES AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2024.

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.



PRELIMINARY

 Land Surveying, PLLC		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