

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: Andrew Hubbard

From: Dave Fisher, Planner

Date: April 21, 2025

Subject: Blue-line review for MLD0012-25: Hubbuck Estate

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: **Joel Andring; Glahe & Associates 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.

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: Hubbuck Estate		File No: MLD0012-25
Received by: Dave Fisher, Planner	Received from: Joel Andring; Glahe & Associates	Date Received: 3/14/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	4/15/25	DF	Bonner County Planning Department
X	3/20/25	AB	Assessor's Office
X	3-19-25	MM	Bonner County Road & Bridge Department
Road name required	3/19/2025	MC	GIS Department
X	3/28/25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0012-25** **DATE OF REPORT:** 4/21/2025
APPLICANT: Andrew & Emma Hubbard **PARCEL #:** RP58N04W086150A
SUBDIVISION NAME/LOTS: Hubbuck Estate

SUMMARY OF PROPOSAL:

This project divides one (1) 20-acre parcel into two (2) 10-acre lots.

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 Bonner County GIS, an approved road name is required for proposed access easement.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	10-acres.	Agricultural/Forestry 10 (A/F-
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services: N/A

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	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 Agricultural/Forestry 10 (A/F-10).
3. The proposed lots will be served individual well for water and individual septic for sewage.
4. The proposed lots will be served by Northern Lights Inc.
5. The proposed lots do not contain frontage on a watercourse.
6. The proposed lots do not have wetlands or submerged lands.
7. The proposed lots do not contain slopes over 15%.
8. The proposed lots are accessed by an unnamed, privately owned and maintained 60 foot gravel/dirt easement.

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,

A handwritten signature in black ink, appearing to be a stylized 'S' or 'J' followed by a horizontal line.

Planning Department

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Blueline Review Letter

April 21, 2025

Joel Andring
Glahe & Associates Inc.
303 Church St
Sandpoint, ID 83864

SUBJECT: MLD0012-25: Hubbuck Estate

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
 - KS 03/24/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0420E 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 "Dave Fisher".

Dave Fisher
Planner



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

March 20, 2025

Bonner County Planning Dept
HUBBUCK ESTATE
MLD0012-25
SECTION 8, TOWNSHIP 58 NORTH, RANGE 4 WEST
RP58N04W086150A

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



Bonner County Geographic Information Systems

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

E-mail: gisgroup@bonnercountyid.gov

Wednesday, March 19, 2025

Bonner County Planning Department

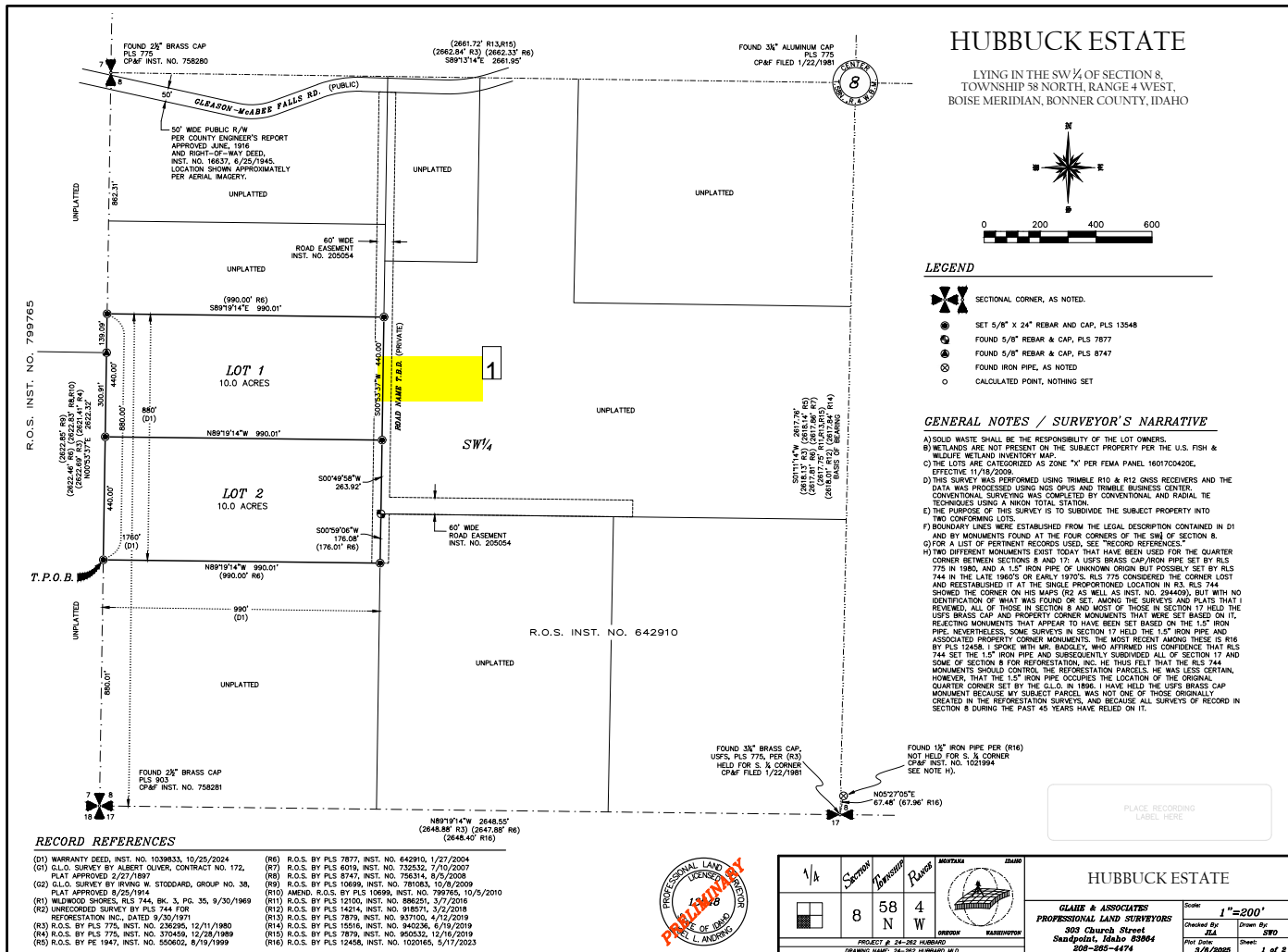
RE: **PLAT REVIEW – HUBBUCK ESTATE (MLD0012-25)**
SECTION 8, TOWNSHIP 58N, RANGE 4W

To Whom It May Concern:

The proposed private road will require 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>



Summary of comments: MLD0012-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Monica Carash Date: 2025-03-19 09:16:22

Road name required

HUBBUCK ESTATE

LYING IN THE SW 1/4 OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT ANDREW HUBBARD AND EMMA HUBBARD, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "HUBBUCK ESTATE" BEING THAT PARCEL AS DESCRIBED IN WARRANTY DEED, INST. NO. 103883, RECORDS OF BONNER COUNTY, IDAHO, AND BEING IN A PORTION OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, MONUMENTED WITH A 3/4" BRASS CAP BY PLS 903, FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 8, MONUMENTED WITH A 3/4" BRASS CAP BY PLS 775, BEARS SOUTH 89°19'14" EAST, 2648.55 FEET; ALSO FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 8, MONUMENTED WITH A 3/4" BRASS CAP BY PLS 775, BEARS NORTH 0°53'37" EAST, 2622.32 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 8, NORTH 0°53'37" EAST, 880.01 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 0°53'37" EAST, 880.01 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID WARRANTY DEED PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, SOUTH 89°19'14" EAST, 990.01 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID WARRANTY DEED PARCEL, PARALLEL WITH THE WEST LINE OF SAID SECTION 8, SOUTH 0°53'37" WEST, 440.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 0°49'58" WEST, 263.92 FEET TO A 5/8" REBAR AND CAP BY PLS 7877;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 0°59'06" WEST, 176.08 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID WARRANTY DEED PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, NORTH 89°19'14" WEST, 990.01 FEET TO THE TRUE POINT OF BEGINNING.

ANDREW HUBBARD _____ DATE _____

EMMA HUBBARD _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDREW HUBBARD AND EMMA HUBBARD, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE ONE, FILE NO. 24528844, DATED DECEMBER 3, 2024:

- A PUBLIC UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NOS. 152074 (6/31/1973) AND 198320 (3/31/1978), NOT SHOWN HEREON; BLANKET EASEMENT.
- 60 FT. WIDE EASEMENTS FOR ROAD PURPOSES AS DESCRIBED IN WARRANTY DEED, INST. NO. 205054, 9/12/1978, AS SHOWN HEREON.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

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

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

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

COUNTY RECORDER _____ BY DEPUTY _____
\$ _____ FEE

PLACE RECORDING LABEL HERE

SURVEYOR'S CERTIFICATE

I, JOEL L. ANDRING, PLS 13548, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

JOEL L. ANDRING, PLS 13548

DATE



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1183) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000048185. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°12' AT THE SOUTHWEST CORNER OF SECTION 8.

PREPARED FOR:
ANDREW & EMMA HUBBARD
PO BOX 56
POST FALLS, ID 83854

1/4	Section	Range	Mountain	Idaho
8	58	4	W	
PROJECT # 24-282 HUBBARD				
DRAWING NAME: 24-282 HUBBARD A.D.				

HUBBUCK ESTATE

GLAIRE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: N/A
Checked By: JLA
Drawn By: SWO
Print Date: 3/04/2025
Sheet: 2 of 2

No Comments.



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

March 28th, 2025

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

Re: Plat Review – MLD0012-25 – Hubbuck Estate

Dear Planning Dept.,

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

- 1) Monument easements appropriately, where needed.

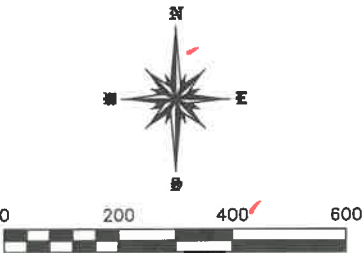
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

HUBBUCK ESTATE

LYING IN THE SW 1/4 OF SECTION 8,
TOWNSHIP 58 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 13548
- FOUND 5/8" REBAR & CAP, PLS 7877
- FOUND 5/8" REBAR & CAP, PLS 8747
- FOUND IRON PIPE, AS NOTED
- CALCULATED POINT, NOTHING SET

GENERAL NOTES / SURVEYOR'S NARRATIVE

A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAP.
C) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0420E, EFFECTIVE 11/18/2009.
D) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.
E) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO CONFORMING LOTS.
F) BOUNDARY LINES WERE ESTABLISHED FROM THE LEGAL DESCRIPTION CONTAINED IN D1 AND BY MONUMENTS FOUND AT THE FOUR CORNERS OF THE SW 1/4 OF SECTION 8.
G) FOR A LIST OF PERTINENT RECORDS USED, SEE "RECORD REFERENCES."
H) TWO DIFFERENT MONUMENTS EXIST TODAY THAT HAVE BEEN USED FOR THE QUARTER CORNER BETWEEN SECTIONS 8 AND 17: A USFS BRASS CAP/IRON PIPE SET BY RLS 775 IN 1980, AND A 1.5" IRON PIPE OF UNKNOWN ORIGIN BUT POSSIBLY SET BY RLS 744 IN THE LATE 1960'S OR EARLY 1970'S. RLS 775 CONSIDERED THE CORNER LOST AND REESTABLISHED IT AT THE SINGLE PROPORTIONED LOCATION IN R3. RLS 744 SHOWED THE CORNER ON HIS MAPS (R2 AS WELL AS INST. NO. 294409), BUT WITH NO IDENTIFICATION OF WHAT WAS FOUND OR SET. AMONG THE SURVEYS AND PLATS THAT I REVIEWED, ALL OF THOSE IN SECTION 8 AND MOST OF THOSE IN SECTION 17 HELD THE USFS BRASS CAP AND PROPERTY CORNER MONUMENTS THAT WERE SET BASED ON IT, REJECTING MONUMENTS THAT APPEAR TO HAVE BEEN SET BASED ON THE 1.5" IRON PIPE. NEVERTHELESS, SOME SURVEYS IN SECTION 17 HELD THE 1.5" IRON PIPE AND ASSOCIATED PROPERTY CORNER MONUMENTS. THE MOST RECENT AMONG THESE IS R16 BY PLS 12458. I SPOKE WITH MR. BADGLEY, WHO AFFIRMED HIS CONFIDENCE THAT RLS 744 SET THE 1.5" IRON PIPE AND SUBSEQUENTLY SUBDIVIDED ALL OF SECTION 17 AND SOME OF SECTION 8 FOR REFORESTATION, INC. HE THUS FELT THAT THE RLS 744 MONUMENTS SHOULD CONTROL THE REFORESTATION PARCELS. HE WAS LESS CERTAIN, HOWEVER, THAT THE 1.5" IRON PIPE OCCUPIES THE LOCATION OF THE ORIGINAL QUARTER CORNER SET BY THE G.L.O. IN 1896. I HAVE HELD THE USFS BRASS CAP MONUMENT BECAUSE MY SUBJECT PARCEL WAS NOT ONE OF THOSE ORIGINALLY CREATED IN THE REFORESTATION SURVEYS, AND BECAUSE ALL SURVEYS OF RECORD IN SECTION 8 DURING THE PAST 45 YEARS HAVE RELIED ON IT.

R.O.S. INST. NO. 799765

T.P.O.B.

R.O.S. INST. NO. 642910

RECORD REFERENCES

- (D1) WARRANTY DEED, INST. NO. 1039833, 10/25/2024
(G1) G.L.O. SURVEY BY ALBERT OLIVER, CONTRACT NO. 172, PLAT APPROVED 2/27/1897
(G2) G.L.O. SURVEY BY IRVING W. STODDARD, GROUP NO. 38, PLAT APPROVED 8/25/1914
(R1) WILDWOOD SHORES, RLS 744, BK. 3, PG. 35, 9/30/1969
(R2) UNRECORDED SURVEY BY PLS 744 FOR REFORESTATION INC., DATED 9/30/1971
(R3) R.O.S. BY PLS 775, INST. NO. 236295, 12/11/1980
(R4) R.O.S. BY PLS 775, INST. NO. 370459, 12/28/1989
(R5) R.O.S. BY PE 1947, INST. NO. 550602, 8/19/1999
(R6) R.O.S. BY PLS 7877, INST. NO. 642910, 1/27/2004
(R7) R.O.S. BY PLS 6019, INST. NO. 732532, 7/10/2007
(R8) R.O.S. BY PLS 8747, INST. NO. 756314, 8/5/2008
(R9) R.O.S. BY PLS 10699, INST. NO. 781083, 10/8/2009
(R10) AMEND. R.O.S. BY PLS 10699, INST. NO. 799765, 10/5/2010
(R11) R.O.S. BY PLS 12100, INST. NO. 886251, 3/7/2016
(R12) R.O.S. BY PLS 14214, INST. NO. 918571, 3/2/2018
(R13) R.O.S. BY PLS 7879, INST. NO. 937100, 4/12/2019
(R14) R.O.S. BY PLS 15516, INST. NO. 940236, 6/19/2019
(R15) R.O.S. BY PLS 7879, INST. NO. 950532, 12/16/2019
(R16) R.O.S. BY PLS 12458, INST. NO. 1020165, 5/17/2023



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	8	58 N	4 W		
PROJECT # 24-262 HUBBUCK DRAWING NAME: 24-262 HUBBUCK MLD					

HUBBUCK ESTATE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=200'
Checked By: JLA
Drawn By: SWO
Plot Date: 3/8/2025
Sheet: 1 of 2

HUBBUCK ESTATE

LYING IN THE SW ¼ OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT ANDREW HUBBARD AND EMMA HUBBARD, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "HUBBUCK ESTATE" BEING THAT PARCEL AS DESCRIBED IN WARRANTY DEED, INST. NO. 1039833, RECORDS OF BONNER COUNTY, IDAHO, AND BEING IN A PORTION OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, MONUMENTED WITH A 2½" BRASS CAP BY PLS 903, FROM WHICH, THE SOUTH 1/4 CORNER OF SAID SECTION 8, MONUMENTED WITH A 3¼" BRASS CAP BY PLS 775, BEARS SOUTH 89°19'14" EAST, 2648.55 FEET; ALSO FROM WHICH, THE WEST 1/4 CORNER OF SAID SECTION 8, MONUMENTED WITH A 2½" BRASS CAP BY PLS 775, BEARS NORTH 00°53'37" EAST, 2622.32 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 8, NORTH 00°53'37" EAST, 880.01 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°53'37" EAST, 880.01 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID WARRANTY DEED PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, SOUTH 89°19'14" EAST, 990.01 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID WARRANTY DEED PARCEL, PARALLEL WITH THE WEST LINE OF SAID SECTION 8, SOUTH 00°53'37" WEST, 440.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°49'58" WEST, 263.92 FEET TO A 5/8" REBAR AND CAP BY PLS 7877;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°59'06" WEST, 176.08 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID WARRANTY DEED PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, NORTH 89°19'14" WEST, 990.01 FEET TO THE TRUE POINT OF BEGINNING;

ANDREW HUBBARD

DATE

EMMA HUBBARD

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDREW HUBBARD AND EMMA HUBBARD, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE ONE, FILE NO. 24529844, DATED DECEMBER 3, 2024.

- A PUBLIC UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NOS. 152074 (8/31/1973) AND 198320 (3/31/1978). NOT SHOWN HEREON; BLANKET EASEMENT.
- 60 FT. WIDE EASEMENTS FOR ROAD PURPOSES AS DESCRIBED IN WARRANTY DEED, INST. NO. 205054, 9/12/1978. AS SHOWN HEREON.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF, 20.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, JOEL L. ANDRING, PLS 13548, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

JOEL L. ANDRING, PLS 13548

DATE



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) – US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000948185. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°51'21" AT THE SOUTHWEST CORNER OF SECTION 8.

PREPARED FOR:
ANDREW & EMMA HUBBARD
PO BOX 56
POST FALLS, ID 83854

PROJECT #: 24-262 HUBBARD
DRAWING NAME: 24-262 HUBBARD MLD

COUNTY SURVEYOR'S CERTIFICATE

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

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF, 20.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

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

COUNTY RECORDER BY DEPUTY

\$ FEE

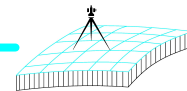
HUBBUCK ESTATE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: N/A
Checked By: JLA
Plot Date: 3/06/2025
Drawn By: SWO
Sheet: 2 of 2

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15510

Date

3/28/2025

Bill To:

Glahe

Project / Job #

25-001Y Review MLD0012-25 - Hubbuck Estat

Please submit payment by: 4/12/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0012-25 - Hubbuck Estate	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

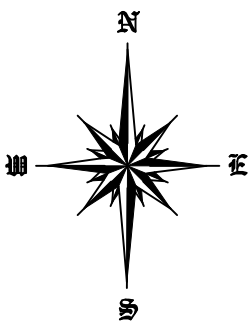
ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

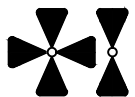
A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

HUBBUCK ESTATE

LYING IN THE SW ¼ OF SECTION 8,
TOWNSHIP 58 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.



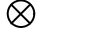
SET 5/8" X 24" REBAR AND CAP, PLS 13548



FOUND 5/8" REBAR & CAP, PLS 7877



FOUND 5/8" REBAR & CAP, PLS 8747



FOUND IRON PIPE, AS NOTED



CALCULATED POINT, NOTHING SET

GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAP.
C) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0420E, EFFECTIVE 11/18/2009.
D) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.
E) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO CONFORMING LOTS.
F) BOUNDARY LINES WERE ESTABLISHED FROM THE LEGAL DESCRIPTION CONTAINED IN D1 AND BY MONUMENTS FOUND AT THE FOUR CORNERS OF THE SW¼ OF SECTION 8.
G) FOR A LIST OF PERTINENT RECORDS USED, SEE "RECORD REFERENCES."
H) TWO DIFFERENT MONUMENTS EXIST TODAY THAT HAVE BEEN USED FOR THE QUARTER CORNER BETWEEN SECTIONS 8 AND 17: A USFS BRASS CAP/IRON PIPE SET BY RLS 775 IN 1980, AND A 1.5" IRON PIPE OF UNKNOWN ORIGIN BUT POSSIBLY SET BY RLS 744 IN THE LATE 1960'S OR EARLY 1970'S. RLS 775 CONSIDERED THE CORNER LOST AND REESTABLISHED IT AT THE SINGLE PROPORTIONED LOCATION IN R3. RLS 744 SHOWED THE CORNER ON HIS MAPS (R2 AS WELL AS INST. NO. 294409), BUT WITH NO IDENTIFICATION OF WHAT WAS FOUND OR SET. AMONG THE SURVEYS AND PLATS THAT I REVIEWED, ALL OF THOSE IN SECTION 8 AND MOST OF THOSE IN SECTION 17 HELD THE USFS BRASS CAP AND PROPERTY CORNER MONUMENTS THAT WERE SET BASED ON IT, REJECTING MONUMENTS THAT APPEAR TO HAVE BEEN SET BASED ON THE 1.5" IRON PIPE. NEVERTHELESS, SOME SURVEYS IN SECTION 17 HELD THE 1.5" IRON PIPE AND ASSOCIATED PROPERTY CORNER MONUMENTS. THE MOST RECENT AMONG THESE IS R16 BY PLS 12458. I SPOKE WITH MR. BADGLEY, WHO AFFIRMED HIS CONFIDENCE THAT RLS 744 SET THE 1.5" IRON PIPE AND SUBSEQUENTLY SUBDIVIDED ALL OF SECTION 17 AND SOME OF SECTION 8 FOR REFORESTATION, INC. HE THUS FELT THAT THE RLS 744 MONUMENTS SHOULD CONTROL THE REFORESTATION PARCELS. HE WAS LESS CERTAIN, HOWEVER, THAT THE 1.5" IRON PIPE OCCUPIES THE LOCATION OF THE ORIGINAL QUARTER CORNER SET BY THE G.L.O. IN 1896. I HAVE HELD THE USFS BRASS CAP MONUMENT BECAUSE MY SUBJECT PARCEL WAS NOT ONE OF THOSE ORIGINALLY CREATED IN THE REFORESTATION SURVEYS, AND BECAUSE ALL SURVEYS OF RECORD IN SECTION 8 DURING THE PAST 45 YEARS HAVE RELIED ON IT.

R.O.S. INST. NO. 799765

T.P.O.B.

R.O.S. INST. NO. 642910

RECORD REFERENCES

- (D1) WARRANTY DEED, INST. NO. 1039833, 10/25/2024
(G1) G.L.O. SURVEY BY ALBERT OLIVER, CONTRACT NO. 172, PLAT APPROVED 2/27/1897
(G2) G.L.O. SURVEY BY IRVING W. STODDARD, GROUP NO. 38, PLAT APPROVED 8/25/1914
(R1) WILDWOOD SHORES, RLS 744, BK. 3, PG. 35, 9/30/1969
(R2) UNRECORDED SURVEY BY PLS 744 FOR REFORESTATION INC., DATED 9/30/1971
(R3) R.O.S. BY PLS 775, INST. NO. 236295, 12/11/1980
(R4) R.O.S. BY PLS 775, INST. NO. 370459, 12/28/1989
(R5) R.O.S. BY PE 1947, INST. NO. 550602, 8/19/1999
(R6) R.O.S. BY PLS 7877, INST. NO. 642910, 1/27/2004
(R7) R.O.S. BY PLS 6019, INST. NO. 732532, 7/10/2007
(R8) R.O.S. BY PLS 8747, INST. NO. 756314, 8/5/2008
(R9) R.O.S. BY PLS 10699, INST. NO. 781083, 10/8/2009
(R10) AMEND. R.O.S. BY PLS 10699, INST. NO. 799765, 10/5/2010
(R11) R.O.S. BY PLS 12100, INST. NO. 886251, 3/7/2016
(R12) R.O.S. BY PLS 14214, INST. NO. 918571, 3/2/2018
(R13) R.O.S. BY PLS 7879, INST. NO. 937100, 4/12/2019
(R14) R.O.S. BY PLS 15516, INST. NO. 940236, 6/19/2019
(R15) R.O.S. BY PLS 7879, INST. NO. 950532, 12/16/2019
(R16) R.O.S. BY PLS 12458, INST. NO. 1020165, 5/17/2023



1/4	Section	Township	Range	MONTANA	IDAHO
	8	58 N	4 W		
PROJECT #: 24-262 HUBBARD					
DRAWING NAME: 24-262 HUBBARD MLD					
HUBBUCK ESTATE				Scale: 1"=200'	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Checked By: JLA	Drawn By: SWO
				Plot Date: 3/6/2025	Sheet: 1 of 2

HUBBUCK ESTATE

LYING IN THE SW ¼ OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT ANDREW HUBBARD AND EMMA HUBBARD, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "HUBBUCK ESTATE" BEING THAT PARCEL AS DESCRIBED IN WARRANTY DEED, INST. NO. 1039833, RECORDS OF BONNER COUNTY, IDAHO, AND BEING IN A PORTION OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, MONUMENTED WITH A 2½" BRASS CAP BY PLS 903, FROM WHICH, THE SOUTH 1/4 CORNER OF SAID SECTION 8, MONUMENTED WITH A 3¼" BRASS CAP BY PLS 775, BEARS SOUTH 89°19'14" EAST, 2648.55 FEET; ALSO FROM WHICH, THE WEST 1/4 CORNER OF SAID SECTION 8, MONUMENTED WITH A 2½" BRASS CAP BY PLS 775, BEARS NORTH 00°53'37" EAST, 2622.32 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 8, NORTH 00°53'37" EAST, 880.01 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°53'37" EAST, 880.01 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID WARRANTY DEED PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, SOUTH 89°19'14" EAST, 990.01 FEET TO THE NORTHEAST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID WARRANTY DEED PARCEL, PARALLEL WITH THE WEST LINE OF SAID SECTION 8, SOUTH 00°53'37" WEST, 440.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°49'58" WEST, 263.92 FEET TO A 5/8" REBAR AND CAP BY PLS 7877;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°59'06" WEST, 176.08 FEET TO THE SOUTHEAST CORNER OF SAID WARRANTY DEED PARCEL, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID WARRANTY DEED PARCEL, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, NORTH 89°19'14" WEST, 990.01 FEET TO THE TRUE POINT OF BEGINNING;

ANDREW HUBBARD _____ DATE _____

EMMA HUBBARD _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDREW HUBBARD AND EMMA HUBBARD, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE ONE, FILE NO. 24529844, DATED DECEMBER 3, 2024.

- A PUBLIC UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC., INST. NOS. 152074 (8/31/1973) AND 198320 (3/31/1978). NOT SHOWN HEREON; BLANKET EASEMENT.
- 60 FT. WIDE EASEMENTS FOR ROAD PURPOSES AS DESCRIBED IN WARRANTY DEED, INST. NO. 205054, 9/12/1978. AS SHOWN HEREON.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, JOEL L. ANDRING, PLS 13548, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

JOEL L. ANDRING, PLS 13548 _____ DATE _____



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) – US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000948185. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°51'21" AT THE SOUTHWEST CORNER OF SECTION 8.

COUNTY SURVEYOR'S CERTIFICATE

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

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

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

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

PLACE RECORDING
LABEL HERE

PREPARED FOR:
ANDREW & EMMA HUBBARD
PO BOX 56
POST FALLS, ID 83854

1/4	Section	Township	Range	MONTANA	IDAHO	HUBBUCK ESTATE	
	8	58 N	4 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A
PROJECT #: 24-262 HUBBARD DRAWING NAME: 24-262 HUBBARD MLD						Checked By: JLA	Drawn By: SWO
						Plot Date: 3/06/2025	Sheet: 2 of 2

OUTER BOUNDARY

Northing	Easting	Bearing	Distance
2455137.610	2354520.167		
		S 89°19'14" E	990.007
2455125.871	2355510.104		
		S 00°53'37" W	440.003
2454685.921	2355503.241		
		S 00°49'58" W	263.920
2454422.029	2355499.406		
		S 00°59'06" W	176.084
2454245.972	2355496.379		
		N 89°19'14" W	990.007
2454257.711	2354506.442		
		N 00°53'37" E	880.006
2455137.610	2354520.167		

Closure Error Distance> 0.00000
Total Distance> 3740.027
Polyline Area: 871267.790 sq ft, 20.0016 acres

LOT 1

Northing	Easting	Bearing	Distance
2454699.867	2353203.514		
		N 00°53'37" E	440.003
2455139.817	2353210.377		
		S 89°19'14" E	990.007
2455128.077	2354200.314		
		S 00°53'37" W	440.003
2454688.128	2354193.451		
		N 89°19'14" W	990.007
2454699.867	2353203.514		

Closure Error Distance> 0.00000
Total Distance> 2860.020
Polyline Area: 435603 sq ft, 10.00007 acres

LOT 2

Northing	Easting	Bearing	Distance
2454269.001	2353233.565	N 00°53'37" E	440.003
2454708.950	2353240.428	S 89°19'14" E	990.007
2454697.211	2354230.365	S 00°49'58" W	263.920
2454433.319	2354226.529	S 00°59'06" W	176.084
2454257.261	2354223.503	N 89°19'14" W	990.007
2454269.001	2353233.565		

Closure Error Distance> 0.00000
Total Distance> 2860.020
Polyline Area: 435664.746 sq ft, 10.0015 acres