

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: Robbie & Pamela Kucherry

From: Dave Fisher, Planner

Date: May 6, 2025

Subject: Blue-line review for MLD0016-25: Wolf Creek

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

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Dan Provolt; Provolt Land Surveying, 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: Wolf Creek		File No: MLD0016-25
Received by: Dave Fisher, Planner	Received from: Dan Provolt; Provolt Land Surveying	Date Received: 3/24/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	4/24/25	DF	Bonner County Planning Department
Comments	3/26/25	AB	Assessor's Office
X	3-26-25	MM	Bonner County Road & Bridge Department
Road name required	3/25/2025	MC	GIS Department
X	04/23/2025	LB	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0016-25 **DATE OF REPORT:** 5/6/2025
APPLICANT: Robbie & Pamela Kucherry **PARCEL #:** RP55N03W041351A
SUBDIVISION NAME/LOTS: Wolf Creek

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 40-acre parcel into one (1) 10.23-acre lot, one (1) 9.96-acre lot, and 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 easements.

4 Per BCRC 12-646(L): FEMA Flood Hazard information to be shown on plat.

5 Per BCRC 12-646(M): Water and Sewer information to be included on plat.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	10-acres	Rural 10 (R-10)
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
		12-622 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 proposed lots are zoned Rural 10 (R-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 Avista Utilities.
5. The proposed lots do contain frontage on an unnamed perennial stream.
6. The proposed lots do have wetlands or submerged lands.
7. The proposed lots do contain slopes over 15%.
8. The proposed lots are accessed by a combination of yet unnamed easements, 30 and 50 feet wide, privately owned and maintained, via Jewel Lake Rd.

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' followed by a horizontal line.

Planning Department

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Blueline Review Letter

May 6, 2025

Dan Provolt
Provolt Land Surveying, Inc.
PO BOX 580
Ponderay, ID 83852

SUBJECT: MLD0016-25: Wolf Creek

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 04/07/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0925E 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 26, 2025

Bonner County Planning Dept
WOLF CREEK
MLD0016-25
SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST
RP55N03W041351A

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.

Multiple distances in Owners' Certificate legal description differ from plat face - check and correct all instances

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

Tuesday, March 25, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – WOLF CREEK (MLD0016-25)**
SECTION 4, TOWNSHIP 55N, RANGE 3W

To Whom It May Concern:

The access easements 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>

WOLF CREEK

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH-SOUTH SECTION LINE FROM THE NORTH QUARTER CORNER TO THE CENTER-SOUTH 1/16H CORNER

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) CLOSURE. METERS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY BY PLS 774 INST. NO. 450281
2. RECORD OF SURVEY BY PLS 774 INST. NO. 272200
3. DEED INST. NO. 782189
4. DEED INST. NO. 867153

PURPOSE OF SURVEY/NARRATIVE

TO SHOW A MINOR LAND DIVISION OF A 40+ ACRE PARCEL INTO 4 LOTS. FIELD TIES AND SURVEY REFERENCES WERE HELD FOR PROPERTY BOUNDARIES. SURVEY POINTS WERE SET DOWN ON HULLQUIST ACRES SUBDIVISION AS 55' WIDE ALONG THIS PORTION ONLY.

LEGEND

○ SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7878.

● CALCULATED POINT, NOTHING FOUND OR SET

LINE	BEARING	DISTANCE
1	S89°14'30"E	105.85
2	S89°14'30"E	105.85
3	S89°14'30"E	107.31
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90	107.31	107.31	S89°14'30"E	90.00°
91	107.31	107.31	S89°14'30"E	90.00°
92	107.31	107.31	S89°14'30"E	90.00°
93	107.31	107.31	S89°14'30"E	90.00°
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96	107.31	107.31	S89°14'30"E	90.00°
97	107.31	107.31	S89°14'30"E	90.00°
98	107.31	107.31	S89°14'30"E	90.00°
99	107.31	107.31	S89°14'30"E	90.00°
100	107.31	107.31	S89°14'30"E	90.00°



QUARTER CORNER
CH 24" BRASS CAP
INST. NO. 1020123



Provolt Land Surveying, Inc.
P.O. BOX 580 PONDERAY, ID. 83852
(208) 280-1725

WOLF CREEK

SH1_Lot 2

Summary of comments: MLD0016-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Monica Carash Date: 2025-03-25 13:15:54

Road name required



Number: 2 Author: david.fisher Subject: Note Date: 2025-04-24 16:08:58

Include FEMA SFHA Zone X, per FIRM 16017C0925E, effective 11/18/2009



Number: 3 Author: david.fisher Subject: Note Date: 2025-04-24 16:08:18

Include water and sewer notes

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ROBBIE DEAN KUCHERRY AND PAMELA SUE KUCHERRY, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE SAME PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "WOLF CREEK" LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH-SOUTH SECTION LINE OF SECTION 4 SOUTH 00 DEGREES 23' 30" WEST 1429.86 FEET TO AN INTERSECTION WITH THE CENTERLINE OF AN UNNAMED CREEK; SAID POINT BEING THE INITIAL POINT;

- THENCE ALONG SAID UNNAMED CREEK THE FOLLOWING ELEVEN (11) COURSES:
- NORTH 69 DEGREES 50' 31" EAST 59.47 FEET;
 - NORTH 77 DEGREES 45' 30" EAST 124.00 FEET;
 - NORTH 81 DEGREES 46' 00" EAST 83.49 FEET;
 - NORTH 00 DEGREES 51' 10" WEST, 87.94 FEET;
 - NORTH 39 DEGREES 53' 51" EAST, 38.16 FEET;
 - NORTH 27 DEGREES 21' 50" EAST, 57.17 FEET;
 - NORTH 20 DEGREES 35' 29" EAST, 61.82 FEET;
 - NORTH 27 DEGREES 32' 19" EAST, 55.79 FEET;
 - NORTH 50 DEGREES 30' 47" EAST, 48.52 FEET;
 - NORTH 34 DEGREES 04' 10" EAST, 277.90 FEET;
 - THENCE LEAVING SAID UNNAMED CREEK SOUTH 00 DEGREES 36' 10" WEST, 1153.49 FEET; THENCE SOUTH 13 DEGREES 48' 08" WEST, 830.99 FEET; THENCE SOUTH 08 DEGREES 20' 58" EAST, 456.66 FEET; THENCE NORTH 89 DEGREES 39' 53" WEST, 828.71 FEET; THENCE NORTH 20 DEGREES 40' 27" EAST, 481.44 FEET; THENCE NORTH 00 DEGREES 00' 00" WEST, 618.69 FEET; THENCE SOUTH 66 DEGREES 44' 47" WEST, 151.45 FEET; THENCE NORTH 87 DEGREES 17' 47" WEST, 258.87 FEET; THENCE NORTH 64 DEGREES 25' 50" WEST, 91.41 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF SAID 160.00 AC. WIDE COUNTY ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:
 - 147.58 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 300.02 FEET (THE CHORD OF WHICH BEARS NORTH 36 DEGREES 18' 07" EAST, 146.08 FEET);
 - NORTH 22 DEGREES 12' 42" EAST, 480.05 FEET;
 - 314.33 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 450.00 FEET (THE CHORD OF WHICH BEARS NORTH 02 DEGREES 12' 03" EAST, 307.98 FEET);
 - NORTH 48 DEGREES 48' 38" WEST, 119.30 FEET;
 - 64.47 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 174.99 FEET (THE CHORD OF WHICH BEARS NORTH 07 DEGREES 15' 17" WEST, 64.11 FEET) TO AN INTERSECTION WITH THE CENTERLINE OF SAID UNNAMED CREEK; THENCE ALONG SAID CREEK THE FOLLOWING SIX (6) COURSES:
 - SOUTH 80 DEGREES 44' 21" EAST, 79.89 FEET;
 - SOUTH 35 DEGREES 04' 30" EAST, 105.85 FEET;
 - SOUTH 52 DEGREES 57' 20" EAST, 107.97 FEET;
 - SOUTH 67 DEGREES 57' 41" EAST, 107.41 FEET;
 - SOUTH 60 DEGREES 26' 10" EAST, 116.39 FEET;
 - NORTH 89 DEGREES 50' 31" EAST 59.47 FEET TO THE INITIAL POINT.
- SUBJECT TO AND TOGETHER WITH EASEMENT 30' IN WIDTH FOR INGRESS, EGRESS AND UTILITIES DEDICATED HEREON FOR THE USE OF LOTS 3 AND 4

ACKNOWLEDGMENT

STATE OF _____ DAY OF _____, 20____, BEFORE ME
COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, BEFORE ME
PERSONALLY APPEARED ROBBIE DEAN KUCHERRY AND PAMELA SUE KUCHERRY
KNOWN OR IDENTIFIED TO ME TO BE
THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE
SAME FOR THE PURPOSES AND CONSIDERATIONS STATED ABOVE.
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE
WRITTEN.

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

NOTARY PUBLIC

WOLF CREEK

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

SUBJECT TO THE FOLLOWING:

- RECORD OF SURVEY RECORDED JANUARY 26, 1979 AT INST. NO. 210298
- AN EASEMENT FOR WELL, WATER PIPELINE AND APPURTENANCES RECORDED JUNE 4, 1981 AT INST. NO. 242804
- RECORD OF SURVEY RECORDED JANUARY 9, 1987 AT INST. NO. 329886
- AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 28, 1988 AT INST. NO. 329886
- AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 16, 1991 AT INST. NO. 398173
- AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED SEPTEMBER 27, 1993 AT INST. NO. 432580
- RECORD OF SURVEY RECORDED AUGUST 26, 1994 AT INST. NO. 451282
- AN EASEMENT FOR THE PURPOSE OF ACCESS OVER AN EXISTING ROAD RECORDED DECEMBER 27, 2004 AT INST. NO. 666996
- RECORD OF SURVEY RECORDED DECEMBER 14, 2006 AT INST. NO. 719177
- AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS & UTILITIES RECORDED OCTOBER 28, 2009 AT INST. NO. 782189
- AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO. 813949

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE ACTUAL SURVEY LOCATED IN SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN T. PROVOLT, PLS 7879

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "WOLF CREEK" 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 _____, 20____.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY DAHO CODE, TITLE 50, CHAPTER 12, SECTION 4, AND 12-504, INCLUDING, BUT NOT LIMITED TO, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

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 _____, 20____.

BONNER COUNTY TREASURER

BY: _____

PLANNING DIRECTOR'S CERTIFICATE

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

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 _____, 20____.

CHAIR, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT NO. _____ PAGE _____

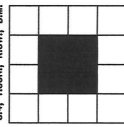
BOOK _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S CERTIFICATE

S4, T55N, R3W, B1M



WOLF CREEK

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83952
(208) 290-1725

DATE RECORDED: 20-25
BY: J.P.
FILE NO.: Z
BOOK: 1
PAGE: 2
SHT. 2 OF 2

Page:2



Number: 1 Author: Andrea Ballard Date: 2025-03-26 14:50:06

parcel does not close; see notes



Number: 2 Author: Andrea Ballard Date: 2025-03-26 14:49:47

differs from line table distance



Number: 3 Author: Andrea Ballard Date: 2025-03-26 14:37:51

differs from line table distance



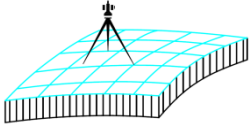
Number: 4 Author: Andrea Ballard Date: 2025-03-26 14:36:24

distance differs from plat face; should be 1361.11?



Number: 5 Author: david.fisher Subject: Note Date: 2025-04-24 16:13:39

Name Misspelled



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 25th, 2025

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

Re: Plat Review – MLD0016-25 – Wolf Creek

Dear Planning Dept.,

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

- 1) Check Call from N $\frac{1}{4}$ to POB.
- 2) Monument easements appropriately.
- 3) Check closures where noted in owner's cert.

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

Sincerely,

Tyson L.A. Glahe, PLS

WOLF CREEK

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH-SOUTH SECTION LINE FROM THE NORTH QUARTER CORNER TO THE CENTER-SOUTH 1/16TH CORNER

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY BY PLS 882 INST. NO. 451281
2. RECORD OF SURVEY BY PLS 974 INST. NO. 279200
3. DEED INST. NO. 782189
4. DEED INST. NO. 901735

PURPOSE OF SURVEY/NARRATIVE

TO SHOW A MINOR LAND DIVISION OF A 40+ ACRE PARCEL INTO 4 LOTS. FIELD TIES AND SURVEY REFERENCES WERE HELD FOR PROPERTY BOUNDARIES. JEWEL LAKE ROAD RIGHT OF WAY SHOWN ON HULLQUIST ACRES SUBDIVISION AS 55' WIDE ALONG THIS PORTION ONLY.

LEGEND

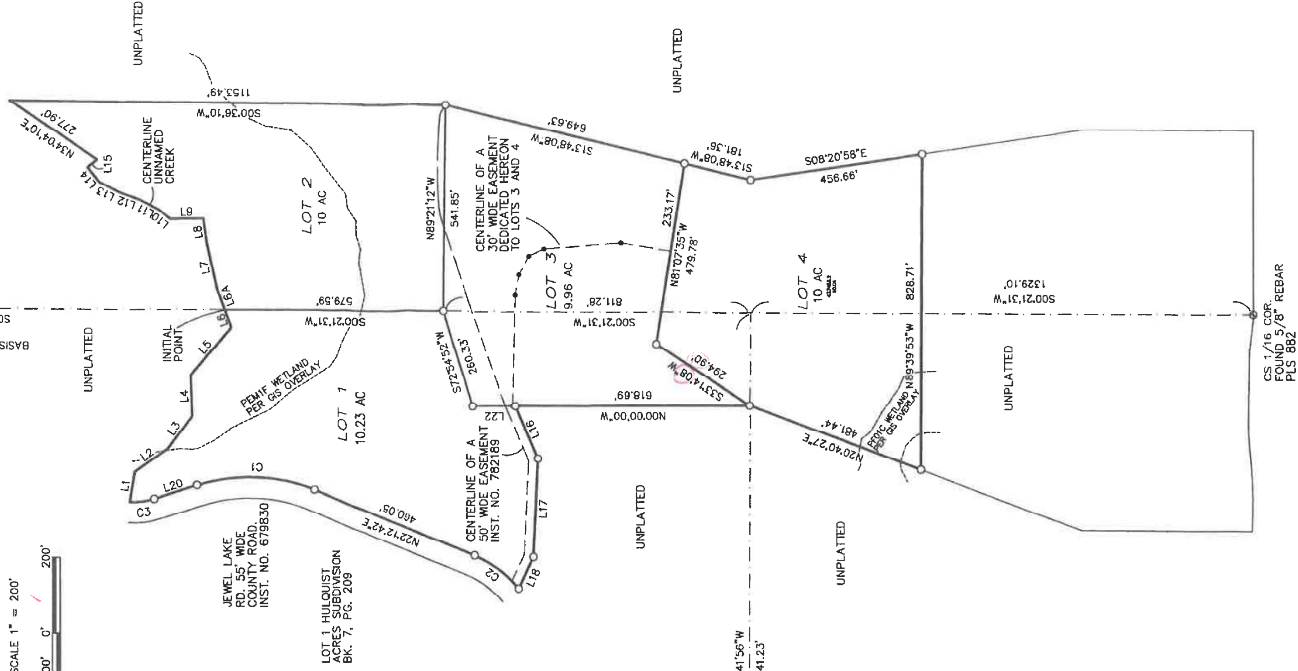
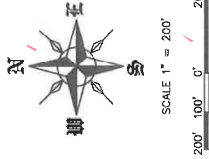
○ SET 1/8" X 2 1/4" BEARS WITH PLASTIC CAP. PLS 7879.

● CALCULATED POINT. NOTHING FOUND OR SET

LINE	BEARING	MEASURE
1	S80°44'21"E	79.19'
2	S85°04'50"E	105.85'
3	S52°37'20"E	107.97'
4	S75°52'11"E	177.52'
5	S49°45'10"E	164.30'
6	N69°50'31"E	49.37'
6A	N69°50'31"E	58.63'
7	N77°45'30"E	62.00'
8	N69°51'10"W	87.94'
9	N00°51'10"W	87.94'
10	N59°53'51"E	58.16'
11	N77°21'50"E	97.70'
12	N59°53'51"E	58.16'
13	N73°32'19"E	55.79'
14	N50°38'59"E	49.52'
15	S39°20'47"E	52.04'
16	S65°50'47"E	102.53'
17	N87°17'47"W	254.37'
18	N64°25'50"W	91.41'
19	N01°	135.10'
20	N1°46'56"W	118.00'
21	N01°	118.00'
22	S00°00'00"E	114.47'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	450.00'	314.33'	307.88'	N07°12'03"E	40°01'18"
C2	714.89'	814.17'	845.06'	N07°15'17"W	21°08'37"

QUARTER CORNER
FD. 2.5" BRASS CAP
CP&F INST. NO.
1023173



DATE: JUL-20-25	DATE: JUL-20-25
SOURCE: 200C	SOURCE: 200C
PROJ. NO.: 1577	PROJ. NO.: 1577
SHEET: 1 OF 2	SHEET: 1 OF 2
WOLF CREEK	
PROVOLT LAND SURVEYING, INC	
PO. BOX 580 PONDERAY, ID. 83852	
(208) 290-1725	

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ROBBIE DEAN KUCHERRY AND PAMELA SUE KUCHERRY, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "WOLF CREEK," LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH-SOUTH SECTION LINE OF SECTION 4 SOUTH 00 DEGREES 23' 30" WEST, 1429.86 FEET TO AN INTERSECTION WITH THE CENTERLINE OF AN UNNAMED CREEK; SAID POINT BEING THE INITIAL POINT; THENCE ALONG SAID UNNAMED CREEK THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET;
 2. NORTH 77 DEGREES 45' 30" EAST, 124.00 FEET;
 3. NORTH 81 DEGREES 46' 00" EAST, 63.49 FEET;
 4. NORTH 00 DEGREES 51' 10" WEST, 87.94 FEET;
 5. NORTH 39 DEGREES 53' 51" EAST, 38.16 FEET;
 6. NORTH 27 DEGREES 21' 50" EAST, 57.17 FEET;
 7. NORTH 20 DEGREES 35' 29" EAST, 61.82 FEET;
 8. NORTH 27 DEGREES 32' 19" EAST, 55.79 FEET;
 9. NORTH 50 DEGREES 38' 59" EAST, 49.52 FEET;
 10. SOUTH 39 DEGREES 20' 47" EAST, 32.04 FEET;
 11. NORTH 34 DEGREES 04' 10" EAST, 277.90 FEET;
- THENCE LEAVING SAID UNNAMED CREEK SOUTH 00 DEGREES 36' 10" WEST, 1153.48 FEET, THENCE SOUTH 13 DEGREES 48' 08" WEST, 830.99 FEET; THENCE SOUTH 08 DEGREES 20' 58" EAST, 456.69 FEET; THENCE NORTH 89 DEGREES 39' 53" WEST, 828.71 FEET; THENCE NORTH 20 DEGREES 40' 27" EAST, 481.44 FEET; THENCE NORTH 00 DEGREES 00' 00" WEST, 618.69 FEET; THENCE SOUTH 66 DEGREES 44' 47" WEST, 151.45 FEET; THENCE NORTH 87 DEGREES 17' 47" WEST, 258.87 FEET; THENCE NORTH 64 DEGREES 25' 50" WEST, 91.41 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY OF A 50' WIDE COUNTRY ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. 147.58 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 300.02 FEET (THE CHORD OF WHICH BEARS NORTH 36 DEGREES 18' 07" EAST, 146.08 FEET);
2. NORTH 22 DEGREES 12' 42" EAST, 460.05 FEET;
3. 314.33 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 450.00 FEET (THE CHORD OF WHICH BEARS NORTH 02 DEGREES 12' 03" EAST, 307.98 FEET);
4. NORTH 17 DEGREES 48' 36" WEST, 119.30 FEET;
5. 64.47 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 174.99 FEET (THE CHORD OF WHICH BEARS NORTH 07 DEGREES 15' 17" WEST, 64.11 FEET) TO AN INTERSECTION WITH THE CENTERLINE OF SAID UNNAMED CREEK; THENCE ALONG SAID CREEK THE FOLLOWING SIX (6) COURSES:

1. SOUTH 88 DEGREES 44' 21" EAST, 79.89 FEET;
2. SOUTH 35 DEGREES 04' 30" EAST, 105.85 FEET;
3. SOUTH 52 DEGREES 57' 20" EAST, 107.97 FEET;
4. NORTH 87 DEGREES 57' 41" EAST, 107.41 FEET;
5. SOUTH 49 DEGREES 45' 10" EAST, 164.39 FEET;
6. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET TO THE INITIAL POINT.

SUBJECT TO AND TOGETHER WITH AN EASEMENT 30' IN WIDTH FOR INGRESS, EGRESS AND UTILITIES DEDICATED HEREON FOR THE USE OF LOTS 3 AND 4

ROBBIE DEAN KUCHERRY

PAMELA SUE KUCHERRY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED ROBBIE DEAN KUCHERRY AND PAMELA SUE KUCHERRY KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

NOTARY PUBLIC

WOLF CREEK

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

SUBJECT TO THE FOLLOWING:

1. RECORD OF SURVEY RECORDED JANUARY 26, 1979 AT INST. NO. 210298
2. AN EASEMENT FOR WELL, WATER PIPELINE AND APPURTENANCES RECORDED JUNE 4, 1981 AT INST. NO. 242804
3. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 9, 1987 AT INST. NO. 329868
4. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 28, 1988 AT INST. NO. 345020
5. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 16, 1991 AT INST. NO. 399173
6. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED SEPTEMBER 27, 1993 AT INST. NO. 432581
7. RECORD OF SURVEY RECORDED AUGUST 26, 1994 AT INST. NO. 451282
8. AN EASEMENT FOR THE PURPOSE OF ACCESS OVER AN EXISTING ROAD RECORDED DECEMBER 27, 2004 AT INST. NO. 666896
9. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 14, 2006 AT INST. NO. 719177
10. AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS & UTILITIES RECORDED OCTOBER 28, 2009 AT INST. NO. 782189
11. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO. 813949

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "WOLF CREEK" 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 _____, 20____.

BONNER COUNTY SURVEYOR _____

SANITARY RESTRICTIONS

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.

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 _____, 20____.

BONNER COUNTY TREASURER _____

BY: _____

PLANNING DIRECTOR'S CERTIFICATE

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

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 _____, 20____.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

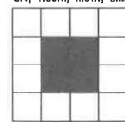
BOOK _____ PAGE _____

COUNTY RECORDER _____

BY DEPUTY _____

RECORDER'S
CERTIFICATE

S.4, T.55N., R.3W., B.M.



WOLF CREEK

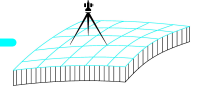
PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 01-20-25
SCALE: NONE
DRAWN: JP

PROJ. NO.: 1777
GEO. FILE: S-110-KUCHERRY
SHT. 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 #

15584

Date

4/23/2025

Bill To:

Provolt

Project / Job #

25-001AE Review MLD0016-25 - Wolf Creek

Please submit payment by: 5/8/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0016-25 - Wolf Creek	

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%]

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

THE BASIS OF BEARING IS THE NORTH-SOUTH SECTION LINE FROM THE NORTH QUARTER CORNER TO THE CENTER-SOUTH 1/16TH CORNER

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

1. RECORD OF SURVEY BY PLS 882 INST. NO. 451281
2. RECORD OF SURVEY BY PLS 974 INST. NO. 279200
3. DEED INST. NO. 782189
4. DEED INST. NO. 901735

TO SHOW A MINOR LAND DIVISION OF A 40+ ACRE PARCEL INTO 4 LOTS.
FIELD TIES AND SURVEY REFERENCES WERE HELD FOR PROPERTY BOUNDARIES.
JEWEL LAKE ROAD RIGHT OF WAY SHOWN ON HULQUIST ACRES SUBDIVISION AS
55' WIDE ALONG THIS PORTION ONLY:

○ SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED

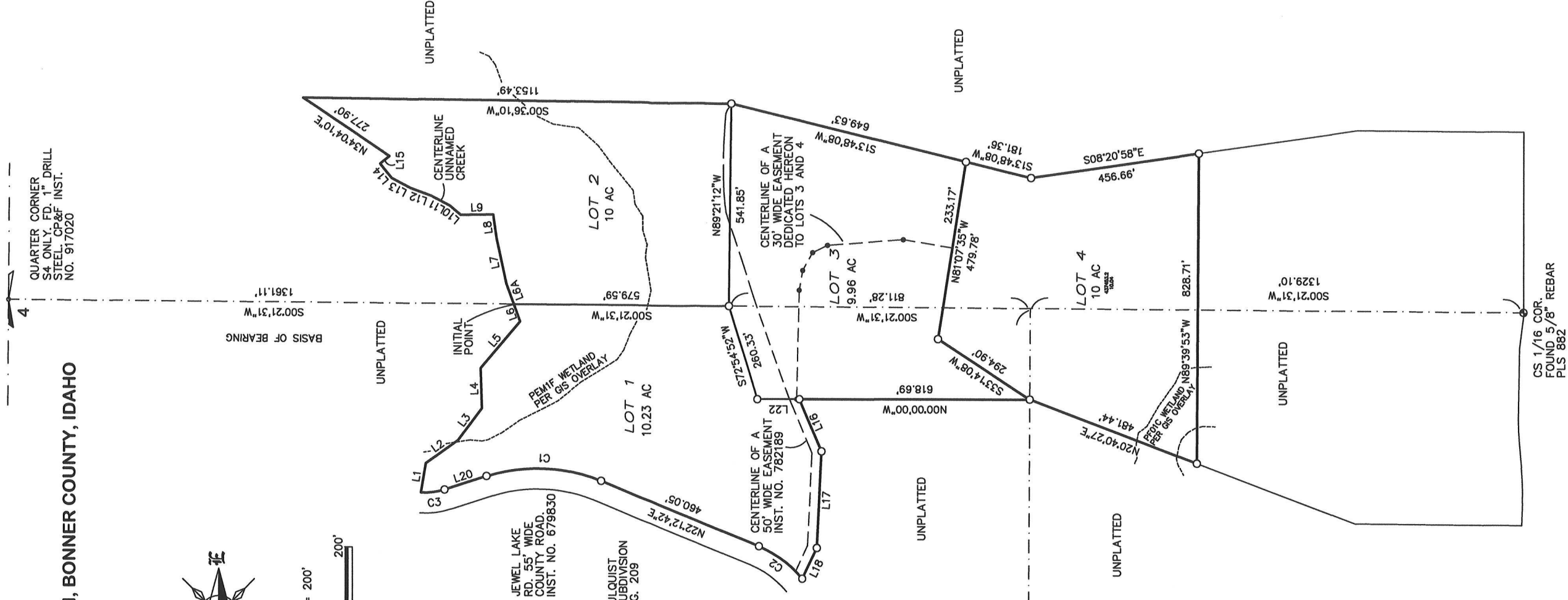
- CALCULATED POINT, NOTHING FOUND OR SET

LINE	BEARING	DISTANCE
L1	S60°44'21"E	79.89
L2	S35°04'30"E	105.85
L3	S52°57'20"E	107.97
L4	N87°57'41"E	107.41
L5	S49°45'10"E	164.39
L6	N69°50'31"E	49.37
L6A	N69°50'31"E	58.63
L7	N77°45'30"E	124.00
L8	N81°46'00"E	63.49
L9	N00°51'10"W	87.94
L10	N39°53'51"E	38.16
L11	N27°21'50"E	57.17
L12	N20°35'29"E	61.82
L13	N27°32'19"E	55.79
L14	N50°38'59"E	49.52
L15	S39°20'47"E	32.04
L16	S66°44'17"W	151.45
L17	N87°17'47"W	258.87
L18	N64°25'50"W	91.41
L19	NOT USED	
L20	N17°48'36"W	119.30
L21	NOT USED	
L22	S00°00'00"E	114.47

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	450.00'	314.33'	307.98'	N02°12'03"E	40°01'18"
C2	300.02'	147.56'	146.08'	N36°18'07"E	28°10'50"
C3	174.99'	64.47'	64.11'	N07°15'17"W	21°06'37"

QUARTER CORNER
FD. 2.5" BRASS CAP
CP&F INST. NO.
1023123

N89°41'56" W
2641.23'



PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 3-20-25
SCALE: 1"=200'
PROJ. NO.: 1577
SHT 1 OF 2



OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ROBBIE DEAN KUCHERRY AND PAMELA SUE KUCHERRY, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "WOLF CREEK " LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH-SOUTH SECTION LINE OF SECTION 4 SOUTH 00 DEGREES 23' 30" WEST, 1429.86 FEET TO AN INTERSECTION WITH THE CENTERLINE OF AN UNNAMED CREEK, SAID POINT BEING THE INITIAL POINT;

THENCE ALONG SAID UNNAMED CREEK THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH 69 DEGREES 50' 31" EAST, 59.47 FEET;

2. NORTH 77 DEGREES 45' 30" EAST, 124.00 FEET;

3. NORTH 81 DEGREES 46' 00" EAST, 63.49 FEET;

4. NORTH 00 DEGREES 51' 10" WEST, 87.94 FEET;

5. NORTH 39 DEGREES 53' 51" EAST, 38.16 FEET;

6. NORTH 27 DEGREES 21' 50" EAST, 57.17 FEET;

7. NORTH 20 DEGREES 35' 29" EAST, 61.82 FEET;

8. NORTH 27 DEGREES 32' 19" EAST, 55.79 FEET;

9. NORTH 50 DEGREES 38' 59" EAST, 49.52 FEET;

10. SOUTH 39 DEGREES 20' 47" EAST, 32.04 FEET;

11. NORTH 34 DEGREES 04' 10" EAST, 277.90 FEET;

THENCE LEAVING SAID UNNAMED CREEK SOUTH 00 DEGREES 36' 10" WEST, 1153.49 FEET; THENCE SOUTH 13 DEGREES 48' 08" WEST, 830.99 FEET;

THENCE LEAVING SAID UNNAMED CREEK SOUTH 00 DEGREES 36' 10" WEST, 1153.49 FEET; THENCE SOUTH 13 DEGREES 48' 08" WEST, 830.99 FEET;

ACKNOWLEDGMENT

ROBBIE DEAN KUCHERRY

PAMELA SUE KUCHERRY

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED ROBBIE DEAN KUCHERRY AND PAMELA SUE KUCHERRY KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC

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

NOTES

SUBJECT TO THE FOLLOWING:

1. RECORD OF SURVEY RECORDED JANUARY 26, 1979 AT INST. NO. 210298

2. AN EASEMENT FOR WELL, WATER PIPELINE AND APPURTENANCES RECORDED JUNE 4, 1981 AT INST. NO. 242804

3. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 9, 1987 AT INST. NO. 329886

4. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 28, 1988 AT INST. NO. 345020

5. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 16, 1991 AT INST. NO. 399173

6. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED SEPTEMBER 27, 1993 AT INST. NO. 432581

7. RECORD OF SURVEY RECORDED AUGUST 26, 1994 AT INST. NO. 451282

8. AN EASEMENT FOR THE PURPOSE OF ACCESS OVER AN EXISTING ROAD RECORDED DECEMBER 27, 2004 AT INST. NO. 666896

9. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 14, 2006 AT INST. NO. 719177

10. AN EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS & UTILITIES RECORDED OCTOBER 28, 2009 AT INST. NO. 782189

11. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED AUGUST 12, 2011 AT INST. NO. 813949

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "WOLF CREEK" 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 _____, 20____.

BONNER COUNTY SURVEYOR

SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

WOLF CREEK

SANITARY RESTRICTIONS

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.

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____.

BY: _____

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

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 COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT NO. _____

BOOK _____

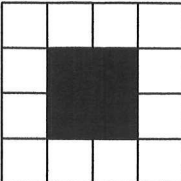
PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.4, T.55N., R.3W., B.M.



PROVOLT LAND SURVEYING, INC

P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 03-20-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 157
CAD FILE: S-MID-KUCHERRY
SHT 2 OF 2

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-4190.67	19943.71	
	S 00°21'31" W	579.59			
PP			-4770.25	19940.08	
	S 72°54'52" W	260.33			
513			-4846.73	19691.25	
	S 00°00'00" E	114.47			
512			-4961.20	19691.25	
	S 66°44'47" W	151.45			
516			-5020.99	19552.10	
	N 87°17'47" W	258.87			
517			-5008.78	19293.52	
	N 64°25'50" W	91.41			
518			-4969.33	19211.06	
	Radius: 300.02	Chord: 146.08	Degree: 19°05'50"	Dir: Left	
	Length: 147.56	Delta: 28°10'50"	Tangent: 75.31		
	Chord BRG: N 36°18'07" E	Rad-In: N 39°36'28" W	Rad-Out: N 67°47'18" W		
	Radius PntNo: PP N:	-4738.19 E: 19019.79			
519			-4851.60	19297.54	
	N 22°12'42" E	460.05			
520			-4425.69	19471.46	
	Radius: 450.00	Chord: 307.98	Degree: 12°43'57"	Dir: Left	
	Length: 314.33	Delta: 40°01'18"	Tangent: 163.88		
	Chord BRG: N 02°12'03" E	Rad-In: N 67°47'18" W	Rad-Out: S 72°11'24" W		
	Radius PntNo: PP N:	-4255.58 E: 19054.85			
521			-4117.94	19483.28	
	N 17°48'36" W	119.30			
522			-4004.36	19446.79	
	Radius: 174.99	Chord: 64.11	Degree: 32°44'32"	Dir: Right	
	Length: 64.47	Delta: 21°06'37"	Tangent: 32.61		
	Chord BRG: N 07°15'17" W	Rad-In: N 72°11'25" E	Rad-Out: S 86°41'59" E		
	Radius PntNo: PP N:	-3950.84 E: 19613.40			
523			-3940.76	19438.70	
	S 80°44'21" E	79.89			
PP			-3953.62	19517.55	
	S 35°04'30" E	105.85			
PP			-4040.25	19578.37	
	S 52°57'20" E	107.97			
PP			-4105.29	19664.55	
	N 87°57'41" E	107.41			
PP			-4101.47	19771.89	
	S 49°45'10" E	164.39			
PP			-4207.68	19897.37	
	N 69°50'31" E	49.37			
PP			-4190.67	19943.71	
Closure Error Distance> 0.0000					
Total Distance Inversed> 3176.71					

Area: 445793.8, 10.23

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-4190.67	19943.71	
	N 69°50'31" E	58.63			
PP			-4170.46	19998.75	
	N 77°45'30" E	124.00			
PP			-4144.17	20119.93	
	N 81°46'00" E	63.49			
PP			-4135.08	20182.77	
	N 00°51'10" W	87.94			
PP			-4047.15	20181.46	
	N 39°53'51" E	38.16			
PP			-4017.87	20205.94	
	N 27°21'50" E	57.17			
PP			-3967.10	20232.21	
	N 20°35'29" E	61.82			
PP			-3909.23	20253.96	
	N 27°32'19" E	55.79			
PP			-3859.76	20279.75	
	N 50°38'59" E	49.52			
PP			-3828.36	20318.04	
	S 39°20'47" E	32.04			
PP			-3853.14	20338.36	
	N 34°04'10" E	277.90			
524			-3622.94	20494.03	
	S 00°36'10" W	1153.49			
515			-4776.36	20481.90	
	N 89°21'12" W	541.85			
PP			-4770.25	19940.08	
	N 00°21'31" E	579.59			
PP			-4190.67	19943.71	
Closure Error Distance> 0.0000					
Total Distance Inversed> 3181.39					

Area: 435727.4, 10.00

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-4770.25	19940.08	
	S 89°21'12" E	541.85			
515			-4776.36	20481.90	
	S 13°48'08" W	649.63			
510			-5407.24	20326.92	
	N 81°07'35" W	479.78			
511			-5333.23	19852.87	
	S 33°14'11" W	294.89			
508			-5579.88	19691.25	
	N 00°00'00" W	733.15			
513			-4846.73	19691.25	
	N 72°54'52" E	260.33			
PP			-4770.25	19940.08	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2959.64					

Area: 434009.2, 9.96

Inverse With Area

L4

Thu Mar 20 14:51:31 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-5579.89	19691.25	
	N 33°14'08" E	294.90			
511			-5333.23	19852.87	
	S 81°07'35" E	479.78			
510			-5407.24	20326.92	
	S 13°48'08" W	181.36			
509			-5583.36	20283.65	
	S 08°20'58" E	456.66			
507			-6035.18	20349.96	
	N 89°39'53" W	828.71			
506			-6030.33	19521.27	
	N 20°40'27" E	481.44			
PP			-5579.89	19691.25	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2722.85					

Area: 437453.2, 10.04