

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: Derek & Holly Kucherry

From: Kyle Snider, Planner

Date: May 19, 2025

Subject: Blue-line review for MLD0019-25: Kucherry 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.**

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: Kucherry Creek		File No: MLD0019-25
Received by: Kyle Snider, Planner	Received from: Josh Provolt	Date Received: 03/25/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	05/01/2025	KS	Bonner County Planning Department
Comments	3/28/25	AB	Assessor's Office
X	3-26-25	MM	Bonner County Road & Bridge Department
X	3/25/2025	MC	GIS Department
X	4/7/25	KR	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0019-25** **DATE OF REPORT:** 5/19/2025
APPLICANT: Derek & Holly Kucherry **PARCEL #:** RP55N03W045250A
SUBDIVISION NAME/LOTS: Kucherry Creek

SUMMARY OF PROPOSAL:

Divide one (1) 20.00-acre parcel into two (2) 10.00-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 BCRC 12-646 (C): Show the "initial point" and description thereof.

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 In an area of City impact: **No**
lift the sanitary restrictions on the property?: **No**

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

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

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 Rural 10 (R-10).
3. The proposed lots are accessed off Schneiders Road, a Bonner County owned and maintained public right-of-way.
4. The proposed lots are served by individual well for water, individual septic for sewage, Avista Utilities for power, and Sagle Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0925E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do not contain frontage on any lake/river/stream.

NOTICE OF ADMINISTRATIVE DECISION:

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

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Planning Department

Bonner County Planning Department

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



Blueline Review Letter

May 19, 2025

Dan Provolt
Provolt Land Surveying
PO Box 580
Ponderay, ID 83860

SUBJECT: MLD0019-25: Kucherry Creek

Dear Dan,

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
 - 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
 - Complete.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - Complete.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider
Planner



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

March 28, 2025

Bonner County Planning Dept
KUCHERRY CREEK
MLD0019-25
SECTION 4, TOWNSHIP 55 NORTH, RANGE 3 WEST
RP55N03W045250A

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.

Correct misspelling of Kucherry after Holly in Owners' Certificate

Label initial point on the plat face

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 – KUCHERRY CREEK (MLD0019-25)
SECTION 4, TOWNSHIP 55N, RANGE 3W**

To Whom It May Concern:

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

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>

KUCHERRY 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 20 ACRE PARCEL INTO 2 LOTS. FIELD TIES AND SURVEY REFERENCES WERE HELD FOR PROPERTY BOUNDARIES.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	597.36'	63.66'	63.63'	S87°48'14"W	6°06'20"
C2	738.94'	95.36'	95.29'	S88°26'53"W	7°23'38"

LINE	BEARING	DISTANCE
L1	S89°34'28"W	8.66'
L2	N82°50'17"W	44.69'
L2A	N82°50'17"W	44.69'
L3	N89°08'36"W	187.75'
L4	S84°45'04"W	65.82'
L5	N87°51'18"W	59.59'



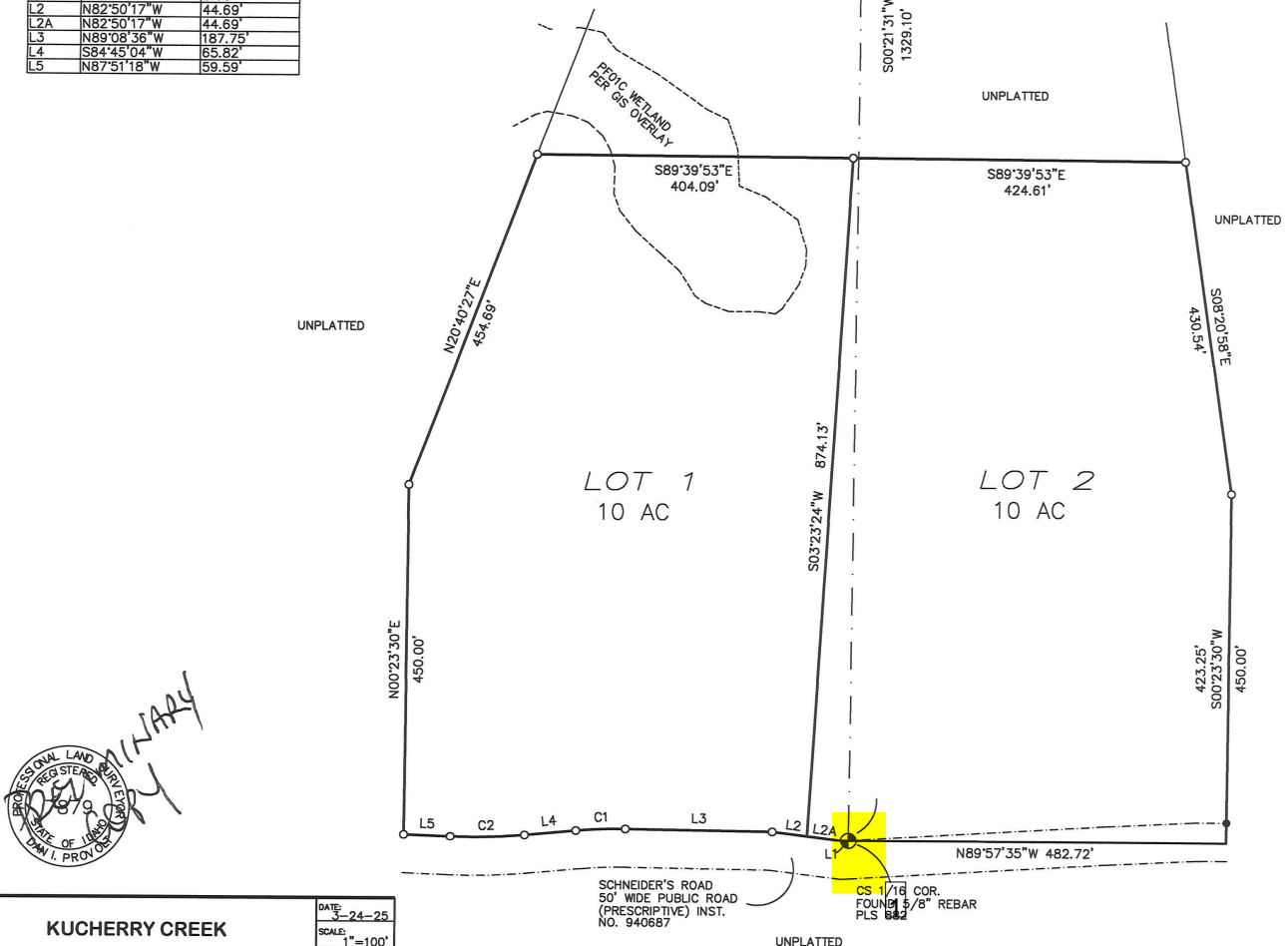
SCALE 1" = 100'

100' 50' 0' 100'

QUARTER CORNER
S4 ONLY, FD. 1" DRILL
STEEL CP&F INST.
NO. 917020



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



KUCHERRY CREEK

DATE: 3-24-25

SCALE: 1"=100'

PROJ. NO. 1577

SHT. 1 OF 2

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

Summary of comments: MLD0019-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Andrea Ballard Date: 2025-03-28 12:04:42

label initial point

KUCHERRY CREEK

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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DEREK D KUCHERRY AND HOLLY 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 "KUCHERRY 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:

BEGINNING AT THE CENTER-SOUTH 1/16TH CORNER OF SAID SECTION 4 SAID POINT BEING THE INITIAL POINT; THENCE SOUTH 89 DEGREES 34' 28" WEST, 8.66 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF A 50.00' WIDE COUNTY ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES;

1. NORTH 82 DEGREES 50' 17" WEST, 89.39 FEET;
 2. NORTH 89 DEGREES 08' 36" WEST, 187.75 FEET;
 3. 63.66 FEET ALONG A COUNTER CLOCKWISE CURVE WITH A RADIUS OF 597.36 FEET (THE CHORD OF WHICH BEARS SOUTH 87 DEGREES 40' 14" WEST, 63.63 FEET)
 4. SOUTH 84 DEGREES 45' 04" WEST, 65.82 FEET;
 5. 95.36 FEET ALONG A CLOCKWISE CURVE WITH A RADIUS OF 738.94 FEET (THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 26' 53" WEST, 95.29 FEET)
 6. NORTH 87 DEGREES 51' 18" WEST, 59.59 FEET;
- THENCE NORTH 00 DEGREES 23' 30" EAST, 450.00 FEET; THENCE NORTH 20 DEGREES 40' 27" EAST, 454.69 FEET; THENCE SOUTH 89 DEGREES 39' 53" EAST, 828.71 FEET; THENCE SOUTH 08 DEGREES 20' 58" EAST, 430.54 FEET; THENCE SOUTH 00 DEGREES 23' 30" WEST, 450.00 FEET; THENCE NORTH 89 DEGREES 57' 35" WEST, 482.72 FEET TO THE INITIAL POINT.

DEREK D KUCHERRY

HOLLY KUCHERRY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DEREK D KUCHERRY AND HOLLY 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 HERELUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

NOTARY PUBLIC

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. 451262
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, 2008 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 "KUCHERRY 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.



KUCHERRY CREEK

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

DATE 24-25
PAGE NONE
DRAWN JP
PROV. NO. 1527A
COST \$150.00
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) 265-0675
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 – MLD0019-25 – Kucherry Creek

Dear Planning Dept.,

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

- 1) Set Center $\frac{1}{4}$, file CP&F.
- 2) Typo in Owner's Cert.
- 3) Label POB.

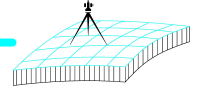
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

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 #

15578

Date

4/7/2025

Bill To:

Provolt

Project / Job #

25-001AH Review MLD0019-25 - Kucherry Cre

Please submit payment by: 4/22/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0019-25 - Kucherry 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%]

KUCHERRY CREEK

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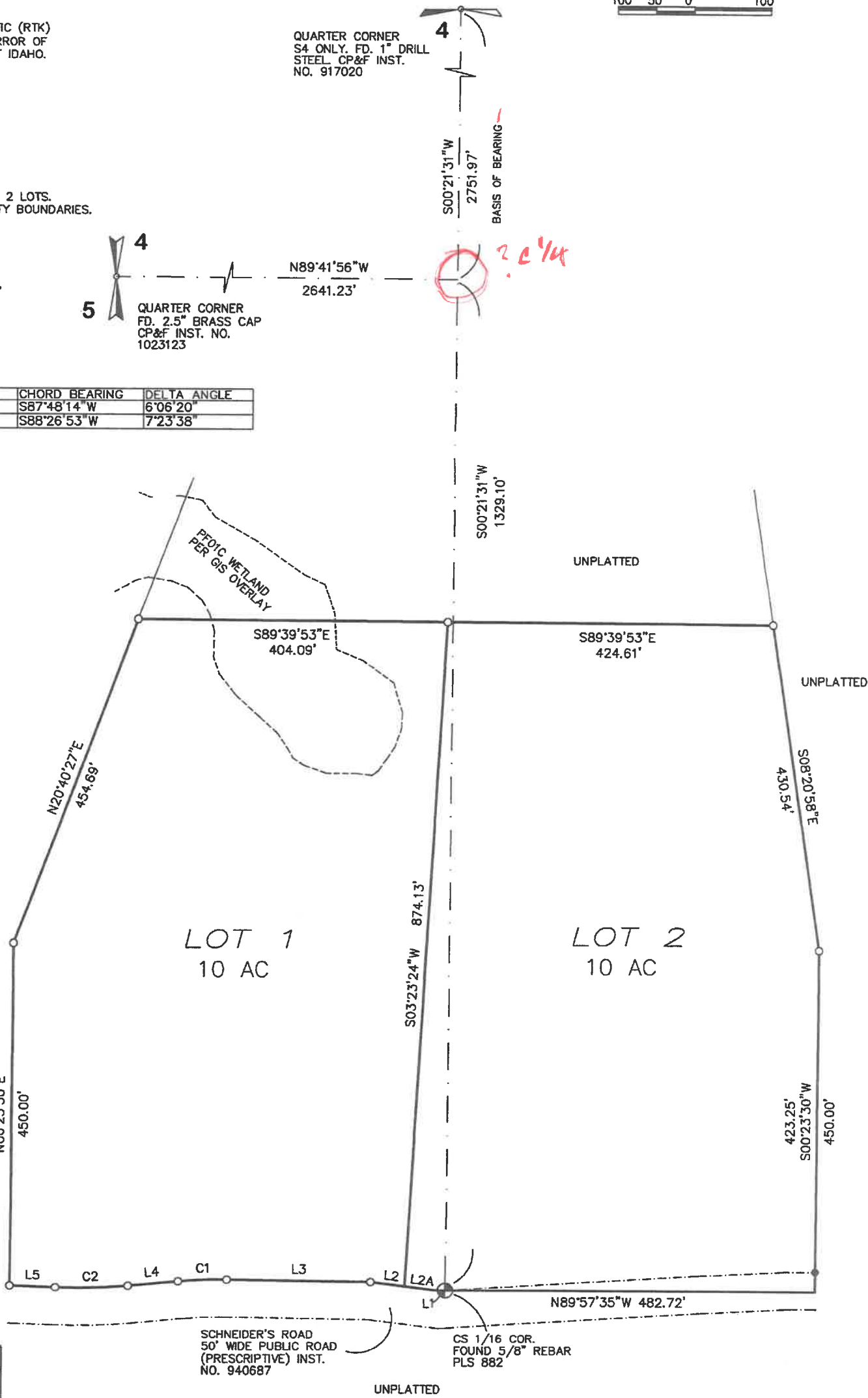
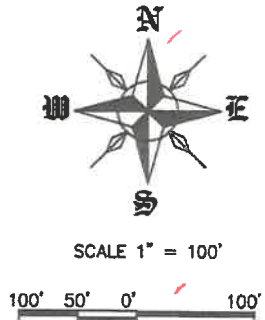
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KUCHERRY CREEK

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

DATE: 3-24-25
SCALE: 1"=100'
PROJ. NO.: 1577
SHT. 1 OF 2

KUCHERRY CREEK

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

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DEREK D KUCHERRY

HOLLY KUCHERRY

ACKNOWLEDGMENT

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COUNTY OF _____

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

NOTARY PUBLIC

NOTES

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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 PUPOSE 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 "KUCHERRY 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: _____

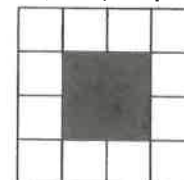
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

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



KUCHERRY CREEK

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

DATE: 03-24-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1577A
CAD FILE: S-MID-KUCHERRY
SHT 2 OF 2

PntNo	Bearing	Distance	Northing	Easting	Description
PP			246.71	6573.26	
	S 89°34'28" W	8.66			
PP			246.65	6564.60	
	N 82°50'17" W	89.39			
PP			257.79	6475.90	
	N 89°08'36" W	187.75			
PP			260.60	6288.17	
	Radius: 597.36	Chord: 63.63	Degree: 9°35'29"	Dir: Left	
	Length: 63.66	Delta: 6°06'20"	Tangent: 31.86		
	Chord BRG: S 87°48'14"	W Rad-In: S 00°51'24"	W Rad-Out: S 05°14'56"	E	
	Radius PntNo: PP N: -336.70	E: 6279.24			
PP			258.16	6224.60	
	S 84°45'04" W	65.82			
PP			252.14	6159.05	
	Radius: 738.94	Chord: 95.29	Degree: 7°45'14"	Dir: Right	
	Length: 95.36	Delta: 7°23'38"	Tangent: 47.75		
	Chord BRG: S 88°26'53"	W Rad-In: N 05°14'56"	W Rad-Out: N 02°08'42"	E	
	Radius PntNo: PP N: 987.98	E: 6091.45			
PP			249.56	6063.79	
	N 87°51'18" W	59.59			
PP			251.79	6004.25	
	N 00°23'30" E	450.00			
PP			701.78	6007.32	
	N 20°40'27" E	454.69			
PP			1127.18	6167.85	
	S 89°39'53" E	828.71			
PP			1122.33	6996.54	
	S 08°20'58" E	430.54			
PP			696.36	7059.06	
	S 00°23'30" W	450.00			
PP			246.37	7055.98	
	N 89°57'35" W	482.72			
PP			246.71	6573.26	
Closure Error Distance>			0.0000		
Total Distance Inversed>			3666.88		

Area: 871593.1, 20.01

PntNo	Bearing	Distance	Northing	Easting	Description
PP			1127.18	6167.85	
	S 89°39'53" E	404.09			
PP			1124.82	6571.94	
	S 03°23'24" W	874.13			
PP			252.22	6520.25	
	N 82°50'17" W	44.69			
PP			257.79	6475.90	
	N 89°08'36" W	187.75			
PP			260.60	6288.17	
	Radius: 597.36	Chord: 63.63	Degree: 9°35'29"	Dir: Left	
	Length: 63.66	Delta: 6°06'20"	Tangent: 31.86		
	Chord BRG: S 87°48'14" W	Rad-In: S 00°51'24" W	Rad-Out: S 05°14'56" E		
	Radius PntNo: PP N: -336.70	E: 6279.24			
PP			258.16	6224.60	
	S 84°45'04" W	65.82			
PP			252.14	6159.05	
	Radius: 738.94	Chord: 95.29	Degree: 7°45'14"	Dir: Right	
	Length: 95.36	Delta: 7°23'38"	Tangent: 47.75		
	Chord BRG: S 88°26'53" W	Rad-In: N 05°14'56" W	Rad-Out: N 02°08'42" E		
	Radius PntNo: PP N: 987.98	E: 6091.45			
PP			249.56	6063.79	
	N 87°51'18" W	59.59			
PP			251.79	6004.25	
	N 00°23'30" E	450.00			
PP			701.78	6007.32	
	N 20°40'27" E	454.69			
PP			1127.18	6167.85	
Closure Error Distance>			0.0000		
Total Distance Inversed>			2699.78		
Area: 435739.2, 10.00					

Inverse With Area

Mon Mar 24 12:30:02 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			1124.82	6571.94	
	S 89°39'53" E	424.61			
PP			1122.33	6996.54	
	S 08°20'58" E	430.54			
PP			696.36	7059.06	
	S 00°23'30" W	450.00			
PP			246.37	7055.98	
	N 89°57'35" W	482.72			
PP			246.71	6573.26	
	S 89°34'28" W	8.66			
PP			246.65	6564.60	
	N 82°50'17" W	44.69			
PP			252.22	6520.25	
	N 03°23'24" E	874.13			
PP			1124.82	6571.94	
Closure Error Distance>			0.0000		
Total Distance Inversed>			2715.36		

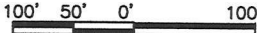
Area: 435854.0, 10.01

KUCHERRY CREEK

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



SCALE 1" = 100'



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

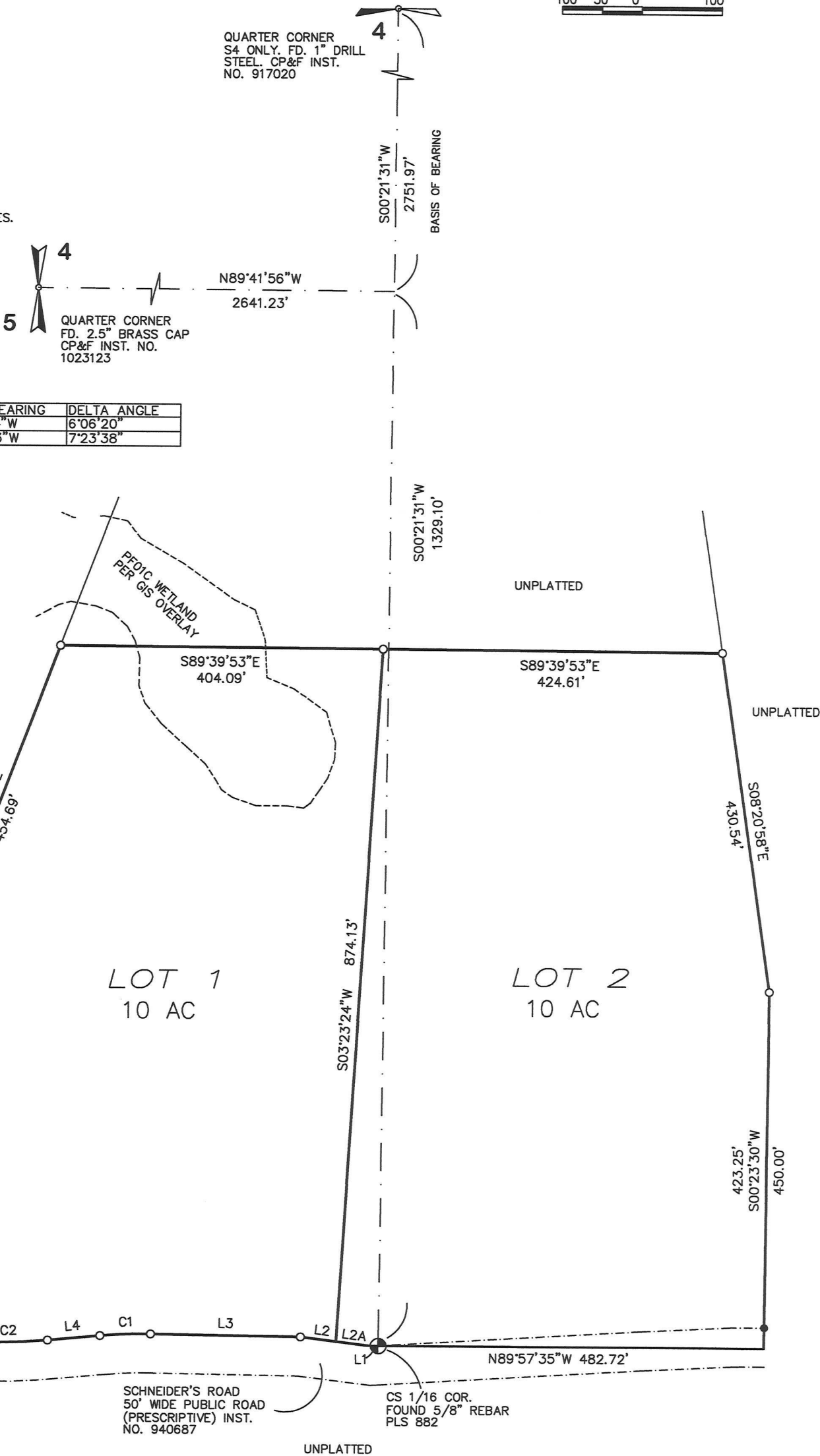
TO SHOW A MINOR LAND DIVISION OF A 20 ACRE PARCEL INTO 2 LOTS. FIELD TIES AND SURVEY REFERENCES WERE HELD FOR PROPERTY BOUNDARIES.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	597.36'	63.66'	63.63'	S87°48'14"W	6°06'20"
C2	738.94'	95.36'	95.29'	S88°26'53"W	7°23'38"

LINE	BEARING	DISTANCE
L1	S89°34'28"W	8.66'
L2	N82°50'17"W	44.69'
L2A	N82°50'17"W	44.69'
L3	N89°08'36"W	187.75'
L4	S84°45'04"W	65.82'
L5	N87°51'18"W	59.59'



KUCHERRY CREEK

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

DATE: 3-24-25
SCALE: 1"=100'
PROJ. NO.: 1577
SHT. 1 OF 2

KUCHERRY CREEK

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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DEREK D KUCHERRY AND HOLLY KUCHEREY, 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 "KUCHERRY 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;

BEGINNING AT THE CENTER-SOUTH 1/16TH CORNER OF SAID SECTION 4 SAID POINT BEING THE INITIAL POINT; THENCE SOUTH 89 DEGREES 34' 28" WEST, 8.66 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF A 50.00' WIDE COUNTY ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES;

1. NORTH 82 DEGREES 50' 17" WEST, 89.39 FEET;
 2. NORTH 89 DEGREES 08' 36" WEST, 187.75 FEET;
 3. 63.66 FEET ALONG A COUNTER CLOCKWISE CURVE WITH A RADIUS OF 597.36 FEET (THE CHORD OF WHICH BEARS SOUTH 87 DEGREES 48' 14" WEST, 63.63 FEET)
 4. SOUTH 84 DEGREES 45' 04" WEST, 65.82 FEET;
 5. 95.36 FEET ALONG A CLOCKWISE CURVE WITH A RADIUS OF 738.94 FEET (THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 26' 53" WEST, 95.29 FEET)
 6. NORTH 87 DEGREES 51' 18" WEST, 59.59 FEET;
- THENCE NORTH 00 DEGREES 23' 30" EAST, 450.00 FEET; THENCE NORTH 20 DEGREES 40' 27" EAST, 454.69 FEET; THENCE SOUTH 89 DEGREES 39' 53" EAST, 828.71 FEET; THENCE SOUTH 08 DEGREES 20' 58" EAST, 430.54 FEET; THENCE SOUTH 00 DEGREES 23' 30" WEST, 450.00 FEET; THENCE NORTH 89 DEGREES 57' 35" WEST, 482.72 FEET TO THE INITIAL POINT.

DEREK D KUCHERRY

HOLLY KUCHERRY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DEREK D KUCHERRY AND HOLLY 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

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 PUPOSE 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 "KUCHERRY 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: _____

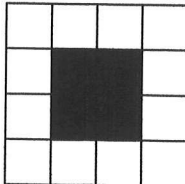
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

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



KUCHERRY CREEK

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

DATE: 03-24-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1577A
CAD FILE: S-MID-KUCHERRY
SHT. 2 OF 2