

# 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)



## Blueline Collective Report Memorandum

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To: L2 D2 LLC

From: Alex Feyen, Planner

Date: October 9, 2024

**Subject: Blue-line review for MLD0051-24 Hickok Park**

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: **ATS Inc.**

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.

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**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: <b>Hickok Park</b>		File No: <b>MLD0051-24</b>
Received by: Rob Winningham, Planner	Received from: Tiffanie Espe	Date Received: 9/16/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	10/7/2024	AF	Bonner County Planning Department
X	9/19/2024	AB	Assessor's Office
Comment	9-18-24	MM	Bonner County Road & Bridge Department
Road name required	9/23/2024	MC	GIS Department
X	10/3/24	KR	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0051-24**

**DATE OF REPORT:** 10/7/2024

**APPLICANT:** L2 D2 LLC

**PARCEL #:** RP017110010070A

**SUBDIVISION NAME/LOTS:** Hickok Park

#### **SUMMARY OF PROPOSAL:**

Divide one (1) 3.13-acre lot into (1) 1.00-acre lot, one (1) 1.047-acre lot, one (1) 1.079-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.
3. Per BCRC 12-646 (C): Initial Point shall be shown.
4. Per BCRC 12-623 (B.2): Lots to be served by a new water system serving from two (2) to nine (9) lots: Documentation by an Idaho licensed professional engineer or professional geologist that the sources proposed for water supply have sufficient production capability to provide drinking water to the lots in the proposed subdivision.
5. BCRC 12-624 (D): All proposed lots less than five (5) acres gross shall have direct frontage on, and direct access to, a public right of way. The proposed road shall be dedicated as public right-of-way.
6. The proposed road will need to be moved. Placing a road in the proposed area would put neighboring homes out-of-compliance by not meeting the setback to streets (25 feet instead of 5 feet from the property line. The road will also require an approved road name from the GIS Department.

#### **STANDARDS REVIEW:**

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** **2.5-acres** **Suburban (S)**

12-660 (D) (2) (f) Site area minimum: **No**

Urban services: **No**

## DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District  
lift the sanitary restrictions on the property?: **No**

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

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

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

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

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

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 proposed lots are zoned Suburban.
3. The proposed lots will be served by a shared well and an individual septic system. The applicants will need documentation from an engineer showing the well is capable of serving the proposed lots.
4. The proposed lots will be served by Sagle Fire District and Northern Lights, Inc.
5. The proposed lots are accessed off a proposed unnamed road. This road will be required to be dedicated as public right-of-way, via Butler Creek Spur, a Bonner County owned and maintained public right-of-way.

## 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



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## Blueline Review Letter

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October 7, 2024

Tiffanie Espe  
ATS, Inc  
PO Box 3457  
Hayden, ID 83835

**SUBJECT: MLD0051-24 Hickok Park**

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, 9.26.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1175E, 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", is written over the word "Sincerely,".

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](mailto:gisgroup@bonnercountyid.gov)

Monday, September 23, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – HICKOK PARK (MLD0051-24)**  
**SECTION 18, TOWNSHIP 55N, RANGE 4W**

To Whom It May Concern:

The proposed (**ROAD NAME LANE**) is not an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

Sincerely,

Address Administrator  
Bonner County GIS Department,  
A Division of the Bonner County Assessor  
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

September 19, 2024

Bonner County Planning Dept  
HICKOK PARK  
MLD0051-24  
SECTION 18, TOWNSHIP 55 NORTH, RANGE 4 WEST  
RP017110010070A

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.

Please verify ownership again when this plat goes to mylar.

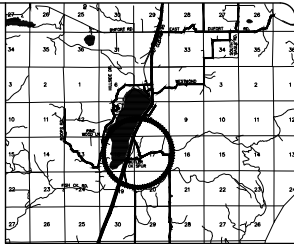
Thank you,

Andrea Ballard  
Cadastral Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)

# HICKOK PARK

A REPLAT OF LOT 7, BLOCK 1, BUTLER CREEK ESTATES  
SITUATE IN THE SOUTHEAST QUARTER OF  
SECTION 18, TOWNSHIP 55 NORTH, RANGE 04 WEST, B.M.  
BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP  
NO SCALE

## OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT L2 D2, LLC, AN IDAHO LIMITED LIABILITY COMPANY DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE REPLATED INTO LOTS TO BE KNOWN HENCEFORTH AS HICKOK PARK, BEING LOT 7, BLOCK 1, BUTLER CREEK ESTATES AS RECORDED IN BOOK 7 OF PLATS AT PAGE 058, BONNER COUNTY RECORDS AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 55 NORTH, RANGE 02 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT:

- 1) THE OWNER HEREBY GRANTS **1** OF ROADWAY AND UTILITY EASEMENT FOR THE BENEFIT OF THESE PLATTED LOTS, AS DEPICTED HEREIN.
- 2) THE OWNER HEREBY GRANTS A SHARED **2** AS DEPICTED ON PAGE 2 OF THIS PLAT FOR THE BENEFIT OF THESE PLATTED LOTS.
- 3) THE WATER PURVEYOR SHALL BE BY A SHARED WELL SERVICING EACH LOT OF THIS PLAT.
- 4) THE OWNER PURVEYOR SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

ASIA DAVIS  
REGISTERED AGENT  
L2 D2, LLC

DATE

## NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO  
COUNTY OF KOOTENAI

} 5.5.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
BY ASIA DAVIS AS REGISTERED AGENT FOR L2 D2, LLC.

NOTARY PUBLIC FOR THE STATE OF IDAHO



## SANITARY RESTRICTION

SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON HEALTH DISTRICT APPROVAL ON THE LOTS FOR SURFACE SEWAGE DISPOSAL, APPROVAL OF THE SHARED WELL WATER SYSTEM AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT THE SHARED WELL WATER SYSTEM IS APPROVED BASED UPON COMPLIANCE WITH MINIMUM CONSTRUCTION, SITING AND CAPACITY GUIDELINES AND REQUIREMENTS, BECAUSE THE WATER SYSTEM IS NOT A PUBLIC WATER SUPPLY REGULATED BY THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 36.01.08). NEITHER THE DEPARTMENT OF ENVIRONMENTAL QUALITY NOR THE HEALTH DISTRICT HAS REVIEWED THE SHARED WELL WATER SYSTEM FOR COMPLIANCE WITH THE REQUIREMENTS FOR SUCH PUBLIC WATER SUPPLIES, INCLUDING WITHOUT LIMITATION THE APPLICABLE CAPACITY, QUALITY, CONSTRUCTION AND OTHER ENGINEERING STANDARDS. BUYER IS FURTHER CAUTIONED THAT THROUGH GROWTH, THE NEW SHARED WELL WATER SYSTEM MAY BECOME REGULATED IN THE FUTURE UNDER THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AS A COMMUNITY WATER SYSTEM. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF THE SHARED WELL WATER SYSTEM HAS BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS NECESSARY TO SATISFY SANITARY RESTRICTIONS, THEN SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHED/REQUIRE DRINKING WATER OR SEPTIC FACILITIES SHALL BE ALLOWED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

HEALTH DISTRICT

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HICKOK PARK" AND CHECKED THE PLAT 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

## COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

AS INSTRUMENT

BY

BONNER COUNTY RECORDER

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

## COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHANCELLER

BY \_\_\_\_\_ OF BONNER COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #0892, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2024. THAT THE DISTANCES, COORDINATES AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



**ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING**  
INC.  
9177 HESS ST STREET, HAYDEN IDAHO, 83835  
• PH: (208)-772-2745 • FAX: (208)-762-7731 •


SCALE: NTD  
CHECKED BY MBM  
DATE: 08-28-2024  
DRAWN BY MBM  
DATE: 08-28-2024  
SHEET: PLAT  
PROJ: 24-113

# Summary of Comments on PLAT


---

Page: [1] 24-113\_HC-JURAT


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 Number: 1      Author: alexander.feyen      Subject: Sticky Note      Date: 10/7/2024 5:43:27 PM  
Shall be dedicated to the public. Likely privately maintained.


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 Number: 2      Author: alexander.feyen      Subject: Sticky Note      Date: 10/7/2024 5:44:32 PM  
Requires engineers report to show well is capable of serving these lots.

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 Number: 3      Author: alexander.feyen      Subject: Sticky Note      Date: 10/7/2024 5:39:51 PM  
After October, Taxes must be pre-paid.

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 Number: 4      Author: alexander.feyen      Subject: Sticky Note      Date: 10/7/2024 5:40:06 PM  
Chair or Chairwoman

---

# HICKOK PARK

A REPLAT OF LOT 7, BLOCK 1, BUTLER CREEK ESTATES  
SITUATE IN THE SOUTHEAST QUARTER OF  
SECTION 18, TOWNSHIP 55 NORTH, RANGE 04 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2

INSTRUMENT NO. \_\_\_\_\_

## REFERENCES

- K1) BUTLER CREEK ESTATES BY GILBERT C. DALY, PLS 10559,  
RECORDED AS INSTRUMENT NUMBER 630977.  
K2) WARRANTY DEED INSTRUMENT NUMBER 1031513.  
ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND  
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER  
OF SAID SECTION AND MATCHES R. 1, 17020.

## SURVEYOR'S NARRATIVE/NOTES

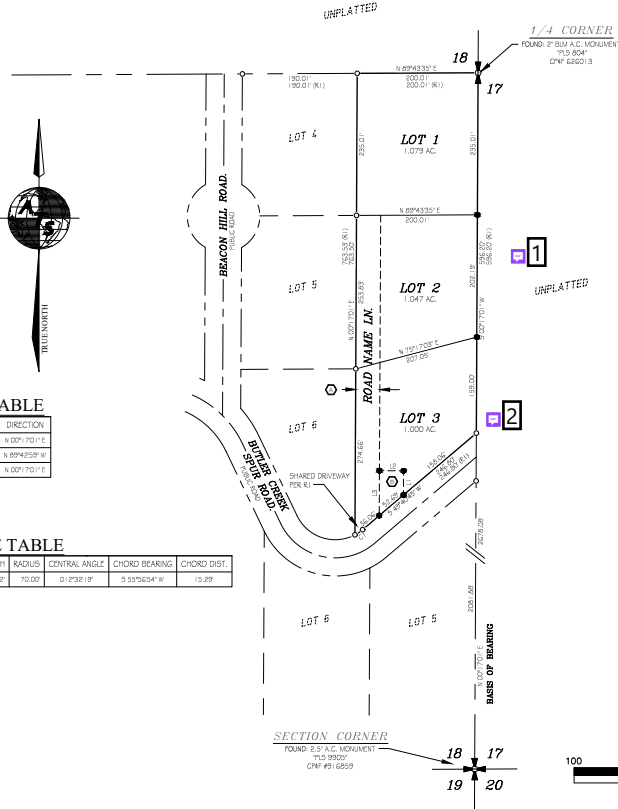
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED  
BY FLYING 5 TITLE & ESCROW COMPANY DATED JULY 08, 2024, ORDER NO. 1151469-5. THIS  
SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR  
ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS  
SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO A.T.S., INC.
- ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED  
ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
- THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS  
OBSERVATIONS USING A TRIMBLE 562 SECOND ROBOTIC TOTAL STATION AND TRIMBLE  
R10-2 DGNSS BASE UNIT AND A TRIMBLE R10-2 RTK ROVER UNIT.
- THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS.  
ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO  
VERIFY THEY EXCEEDED THE REQUIREMENTS OF THIS SECTION.
- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO  
BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
- PLATTED PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY UTILITY EASEMENTS PER BOOK 61  
OF DEEDS, PAGE 074 AND INSTRUMENT NUMBER 936037.
- PLATTED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS FOR BUTLER CREEK  
ESTATES, RECORDED AS INSTRUMENT NUMBER 646054.

## LINE TABLE

LINE	LENGTH	DIRECTION
1-1	40.00	N 00° 17' 01" E
1-2	40.00	N 89° 42' 59" W
1-3	74.09	N 00° 17' 01" E

## CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	15.34	70.00	01° 59' 11"	S 59° 56' 04" W	15.29



## LEGEND

- SET 5/8\"/>






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TECHNOLOGY  
SURVEYING &  
ENGINEERING**  
INC.  
9177 HESS STREET, HAYDEN IDAHO, 83835  
• PH: (208)-772-2745 • FAX: (208)-762-7731 •

SCALE: 1" = 100'  
CHECKED BY MMW  
DATE: 08-28-2024  
DRAWN BY MMW  
DATE: 08-28-2024  
DWG: PLAT  
PROJ: 24-113


## Page: [2] 24-113\_HC-PLAT

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	Number: 1	Author: alexander.feyen	Subject: Sticky Note	Date: 10/7/2024 5:38:07 PM
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Will serve letters of engineer's documentation showing capability of a shared well.

	Number: 2	Author: alexander.feyen	Subject: Sticky Note	Date: 10/7/2024 5:46:16 PM
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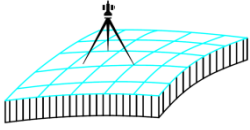
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Initial point is missing.

	Number: 3	Author: alexander.feyen	Subject: Sticky Note	Date: 10/7/2024 5:48:42 PM
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Public



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

October 3, 2024

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

Re: Plat Review – MLD0051-24 - Hickok Park

Dear Planning Dept.,

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

- 1) Correct Range in sheet 1 and 2 headers.
- 2) Show maintenance owner on Butler Creek Spur Rd.

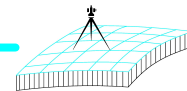
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS



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



Fax: (208) 265-4474

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #	14956
-----------	-------

ATS

Date \_\_\_\_\_

10/3/2024

Project / Job #

24-001DU Review MLD0051-24 - Hickok Park

Please submit payment by: 10/18/2024

# INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0051-24 - Hickok Park	



<b>Retainer / Credits:</b>	\$0.00
<b>Invoice Amount:</b>	\$308.14
<b>Job Total Balance Due:</b>	\$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% ]

HICKOK PARK  
A REPLAT OF LOT 7, BLOCK 1, BUTLER CREEK ESTATES  
SITUATE IN THE SOUTHEAST QUARTER OF  
SECTION 18, TOWNSHIP 55 NORTH, RANGE 04 WEST, B.M.  
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PAGE 2 OF 2

INSTRUMENT NO. \_\_\_\_\_

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OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER  
OF SAID SECTION AND MATCHES R1, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

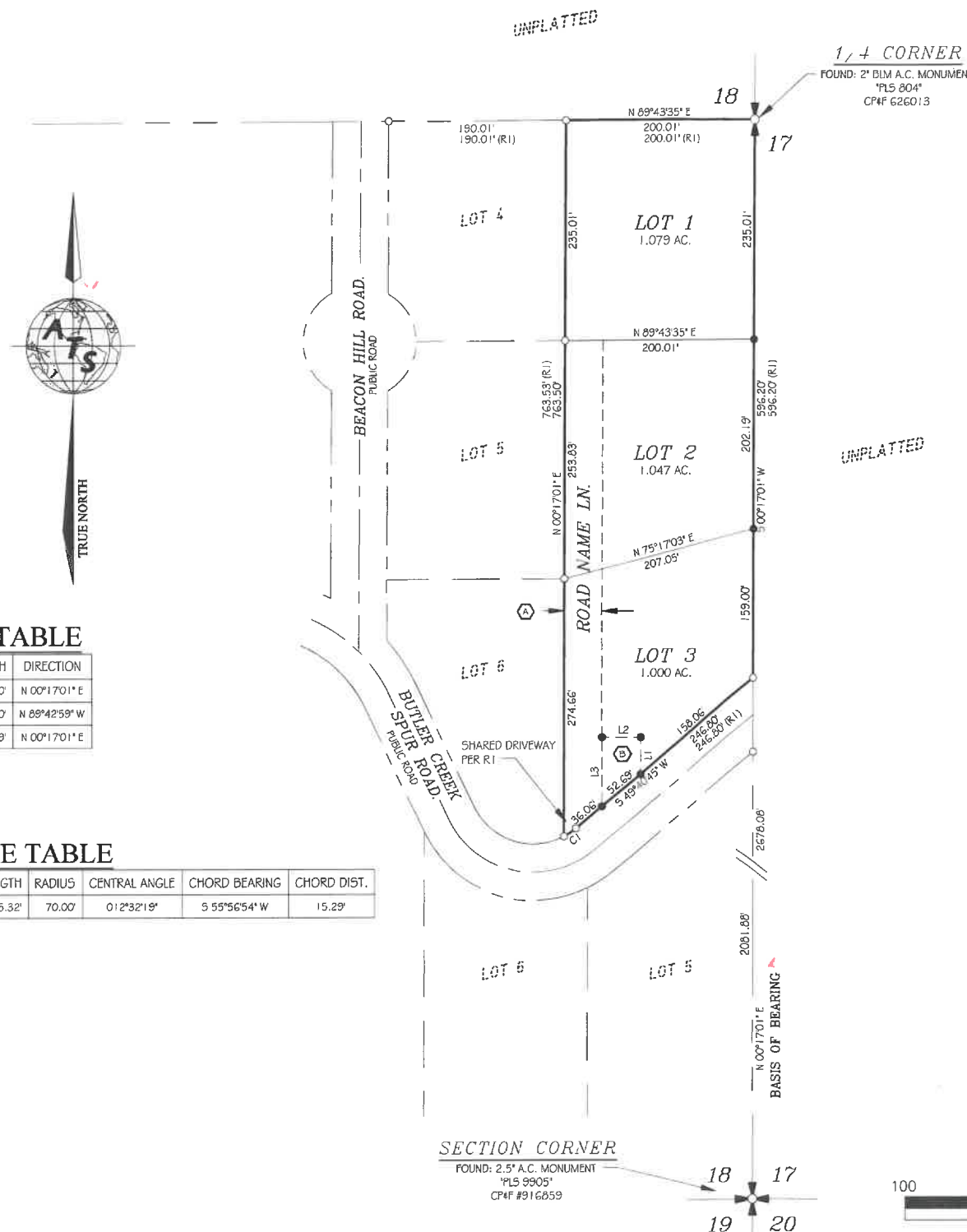
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED  
BY FLYING 5 TITLE & ESCROW COMPANY DATED JULY 08, 2024. ORDER NO. 1151469-5. THIS  
SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR  
ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS  
SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
- ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED  
ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
- THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS  
OBSERVATIONS USING A TRIMBLE S6-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE  
R10-2 GNSS BASE UNIT AND A TRIMBLE R121 RTK ROVER UNIT.
- THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS.  
ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO  
VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO  
BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
- PLATTED PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY UTILITY EASEMENTS PER BOOK G1  
OF DEEDS, PAGE 074 AND INSTRUMENT NUMBER 936037.
- PLATTED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS FOR BUTLER CREEK  
ESTATES, RECORDED AS INSTRUMENT NUMBER 646554.

LINE TABLE

LINE	LENGTH	DIRECTION
L1	40.00'	N 00°17'01" E
L2	40.00'	N 89°42'59" W
L3	74.29'	N 00°17'01" E

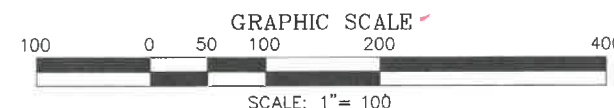
CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	15.32'	70.00'	01°32'19"	S 55°56'54" W	15.29'



LEGEND

- SET 5/8" BY 30" REBAR & CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR & CAP MARKED "PLS 10559"
- QUARTER CORNER
- SECTION CORNER
- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- 40' PRIVATE ACCESS & UTILITY EASEMENT, GRANTED THIS PLAT.
- SHARED WELL EASEMENT, GRANTED THIS PLAT





**ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING**  
INC.  
9177 HESS STREET, HAYDEN IDAHO, 83835  
★ PH. (208)-772-2745 ★ FAX (208)-762-7731 ★

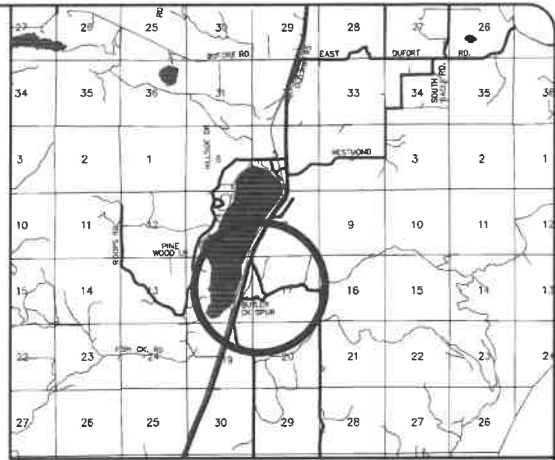
SCALE: 1" = 100'

CHECKED BY MBM  
DATE: 08-28-2024

DRAWN BY MBM  
DATE: 08-28-2024

DWG: PLAT  
PROJ: 24-113

HICKOK PARK  
A REPLAT OF LOT 7, BLOCK 1, BUTLER CREEK ESTATES  
SITUATE IN THE SOUTHEAST QUARTER OF  
SECTION 18, TOWNSHIP 55 NORTH, RANGE 04 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 1 OF 2



VICINITY MAP  
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT L2 D2, LLC, AN IDAHO LIMITED LIABILITY COMPANY DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE REPLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS "HICKOK PARK", BEING LOT 7, BLOCK 1, BUTLER CREEK ESTATES AS RECORDED IN BOOK 7 OF PLATS AT PAGE 052, BONNER COUNTY RECORDS AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 55 NORTH, RANGE 02 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT:

- THE OWNER HEREBY GRANTS 40 FOOT WIDE ROADWAY AND UTILITY EASEMENT FOR THE BENEFIT OF THESE PLATTED LOTS, AS DEPICTED HEREIN.
- THE OWNER HEREBY GRANTS A SHARED WELL EASEMENT AS DEPICTED ON PAGE 2 OF THIS PLAT FOR THE BENEFIT OF THESE PLATTED LOTS.
- THE WATER PURVEYOR SHALL BE BY A SHARED WELL SERVICING EACH LOT OF THIS PLAT.
- THE SEWER PURVEYOR SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

ASIA DAVIS  
REGISTERED AGENT  
L2 D2, LLC

DATE

SANITARY RESTRICTION

SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON HEALTH DISTRICT APPROVAL ON THE LOTS FOR SUBSURFACE SEWAGE DISPOSAL, APPROVAL OF THE SHARED WELL WATER SYSTEM AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT THE SHARED WELL WATER SYSTEM IS APPROVED BASED UPON COMPLIANCE WITH MINIMUM CONSTRUCTION, SITING AND CAPACITY GUIDELINES AND REQUIREMENTS. BECAUSE THE WATER SYSTEM IS NOT A PUBLIC WATER SUPPLY REGULATED BY THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08), NEITHER THE DEPARTMENT OF ENVIRONMENTAL QUALITY NOR THE HEALTH DISTRICT HAS REVIEWED THE SHARED WELL WATER SYSTEM FOR COMPLIANCE WITH THE REQUIREMENTS FOR SUCH PUBLIC WATER SUPPLIES, INCLUDING WITHOUT LIMITATION THE APPLICABLE CAPACITY, QUALITY, CONSTRUCTION AND OTHER ENGINEERING STANDARDS. BUYER IS FURTHER CAUTIONED THAT THROUGH GROWTH, THE NEW SHARED WELL WATER SYSTEM MAY BECOME REGULATED IN THE FUTURE UNDER THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AS A COMMUNITY WATER SYSTEM. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF THE SHARED WELL WATER SYSTEM HAS BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS NECESSARY TO SATISFY SANITARY RESTRICTIONS, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1-326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEPTIC FACILITIES SHALL BE ALLOWED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

HEALTH DISTRICT

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HICKOK PARK" AND CHECKED THE PLAT 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

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

AS INSTRUMENT \_\_\_\_\_

BY: \_\_\_\_\_  
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2024. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



	ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.	SCALE: NTS	
	9177 HESS STREET, HAYDEN IDAHO, 83835	CHECKED BY MBM DATE: 08-28-2024	DRAWN BY MBM DATE: 08-28-2024
	* PH. (208)-772-2745 * FAX (208)-762-7731 *	DWG: PLAT	PROJ: 24-113



## Advanced Technology Surveying & Engineering

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### HICKOK PARK LOT CLOSURES

#### LOT 1

POB

Line: S 00°17'01" W, 235.01 Feet

Line: S 89°43'35" W, 200.01 Feet

Line: N 00°17'01" E, 235.01 Feet

Line: N 89°43'35" E, 200.01 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA: 47,002 Square Feet, or 1.079 Acres

#### LOT 2

POB

Line: S 00°17'01" W, 202.19 Feet

Line: S 75°17'03" W, 207.05 Feet

Line: N 00°17'01" E, 253.83 Feet

Line: N 89°43'35" E, 200.01 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA: 45,602 Square Feet, or 1.047 Acres

**LOT 3**  
POB

Line: S 00°17'01" W, 159.00 Feet

Line: S 49°40'45" W, 246.80 Feet

Curve Direction: right  
15.32 Feet

Radius: 70.00 Feet

Delta: 12°32'19"

S 55°56'54" W 15.29 Feet

Line: N 00°17'01" E, 274.66 Feet (Non-Tangent)

Line: N 75°17'03" E, 207.05 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

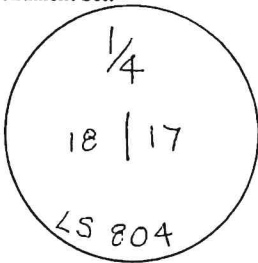
AREA: 43,576 Square Feet, or 1.000 Acres

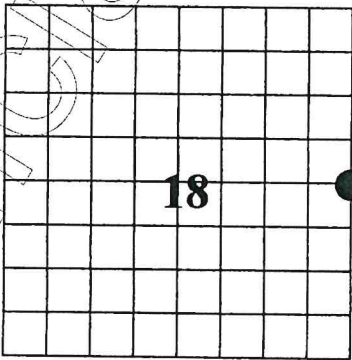


626013

**CORNER PERPETUATION AND FILING RECORD**

(In compliance with Title 55, Chapter 16, Sections 1601-1612 CORNER PERPETUATION AND FILING ACT)

<b>RECORD OF ORIGINAL CORNER:</b>	<b>Date of Survey:</b> 1890	<b>Surveyor:</b> A.D. Robinson
A post 3ft x 3 ins. sq. 24 ins. in the ground marked 1/4 S on W. face from which: A tamarack 36 in. dia. bears N1-1/4°W, 114 lks dist., marked 1/4 BT; A tamarack 10 ins. dia. bears S43-1/2°E, 83 lks dist., marked 1/4 BT.		
<b>DESCRIPTION OF CORNER EVIDENCE FOUND:</b>		
No original evidence found. Found a 2 inch aluminum cap by LS 804.		
<b>DESCRIPTION OF MONUMENT AND ACCESSORIES ESTABLISHED TO PERPETUATE THE LOCATION OF THIS CORNER</b>		
Accepted the found 2 inch aluminum cap as the corner, from which,  A 12 inch dia. red fir, bears S82°W a distance of 22.10 feet; A 10 inch dia. red fir, bears N52°E a distance of 5.98 feet.		
<b>Date of work:</b> May 2003 <b>Magnetic Declination:</b> Assumed N.21°E.		
<b>SURVEYOR'S CERTIFICATE</b> Seal, Signature, Date:  The field work was performed and corner record prepared by me or under my direction in conformance with the Corner Perpetuation Act.  Name: Gilbert C. Bailey P.L.S. No. : 10559 Employer: Tucker, Brown & Vermeer, LLC		<b>Marks on Monument Set:</b>  

<b>FOR COUNTY USE ONLY</b>  FILED BY T. BAY 2003 JUN -11 A 10: 626013 MARIE SCOTT JUNE COUNTY RECORDER	<b>DIAGRAM</b> 	<b>COUNTY BONNER</b>  <b>SECTION</b> <u>18</u> (Refer to diagram)  <b>TOWNSHIP</b> <u>55N</u>  <b>RANGE</b> <u>2W</u> <b>BOISE MERIDIAN</b>  <b>CROSS INDEX</b> <u>L-05</u>
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# CORNER PERPETUATION AND FILING RECORD

(In compliance with Title 55, Chapter 16, Sections 1601-1612 CORNER PERPETUATION AND FILING ACT.)

**RECORD OF ORIGINAL CORNER:** Date of Survey 1890 Surveyor A. D. Robinson  
Set a post 4 ft. long, 4 ins. sq., 24 ins. in the ground for corner  
to secs. 17, 18, 19, and 20, marked  
T 55 N S 17 on N E  
R 2 W S 20 on S E  
S 19 on S W and  
S 18 on N W faces with 5 notches on E, and 3  
notches on S edges; from which,  
A fir 22 ins. diam., bears N43 $\frac{1}{2}$ ° E, 107 lks, dist.;  
marked T 55 N R.2 W S 17. B T.  
A fir 24 ins. diam., bears S. 49 $\frac{1}{2}$ ° E. 143 l s, dist.,  
marked T 55 N R 2 W S 20 B T.  
A fir 28 ins. diam., bears S 83  $\frac{3}{4}$ ° W 113 l s, dist., marked T 55 N R 2-W S 19 B T.  
A fir 24 ins. dia., bears N. 40 $\frac{1}{2}$ ° W. 120 lks, dist., marked T 55 N R 2 W S 18 B T.

## DESCRIPTION OF CORNER EVIDENCE FOUND:

No original evidence found

Found 7" X 7" granite stone with an X chiseled on top that has been  
accepted by several surveyors as the section corner.

## DESCRIPTION OF MONUMENT AND ACCESSORIES ESTABLISHED TO PERPETUATE THE LOCATION OF THIS CORNER.

Left the stone in place, flush with the ground. A 3.5 ft. high steel  
post lies N45°W, 1.0' from the stone. A 13" diameter Red fir bears  
N68°W, 19.05', blazed and scribed S18BT.  
A 12" diameter Red fir bears S28°E, 38.7 feet, blazed and scribed  
S20BT. There were no other accessories within reasonable distance.

Date of work Mag. Decl. N21°E

## SURVEYOR'S CERTIFICATE

The fieldwork was performed and  
corner record prepared by me or  
under my direction in conformance  
with the Corner Perpetuation Act.

Name Lance G. Miller

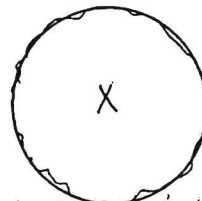
R.L.S. No. PLS 6107

Employer Owner

Seal, Signature, Date:



Marks on Monument Set:

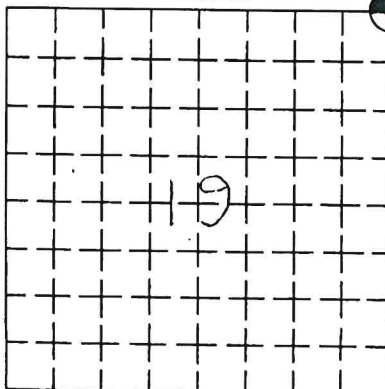


7"x7" Stone, X in  
center

For County Use Only

FILED 7/17/93 TIME 1:00 PM  
MARIE SCOTT,  
RECORDER OF BONNER COUNTY  
BY [Signature] DEPUTY  
FEES 0.00

## DIAGRAM



SUBD. INDEX NO. (if applicable)

COUNTY Bonner

SECTION 19  
(Refer to diagram)

TOWNSHIP 55N

RANGE 2W

BOISE MERIDIAN

CROSS INDEX N-5

# CORNER PERPETUATION AND FILING RECORD

## RECORD OF ORIGINAL CORNER AND SUBSEQUENT HISTORY:

Date of Survey: Sep. 14, 1890 Surveyor: A.D. Robinson

"Set a post 4 ft. long, 4 ins. sq., 24 ins. in the ground for cor. to secs. 17, 18, 19 & 20, marked T.55N. S.17 on N.E., R.2W. S.20 on S.E., S.19 on S.W. and S.18 on N.W. faces, with 5 notches on E. and 3 notches on S. edges

from which

A Fir, 22 ins. dia. brs. N48-1/4°E, 107 lks. dist. marked T.55N. R.2W. S.17 B.T.

A Fir, 24 ins. dia. brs. S49-1/2°E, 143 lks. dist., marked T.55N. R.2W. S.20 B.T.

A Fir, 28 ins. dia. brs. S83-3/4°W, 113 lks. dist., marked T.55N. R.2W. S.19 B.T.

A Fir, 24 ins. dia. brs. N40-1/2°W, 120 lks. dist., marked T.55N. R.2W. S.18 B.T."

## INSTRUMENT NUMBERS OR FILING DATA OF CORNER RECORDS PREVIOUSLY RECORDED:

CPF filed 6/17/1993, Lance Miller, 6107

CPF filed 6/2/2011, Duane Zimmerman, 8655

## DESCRIPTION OF CORNER EVIDENCE FOUND:

Found 7" X 7" stone with chiseled "X," flush with ground and a  
14" Fir w/ BT, S28°E, 38.7 feet

14" Fir w/ BT, N68°W, 19.1 feet

5/8" rebar w/ red plastic cap marked "DEA CONTROL," N29°E, 19.54 feet

## DESCRIPTION AND SKETCH OF MONUMENT AND ACCESSORIES ESTABLISHED TO PERPETUATE THE LOCATION OF THIS CORNER:

Set 2-1/2" aluminum cap on 5/8" X 30 rebar marked as shown below.

Set bearing tree tag on:

20" Fir, marked N23°W 15.50', T.55N., R.2W., S.20,

8" Fir, marked S63°W 14.75', T.55N., R.2W., S.17,

14" Fir, marked S68°E 19.25', T.55N., R.2W., S.18,

Wood fence corner post, marked S20°E 1.25', T.55N., R.2W., S.18. (No suitable objects in Sec. 19.)

Date of work: 12/29/2017 Basis of Bearing: Declination adjusted mag. north. Mag. Decl. of Compass: -15'

### SURVEYOR'S CERTIFICATE

The fieldwork was performed and  
corner record prepared by me or  
under my direction in conformance  
with the Corner Perpetuation Act.

Seal, Signature, Date:

Marks on Monument:

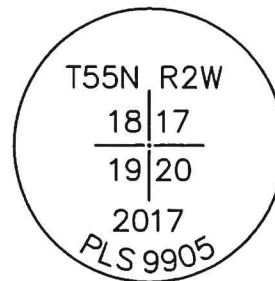
Mark W. Duffner

P.L.S. No. 9905

Employer: James A. Sewell and Associates

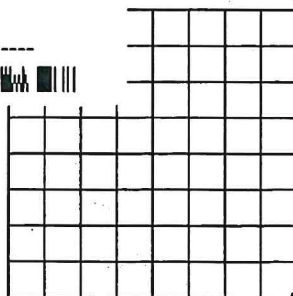
1319 N. Division Avenue

Sandpoint, Idaho 83864



For County Use Only

Instrument # **916859**  
Bonner County, Sandpoint, Idaho  
01/16/2018 03:13:22 PM No. of Pages: 1  
Recorded for: SEWELL & ASSOCIATES  
Michael W. Rosedale Fee: \$10.00  
Ex-Officio Recorder Deputy  
Index to: CORNER PERPETUATION & FILING



COUNTY: BONNER

SECTION: 18

(Refer to diagram)

CORNER: SE COR

TOWNSHIP: 55 N

RANGE: 2 W

BOISE MERIDIAN

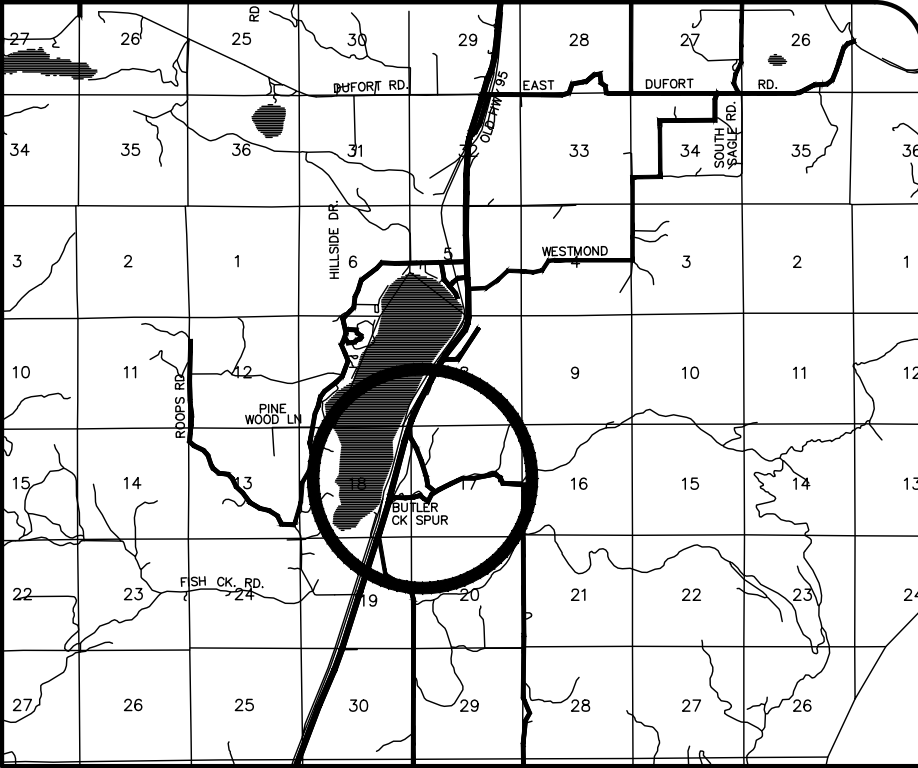
CROSS INDEX: N-5



HICKOK PARK

A REPLAT OF LOT 7, BLOCK 1, BUTLER CREEK ESTATES  
SITUATE IN THE SOUTHEAST QUARTER OF  
SECTION 18, TOWNSHIP 55 NORTH, RANGE 04 WEST, B.M.  
BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP  
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT L2 D2, LLC, AN IDAHO LIMITED LIABILITY COMPANY DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE REPLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS *"HICKOK PARK"*, BEING LOT 7, BLOCK 1, BUTLER CREEK ESTATES AS RECORDED IN BOOK 7 OF PLATS AT PAGE 052, BONNER COUNTY RECORDS AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 55 NORTH, RANGE 02 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT;

- 1) THE OWNER HEREBY GRANTS 40 FOOT WIDE ROADWAY AND UTILITY EASEMENT FOR THE BENEFIT OF THESE PLATTED LOTS, AS DEPICTED HEREIN.
- 2) THE OWNER HEREBY GRANTS A SHARED WELL EASEMENT AS DEPICTED ON PAGE 2 OF THIS PLAT FOR THE BENEFIT OF THESE PLATTED LOTS.
- 3) THE WATER PURVEYOR SHALL BE BY A SHARED WELL SERVICING EACH LOT OF THIS PLAT.
- 4) THE SEWER PURVEYOR SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

ASIA DAVIS  
REGISTERED AGENT  
L2 D2, LLC

DATE

SANITARY RESTRICTION

SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON HEALTH DISTRICT APPROVAL ON THE LOTS FOR SUBSURFACE SEWAGE DISPOSAL, APPROVAL OF THE SHARED WELL WATER SYSTEM AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT THE SHARED WELL WATER SYSTEM IS APPROVED BASED UPON COMPLIANCE WITH MINIMUM CONSTRUCTION, SITING AND CAPACITY GUIDELINES AND REQUIREMENTS. BECAUSE THE WATER SYSTEM IS NOT A PUBLIC WATER SUPPLY REGULATED BY THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 50.01.08). NEITHER THE DEPARTMENT OF ENVIRONMENTAL QUALITY NOR THE HEALTH DISTRICT HAS REVIEWED THE SHARED WELL WATER SYSTEM FOR COMPLIANCE WITH THE REQUIREMENTS FOR SUCH PUBLIC WATER SUPPLIES, INCLUDING WITHOUT LIMITATION THE APPLICABLE CAPACITY, QUALITY, CONSTRUCTION AND OTHER ENGINEERING STANDARDS. BUYER IS FURTHER CAUTIONED THAT THROUGH GROWTH, THE NEW SHARED WELL WATER SYSTEM MAY BECOME REGULATED IN THE FUTURE UNDER THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AS A COMMUNITY WATER SYSTEM. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF THE SHARED WELL WATER SYSTEM HAS BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS NECESSARY TO SATISFY SANITARY RESTRICTIONS, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEPTIC FACILITIES SHALL BE ALLOWED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

HEALTH DISTRICT

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF *"HICKOK PARK"* AND CHECKED THE PLAT 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

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC .

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

AS INSTRUMENT \_\_\_\_\_.

BY: \_\_\_\_\_  
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2024, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING  
INC.

9177 HESS STREET, HAYDEN IDAHO, 83835  
\* PH. (208)-772-2745 \* FAX (208)-762-7731 \*

SCALE: NTS
CHECKED BY MBM DATE: 08-28-2024
DRAWN BY MBM DATE: 08-28-2024
DWG: PLAT PROJ: 24-113

HICKOK PARK

A REPLAT OF LOT 7, BLOCK 1, BUTLER CREEK ESTATES  
SITUATE IN THE SOUTHEAST QUARTER OF  
SECTION 18, TOWNSHIP 55 NORTH, RANGE 04 WEST, B.M.  
BONNER COUNTY, IDAHO

PAGE 2 OF 2

REFERENCES

R1) BUTLER CREEK ESTATES BY GILBERT C. BAILEY, PLS 10559.  
RECORDED AS INSTRUMENT NUMBER 630977.

R2) WARRANTY DEED INSTRUMENT NUMBER 1031513.

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND  
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SOUTHEAST QUARTER  
OF SAID SECTION AND MATCHES R1, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

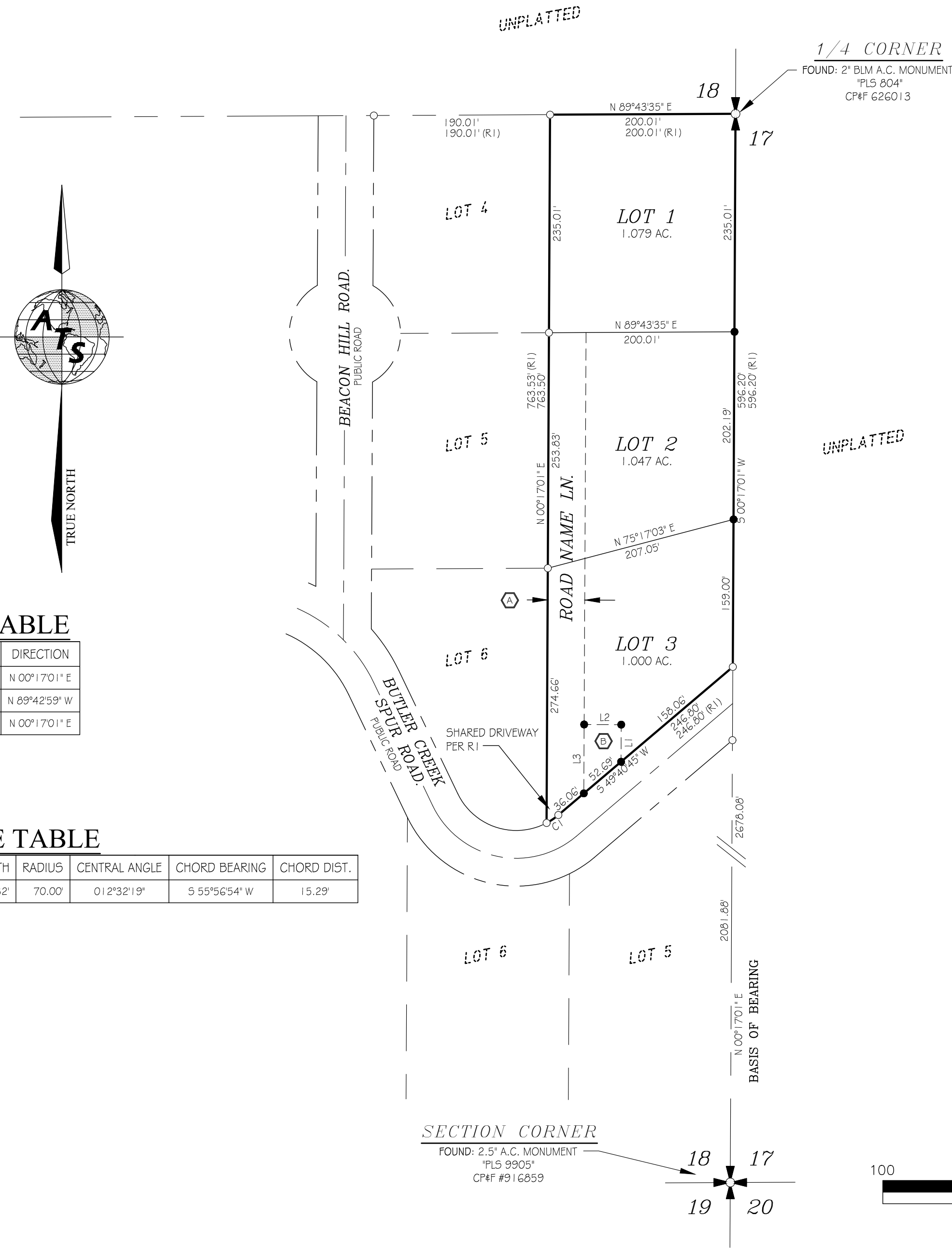
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY FLYING S TITLE & ESCROW COMPANY DATED JULY 08, 2024. ORDER NO. 1151469-5. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
- ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
- THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE S6-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R121 RTK ROVER UNIT.
- THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
- PLATTED PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY UTILITY EASEMENTS PER BOOK 61 OF DEEDS, PAGE 074 AND INSTRUMENT NUMBER 936037.
- PLATTED PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS FOR BUTLER CREEK ESTATES, RECORDED AS INSTRUMENT NUMBER 646554.

LINE TABLE

LINE	LENGTH	DIRECTION
L1	40.00'	N 00°17'01" E
L2	40.00'	N 89°42'59" W
L3	74.29'	N 00°17'01" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	15.32'	70.00'	012°32'19"	S 55°56'54" W	15.29'



LEGEND

- SET 5/8" BY 30" REBAR & CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR & CAP MARKED "PLS 10559"
- QUARTER CORNER
- SECTION CORNER
- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- 40' PRIVATE ACCESS & UTILITY EASEMENT, GRANTED THIS PLAT.
- SHARED WELL EASEMENT, GRANTED THIS PLAT



ADVANCED  
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ENGINEERING

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SCALE: 1" = 100'

CHECKED BY MBM  
DATE: 08-28-2024

DRAWN BY MBM  
DATE: 08-28-2024

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