

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: Michael & Gayle McCutchan

From: Kyle Snider, Planner

Date: September 2, 2025

Subject: Blue-line review for MLD0023-25: McCutchan Lots

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: **Truxton Glahe, 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: McCutchan Lots		File No: MLD0023-25
Received by: Kyle Snider, Planner	Received from: Truxton, Glahe & Associates	Date Received: 04/24/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	06-09-2025	KS	Bonner County Planning Department
Comments/letter	5/1/25	AB	Assessor's Office
Comment	4-25-25	MM	Bonner County Road & Bridge Department
Road Name required	4/25/2025	MC	GIS Department
X	05/02/2025	LB	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0023-25**

DATE OF REPORT: 9/2/2025

APPLICANT: Gayle Mccutchan

PARCEL #: RP55N03W138240A

SUBDIVISION NAME/LOTS: McCutchan Lots

SUMMARY OF PROPOSAL:

Divide one (1) 27.950-acre parcel and one (1) 5.040-acre parcel into one (1) 5.15-acre lot, one (1) 7.30-acre lot, one (1) 14.82-acre lot, and one (1) 5.05-acre lot.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per GIS comment, a road name will be required.
4. Per Road and Bridge comment, applicant shall apply for a road approach encroachment permit from the Road and Bridge Department.

STANDARDS REVIEW:

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

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

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

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

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

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

12-660 (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: **No**

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-5.
- 3.) Proposed Lots 1, 2, and 3 are located off Roop Road, a Bonner County Owned and maintained public right-of-way. Proposed Lot 4 is accessed via an unnamed 30' wide private ingress, egress, and utilities easement.
- 4.) The proposed lots are served by individual wells, individual septic systems, Sagle Fire District, and Northern Lights Inc.
- 5.) The proposed lots have mapped slopes ranging from 0-30%+ according to USGS.
- 6.) The proposed lots do not contain mapped wetlands per NWI.
- 7.) The proposed lots do not have any mapped streams, rivers, or lakes per NHD.
- 8.) Proposed Lot 1 and Lot 4 were approved for a Depth to Width ratio of 3.99:1 with File VA0021-25.

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

"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 Review Letter

September 2, 2025

Truxton Glahe
Glahe & Associated, Inc.
303 Church Street
Sandpoint, ID 83864

SUBJECT: MLD0023-25: McCutchan Lots

Dear Truxton,

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 04/28/2025: RP55N03W138240A and RP55N03W138750A are within SFHA Zone X per FIRM Panel Number 16017C1150E, 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,

Kyle Snider
Planner



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

May 1, 2025

Bonner County Planning Dept
GRAND FIR ESTATES 1ST ADDITION
MLD0020-25
SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST
RP015740010040A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and the stated ownership is incorrect: current record owner is Grand Fir, LLC. Please correct all occurrences, including signature line & notary acknowledgment.

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

Monday, April 28, 2025

Bonner County Planning Department

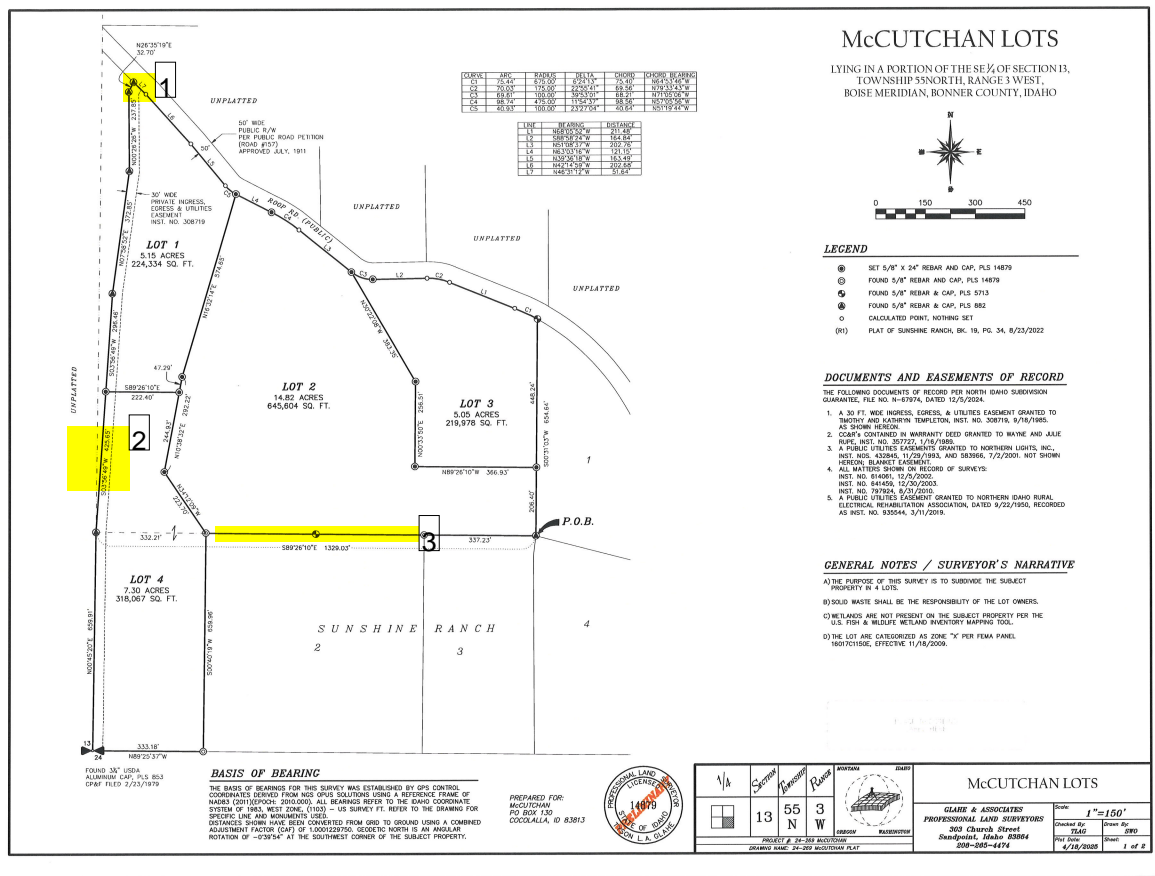
RE: **PLAT REVIEW – McCUTCHAN LOTS (MLD0023-25)**
SECTION 13, TOWNSHIP 55N, RANGE 3W

To Whom It May Concern:

The 30' Easement 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: MLD0023-25 Blueline Plat.pdf


Page:1

Number: 1 Author: Matt Mulder Date: 2025-04-25 10:28:58

Road name for this easement needed. Applicant shall apply for a road approach encroachment permit from Road & Bridge Department and upgrade the approach to meet current road standards.

Number: 2 Author: Monica Carash Date: 2025-04-28 08:56:33

Road name required

Number: 3 Author: Andrea Ballard Date: 2025-05-01 11:14:14

distance?

LYING IN A PORTION OF THE SE $\frac{1}{4}$ OF SECTION 13,
TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL WILLIAM MCGUTHAN AND GAYLE ANN MCGUTHAN, TRUSTEES OF THE OLYMPIA MOUNTAIN FARM TRUST, DATED 5/22/2004, AND KNOWN OF RECORD AS THE GMM MCGUTHAN FAMILY TRUST 1.0, AND 12/2004), HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE AGREED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS 'MCGUTHAN LOTS' BEING A PORTION OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTH-EAST QUARTER (40.50 SQ. AC.) OF
 BUSH MEADOW, SOUTHERN COUNTY, GRANT, LINDSAY & SOUTHERN
 EXCHANGING HEREWITH THE FOLLOWING:

1. THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER (40.50 SQ. AC.) OF SECTION 13, TOWNSHIP 50 NORTH, RANGE 2 WEST, 10TH PRINCIPAL MERIDIAN, SOUTHERN COUNTY, GRANT, LINDSAY & SOUTHERN EXCHANGING HEREWITH THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (50.50 AC.) OF SECTION 13.

2. THAT PORTION CENTRELINE OF SECTION 13, NORTH 60°45'20" EAST, 145.610 FEET TO THE SOUTH CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, AND THENCE ALONG SAID CORNER OF WAY, SOUTH 47°30'45" EAST, 155.675 FEET TO AN INTERSECTION WITH THE WESTERN LINE OF

THENCE ALONG THE WESTERN LINE OF SAID LATTER LOT THE FOLLOWING FOUR DESCRIBED COURSES:

1. SOUTH 87°45'00" WEST, 272.910 FEET;
2. SOUTH 02°28'28" EAST, 123.875 FEET;
3. SOUTH 07°50'50" WEST, 272.875 FEET;
4. SOUTH 03°48'48" WEST, 272.910 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
SOUTHWEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW SW SW) OF SECTION
TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

33
3

MICHAEL WILLIAM McDUTCHIAN
TRUSTEE OF THE G & M McDUTCHIAN FAMILY TRUST DATED 6/12/04

DATE

GAYLE ANN McOUTCHAN
TRUSTEE OF THE G & M McOUTCHAN FAMILY TRUST DATED 6/12/04

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL WILLIAM MCCUTCHAN, KNOWN OR IDENTIFIED TO
ME TO BE TRUSTEE OF THE G & M MCCUTCHAN FAMILY TRUST DATED 6/12/04, WHO EXECUTED
THE FOREGOING INSTRUMENT AS TRUSTEE OF SAID TRUST.

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

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED SARLE ANN MCCUTCHEAN, KNOWN OR IDENTIFIED TO ME
TO BE TRUSTEE OF THE G & M MCCUTCHEAN FAMILY TRUST DATED 8/12/04, WHO EXECUTED THE
FOREGOING INSTRUMENT AS TRUSTEE OF SAID TRUST.

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

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

DATED THIS _____ DAY OF _____, 20__.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

THIS PLAN HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____
20____

PLANNING DIRECTOR _____

I, TYSON L.A. GLAHE, S 14878, 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.

TYSON L.A. CLARE, PLS 14879

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

DATED THIS ____ DAY OF _____, 20____.

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 SERVICE: WATER TO BE PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED

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

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

COUNTY RECORDER _____ BY DEPUTY _____
\$ _____



1/4		Section	Range	TOWNSHIP		COUNTY	
13		55 N	3 W			McCUTCCHAN LOTS	
				GREENSBURG		WASHINGTON	
PROJECT # 24-202 WESTCHURCH (DRAWING NAME: 24-202 WESTCHURCH PLAT)							
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 800-265-4474				Date: _____ Drawn by: _____ Checked by: TAC _____ Date: 4/18/2025 Sheet: _____ of 2			



Number: 1 Author: Andrea Ballard Date: 2025-05-01 11:06:11

new survey metes & bounds typically provided ?



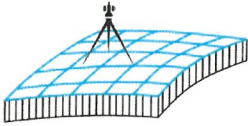
Number: 2 Author: Andrea Ballard Date: 2025-05-01 11:07:50

SE



Number: 3 Author: Andrea Ballard Date: 2025-05-01 11:12:33

incorrect legal- only owns W2SWSWSE



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

May 2, 2025

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

Re: Plat Review – MLD0023-25 – McCutchan Lots

Dear Planning Dept.,

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

- 1) The basis of bearing should be identified along some line on the plat.
- 2) The Surveyor's Narrative should also explain how the boundary lines were established and which records were controlling. Adjoining surveys of record should be referenced.
- 3) All of the angle points along the north lines of lots 1, 2 and 3 should be monumented.
- 4) The county map viewer shows an intermittent stream and riverine wetland along the south line of Lot 4.
- 5) The Owners' Certificate legal description seems to include the area occupied by Sunshine Ranch Lots 2 and 3.
- 6) Other items marked in red on plat copy.

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

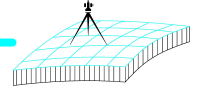
Sincerely,

A handwritten signature in blue ink that reads "Joel L. Andring". The signature is written in a cursive, flowing style.

Joel L. Andring, 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 #

15591

Date

5/2/2025

Bill To:

Glahe

Project / Job #

25-001AR Review MLD0023-25 - McCutchan Lo

Please submit payment by: 5/17/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0023-25 - McCutchan Lots	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14

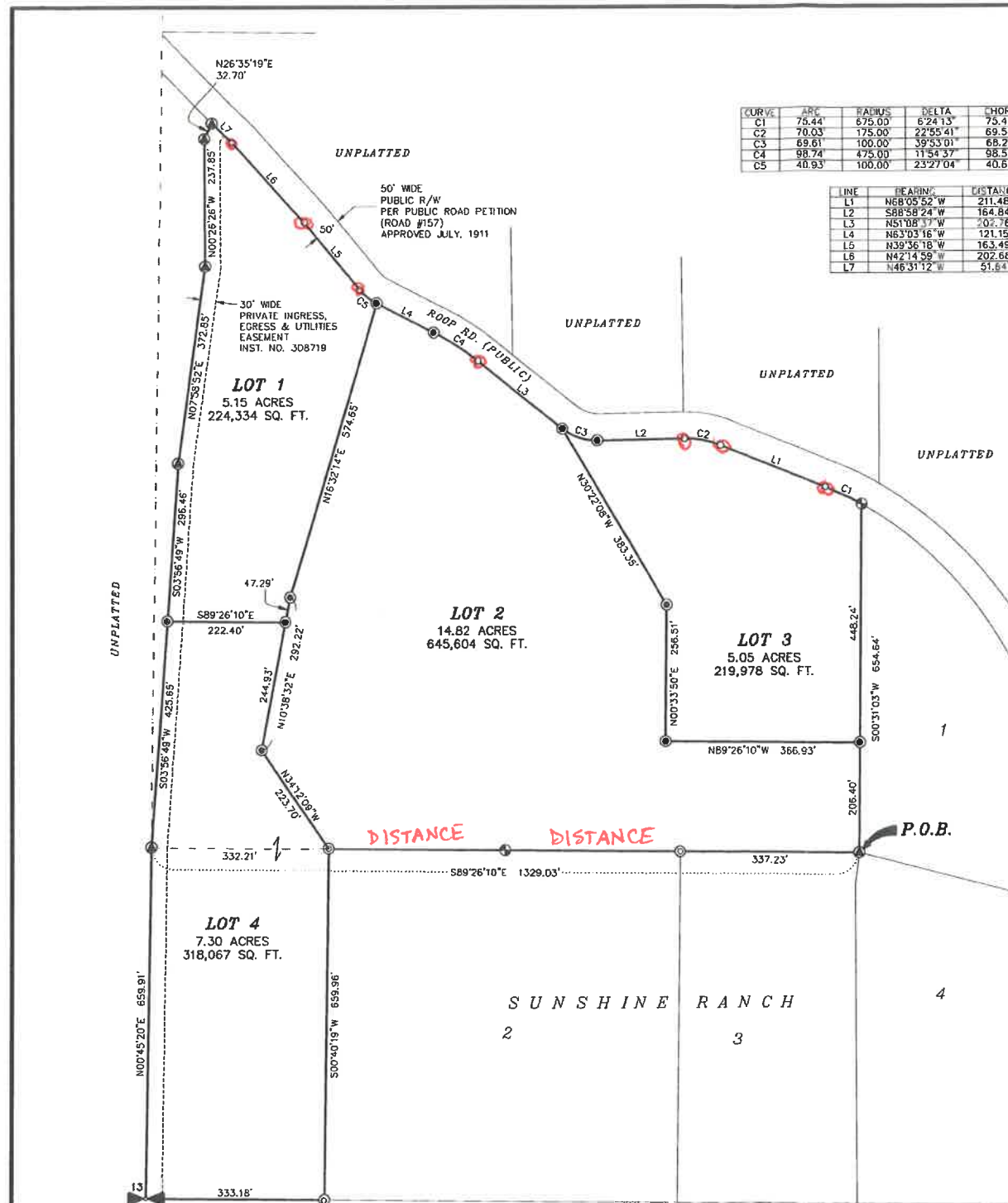


THANK YOU FOR YOUR BUSINESS

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%]

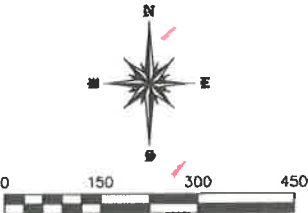


CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	75.44	675.00	6°24'13"	75.40	N64°53'46" W
C2	70.03	175.00	22°55'41"	69.56	N79°33'43" W
C3	69.01	100.00	39°53'01"	68.21	N71°05'06" W
C4	98.74	475.00	11°54'37"	98.56	N57°05'56" W
C5	40.93	100.00	23°27'04"	40.64	N51°19'44" W

LINE	BEARING	DISTANCE
L1	N68°05'52" W	211.48
L2	S88°58'24" W	164.84
L3	N51°08'17" W	207.76
L4	N63°03'16" W	121.15
L5	N39°36'18" W	163.49
L6	N42°14'59" W	202.66
L7	N46°31'12" W	51.64

McCUTCHAN LOTS

LYING IN A PORTION OF THE SE 1/4 OF SECTION 13,
TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 5713
- FOUND 5/8" REBAR & CAP, PLS 882
- CALCULATED POINT, NOTHING SET
- (R1) PLAT OF SUNSHINE RANCH, BK. 19, PG. 34, 8/23/2022

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO SUBDIVISION GUARANTEE, FILE NO. N-67974, DATED 12/5/2024.
- A 30 FT. WIDE INGRESS, EGRESS, & UTILITIES EASEMENT GRANTED TO TIMOTHY AND KATHRYN TEMPLETON, INST. NO. 308718, 6/18/1985. AS SHOWN HEREON.
 - CO&R'S CONTAINED IN WARRANTY DEED GRANTED TO WAYNE AND JULIE RUPE, INST. NO. 357727, 1/16/1989.
 - A PUBLIC UTILITIES EASEMENTS GRANTED TO NORTHERN LIGHTS, INC., INST. NOS. 432845, 11/29/1993, AND 583956, 7/2/2001. NOT SHOWN HEREON; BLANKET EASEMENT.
 - ALL MATTERS SHOWN ON RECORD OF SURVEYS:
INST. NO. 614081, 12/5/2002.
INST. NO. 641459, 12/30/2003.
INST. NO. 797924, 8/31/2010.
 - A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, DATED 9/22/1950, RECORDED AS INST. NO. 935544, 3/11/2019.

GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY IN 4 LOTS.
- B) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- C) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- D) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C1150E, EFFECTIVE 11/18/2009.

FOUND 3/4" USDA ALUMINUM CAP, PLS 853 CP&F FILED 2/23/1979

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 1.0001228750. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°39'54" AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

PREPARED FOR:
McCUTCHAN
PO BOX 130
COCOLALLA, ID 83813



1/4	Section	Township	Range	MONTANA	IDAHO
	13	55 N	3 W	ORIDON	WASHINGTON
PROJECT # 24-269 MCCUTCHAN DRAWING NAME: 24-269 MCCUTCHAN PLAT					

McCUTCHAN LOTS	
GLARE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83884 206-205-4474	
Scale: 1"=150'	Checked By: TLAG Drawn By: SWO Plot Date: 4/18/2025 Sheet: 1 of 2

Doesn't match
words all
spelled out

McCUTCHAN LOTS

LYING IN A PORTION OF THESE 1/4 OF SECTION 13,
TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT MICHAEL WILLIAM McCUTCHAN AND GAYLE ANN McCUTCHAN, TRUSTEES OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04 (ALSO KNOWN OF RECORD AS THE G&M McCUTCHAN FAMILY TRUST U.T.D. JUNE 12/2004), 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 1-4, THE SAME TO BE KNOWN AS 'McCUTCHAN LOTS' BEING A PORTION OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2 SE1/4) OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING SOUTH OF THE COUNTY ROAD.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2 SE1/4) OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (S1/2 SW1/4 SE1/4) OF SAID SECTION 13;

THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 13, NORTH 00°45'20" EAST, 1453.61 FEET TO THE SOUTH RIGHT OF WAY OF THE COUNTY ROAD;
THENCE ALONG SAID RIGHT OF WAY, SOUTH 44°30'43" EAST, 135.67 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A PRIVATE ROAD;

THENCE ALONG THE WESTERLY LINE OF SAID LATTER ROAD THE FOLLOWING FOUR DESCRIBED COURSES:

1. SOUTH 26°35'19" WEST, 32.70 FEET;
2. SOUTH 00°26'26" EAST, 237.85 FEET;
3. SOUTH 07°58'52" WEST, 372.85 FEET;
4. SOUTH 03°56'49" WEST, 722.12 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (S1/2 SW1/4 SE1/4) OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

MICHAEL WILLIAM McCUTCHAN
TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04

DATE

GAYLE ANN McCUTCHAN
TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL WILLIAM McCUTCHAN, KNOWN OR IDENTIFIED TO ME TO BE TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04, WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF SAID TRUST.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GAYLE ANN McCUTCHAN, KNOWN OR IDENTIFIED TO ME TO BE TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04, WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF SAID TRUST.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

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 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 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 TO BE PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED

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

TYSON L.A. GLAHE, PLS 14879

DATE

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, 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.

TYSON L.A. GLAHE, PLS 14879

DATE



1/4	Section	Township	Range	MONTANA	IDAHO
	13	55 N	3 W		
PROJECT # 24-289 McCUTCHAN DRAWING NAME: 24-289 McCUTCHAN PLAT				McCUTCHAN LOTS	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A Checked By: TLG Drawn By: SWO Plot Date: 4/18/2025 Sheet: 2 of 8	

OUTER BOUNDARY

Northing	Easting	Bearing	Distance
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2353997.09	2406532.08		
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		N 00°45'20" E	659.91
--	--	---------------	--------

2354656.94	2406540.79		
------------	------------	--	--

		N 03°56'49" E	722.12
--	--	---------------	--------

2355377.35	2406590.49		
------------	------------	--	--

		N 07°58'52" E	372.85
--	--	---------------	--------

2355746.59	2406642.26		
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		N 00°26'26" W	237.85
--	--	---------------	--------

2355984.44	2406640.43		
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		N 26°35'19" E	32.70
--	--	---------------	-------

2356013.68	2406655.07		
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		S 46°31'12" E	51.64
--	--	---------------	-------

2355978.15	2406692.54		
------------	------------	--	--

		S 42°14'59" E	202.68
--	--	---------------	--------

2355828.12	2406828.81		
------------	------------	--	--

		S 39°36'18" E	163.49
--	--	---------------	--------

2355702.16	2406933.04		
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Radius: 100.00	Chord: 40.64	Degree: 57°17'45"	Dir: Left
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Length: 40.93	Delta: 23°27'04"	Tangent: 20.76	
---------------	------------------	----------------	--

Chord BRG: S 51°19'44" E	Rad-In: N 50°23'48" E	Rad-Out: N 26°56'44" E	
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Radius Point: 2355765.90,	2407010.09		
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2355676.76	2406964.77		
------------	------------	--	--

		S 63°03'16" E	121.15
--	--	---------------	--------

2355621.86	2407072.77		
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Radius: 475.00	Chord: 98.56	Degree: 12°03'44"	Dir: Right
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Length: 98.74	Delta: 11°54'37"	Tangent: 49.55	
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Chord BRG: S 57°05'56" E	Rad-In: S 26°56'46" W	Rad-Out: S 38°51'23" W	
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Radius Point: 2355198.43,	2406857.52		
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2355568.32	2407155.52		
------------	------------	--	--

		S 51°08'37" E	202.76
--	--	---------------	--------

2355441.12	2407313.42		
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Radius: 100.00	Chord: 68.21	Degree: 57°17'45"	Dir: Left
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Length: 69.61	Delta: 39°53'01"	Tangent: 36.28	
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Chord BRG: S 71°05'06" E	Rad-In: N 38°51'25" E	Rad-Out: N 01°01'36" W	
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Radius Point: 2355518.99,	2407376.15		
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2355419.00	2407377.95		
------------	------------	--	--

		N 88°58'24" E	164.84
--	--	---------------	--------

2355421.96	2407542.76		
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Radius: 175.00	Chord: 69.56	Degree: 32°44'26"	Dir: Right
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Length: 70.03	Delta: 22°55'41"	Tangent: 35.49	
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Chord BRG: S 79°33'43" E	Rad-In: S 01°01'33" E	Rad-Out: S 21°54'08" W	
--------------------------	-----------------------	------------------------	--

Radius Point: 2355246.99,	2407545.89		
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2355409.35	2407611.17		
------------	------------	--	--

		S 68°05'52" E	211.48
--	--	---------------	--------

2355330.47	2407807.39		
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Radius: 675.00	Chord: 75.40	Degree: 8°29'18"	Dir: Right
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Length: 75.44	Delta: 6°24'13"	Tangent: 37.76	
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Chord BRG: S 64°53'46" E Rad-In: S 21°54'08" W Rad-Out: S 28°18'21" W
Radius Point: 2354704.19,2407555.60
2355298.48 2407875.67
S 00°31'03" W 654.64
2354643.87 2407869.75
N 89°26'10" W 996.82
2354653.68 2406872.98
S 00°40'19" W 659.96
2353993.76 2406865.24
N 89°25'37" W 333.18
2353997.09 2406532.08

Closure Error Distance> 0.0000
Total Distance> 6142.82
Polyline Area: 1407983 sq ft, 32.323 acres

Polyline Report

Fri Apr 18 15:11:26 2025

LOT 1

Northing	Easting	Bearing	Distance
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2354986.49	2408453.15		
		N 03°56'49" E	296.46
2355282.25	2408473.55		
		N 07°58'52" E	372.85
2355651.49	2408525.32		
		N 00°26'26" W	237.85
2355889.34	2408523.49		
		N 26°35'19" E	32.70
2355918.58	2408538.13		
		S 46°31'12" E	51.64
2355883.04	2408575.60		
		S 42°14'59" E	202.68
2355733.02	2408711.87		
		S 39°36'18" E	163.49
2355607.05	2408816.10		
		Radius: 100.00	Chord: 40.64
		Degree: 57°17'45"	Dir: Left
		Length: 40.93	Delta: 23°27'04"
		Tangent: 20.76	
		Chord BRG: S 51°19'44" E	Rad-In: N 50°23'48" E
		Rad-Out: N 26°56'44" E	
		Radius Point: 2355670.80,2408893.15	
2355581.66	2408847.83		
		S 16°32'14" W	574.65
2355030.78	2408684.26		
		S 10°38'32" W	47.29
2354984.30	2408675.53		
		N 89°26'10" W	222.40
2354986.49	2408453.15		

Closure Error Distance> 0.0000

Total Distance> 2242.95

Polyline Area: 224334 sq ft, 5.150 acres

Polyline Report

Fri Apr 18 15:11:39 2025

LOT 2

Northing	Easting	Bearing	Distance
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2355581.66	2408847.83		
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		S 63°03'16" E	121.15
--	--	---------------	--------

2355526.76	2408955.83		
------------	------------	--	--

Radius: 475.00	Chord: 98.56	Degree: 12°03'44"	Dir: Right
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Length: 98.74	Delta: 11°54'37"	Tangent: 49.55	
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Chord BRG: S 57°05'56" E	Rad-In: S 26°56'46" W	Rad-Out: S 38°51'23" W	
--------------------------	-----------------------	------------------------	--

Radius Point: 2355103.33,	2408740.58		
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2355473.22	2409038.58		
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		S 51°08'37" E	202.76
--	--	---------------	--------

2355346.01	2409196.48		
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		S 30°22'08" E	383.35
--	--	---------------	--------

2355015.26	2409390.29		
------------	------------	--	--

		S 00°33'50" W	256.51
--	--	---------------	--------

2354758.76	2409387.76		
------------	------------	--	--

		S 89°26'10" E	366.93
--	--	---------------	--------

2354755.15	2409754.68		
------------	------------	--	--

		S 00°31'03" W	206.40
--	--	---------------	--------

2354548.77	2409752.81		
------------	------------	--	--

		N 89°26'10" W	367.10
--	--	---------------	--------

2354552.38	2409385.73		
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		N 89°26'10" W	629.72
--	--	---------------	--------

2354558.57	2408756.04		
------------	------------	--	--

		N 34°12'09" W	223.70
--	--	---------------	--------

2354743.58	2408630.30		
------------	------------	--	--

		N 10°38'32" E	244.93
--	--	---------------	--------

2354984.30	2408675.53		
------------	------------	--	--

		N 10°38'32" E	47.29
--	--	---------------	-------

2355030.78	2408684.26		
------------	------------	--	--

		N 16°32'14" E	574.65
--	--	---------------	--------

2355581.66	2408847.83		
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Closure Error Distance> 0.0000

Total Distance> 3723.23

Polyline Area: 645604 sq ft, 14.821 acres

Polyline Report

Fri Apr 18 15:11:58 2025

LOT 3

Northing	Easting	Bearing	Distance
2355203.38	2409758.73		
		S 00°31'03" W	448.24
2354755.15	2409754.68		
		N 89°26'10" W	366.93
2354758.76	2409387.76		
		N 00°33'50" E	256.51
2355015.26	2409390.29		
		N 30°22'08" W	383.35
2355346.01	2409196.48		
		Radius: 100.00 Chord: 68.21 Degree: 57°17'45" Dir: Left	
		Length: 69.61 Delta: 39°53'01" Tangent: 36.28	
		Chord BRG: S 71°05'06" E Rad-In: N 38°51'25" E Rad-Out: N 01°01'36" W	
		Radius Point: 2355423.89,2409259.21	
2355323.90	2409261.01		
		N 88°58'24" E	164.84
2355326.86	2409425.82		
		Radius: 175.00 Chord: 69.56 Degree: 32°44'26" Dir: Right	
		Length: 70.03 Delta: 22°55'41" Tangent: 35.49	
		Chord BRG: S 79°33'43" E Rad-In: S 01°01'33" E Rad-Out: S 21°54'08" W	
		Radius Point: 2355151.88,2409428.95	
2355314.25	2409494.23		
		S 68°05'52" E	211.48
2355235.37	2409690.45		
		Radius: 675.00 Chord: 75.40 Degree: 8°29'18" Dir: Right	
		Length: 75.44 Delta: 6°24'13" Tangent: 37.76	
		Chord BRG: S 64°53'46" E Rad-In: S 21°54'08" W Rad-Out: S 28°18'21" W	
		Radius Point: 2354609.09,2409438.66	
2355203.38	2409758.73		

Closure Error Distance> 0.0000

Total Distance> 2046.44

Polyline Area: 219978 sq ft, 5.050 acres

Polyline Report

Fri Apr 18 15:12:12 2025

LOT 4

Northing	Easting	Bearing	Distance
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2353901.99	2408415.14		
		N 00°45'20" E	659.91
2354561.84	2408423.85		
		N 03°56'49" E	425.65
2354986.49	2408453.15		
		S 89°26'10" E	222.40
2354984.30	2408675.53		
		S 10°38'32" W	244.93
2354743.58	2408630.30		
		S 34°12'09" E	223.70
2354558.57	2408756.04		
		S 00°40'19" W	659.96
2353898.66	2408748.30		
		N 89°25'37" W	333.18
2353901.99	2408415.14		

Closure Error Distance> 0.0000

Total Distance> 2769.72

Polyline Area: 318067 sq ft, 7.302 acres

McCUTCHAN LOTS

LYING IN A PORTION OF THE SE 1/4 OF SECTION 13,
TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- ⊙ SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ⊙ FOUND 5/8" REBAR AND CAP, PLS 14879
- ⊕ FOUND 5/8" REBAR & CAP, PLS 5713
- ⊙ FOUND 5/8" REBAR & CAP, PLS 882
- CALCULATED POINT, NOTHING SET
- (R1) PLAT OF SUNSHINE RANCH, BK. 19, PG. 34, 8/23/2022

DOCUMENTS AND EASEMENTS OF RECORD

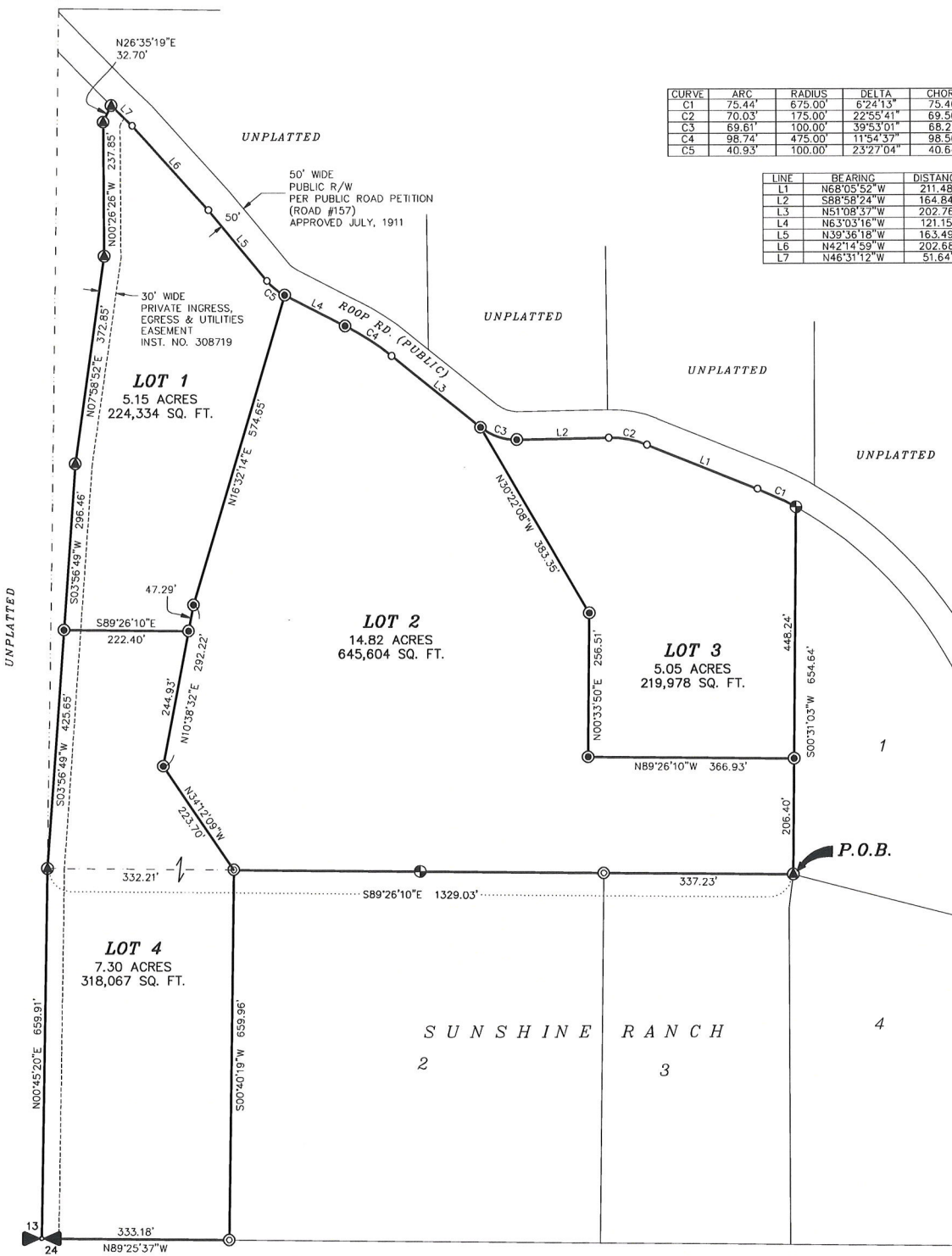
- THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO SUBDIVISION GUARANTEE, FILE NO. N-67974, DATED 12/5/2024.
- A 30 FT. WIDE INGRESS, EGRESS, & UTILITIES EASEMENT GRANTED TO TIMOTHY AND KATHRYN TEMPLETON, INST. NO. 308719, 9/18/1985. AS SHOWN HEREON.
 - CC&R's CONTAINED IN WARRANTY DEED GRANTED TO WAYNE AND JULIE RUPE, INST. NO. 357727, 1/16/1989.
 - A PUBLIC UTILITIES EASEMENTS GRANTED TO NORTHERN LIGHTS, INC., INST. NOS. 432845, 11/29/1993, AND 583966, 7/2/2001. NOT SHOWN HEREON; BLANKET EASEMENT.
 - ALL MATTERS SHOWN ON RECORD OF SURVEYS:
INST. NO. 814061, 12/5/2002.
INST. NO. 841459, 12/30/2003.
INST. NO. 797924, 8/31/2010.
 - A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, DATED 9/22/1950, RECORDED AS INST. NO. 935544, 3/11/2019.

GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY IN 4 LOTS.
- B) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- C) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- D) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C1150E, EFFECTIVE 11/18/2009.

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	75.44'	675.00'	6°24'13"	75.40'	N64°53'46" W
C2	70.03'	175.00'	22°55'41"	69.56'	N79°33'43" W
C3	69.61'	100.00'	39°53'01"	68.21'	N71°05'06" W
C4	98.74'	475.00'	11°54'37"	98.56'	N57°05'56" W
C5	40.93'	100.00'	23°27'04"	40.64'	N51°19'44" W

LINE	BEARING	DISTANCE
L1	N68°05'52" W	211.48'
L2	S88°58'24" W	164.84'
L3	N51°08'37" W	202.76'
L4	N63°03'16" W	121.15'
L5	N39°36'18" W	163.49'
L6	N42°14'59" W	202.68'
L7	N46°31'12" W	51.64'



FOUND 3/4" USDA
ALUMINUM CAP, PLS 853
CP&F FILED 2/23/1979

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 1.0001229750. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°39'54" AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

PREPARED FOR:
McCUTCHAN
PO BOX 130
COCOLALLA, ID 83813



1/4	Section	Township	Range	MONTANA	IDAHO
	13	55 N	3 W	OREGON	WASHINGTON
PROJECT # 24-269 McCUTCHAN					
DRAWING NAME: 24-269 McCUTCHAN PLAT					

McCUTCHAN LOTS		Scale: 1"=150'	
GLARE & ASSOCIATES PROFESSIONAL LAND SURVEYORS		Checked By: TLAG	Drawn By: SWO
303 Church Street Sandpoint, Idaho 83864		Plot Date: 4/18/2025	Sheet: 1 of 2
208-205-4474			

McCUTCHAN LOTS

LYING IN A PORTION OF THE SE ¼ OF SECTION 13,
TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT MICHAEL WILLIAM McCUTCHAN AND GAYLE ANN McCUTCHAN, TRUSTEES OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04 (ALSO KNOWN OF RECORD AS THE G&M McCUTCHAN FAMILY TRUST U.T.D. JUNE 12/2004), 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 1-4, THE SAME TO BE KNOWN AS 'McCUTCHAN LOTS' BEING A PORTION OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼) OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING SOUTH OF THE COUNTY ROAD.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼), OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (S½ SW¼) OF SAID SECTION 13;

THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 13, NORTH 00°45'20" EAST, 1453.61 FEET TO THE SOUTH RIGHT OF WAY OF THE COUNTY ROAD;
THENCE ALONG SAID RIGHT OF WAY, SOUTH 44°30'43" EAST, 135.67 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A PRIVATE ROAD;

THENCE ALONG THE WESTERLY LINE OF SAID LATTER ROAD THE FOLLOWING FOUR DESCRIBED COURSES:
1. SOUTH 26°35'19" WEST, 32.70 FEET;
2. SOUTH 00°26'26" EAST, 237.85 FEET;
3. SOUTH 07°58'52" WEST, 372.65 FEET;
4. SOUTH 03°56'49" WEST, 722.12 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (S½ SW¼ SE¼) OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

MICHAEL WILLIAM McCUTCHAN
TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04

DATE

GAYLE ANN McCUTCHAN
TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL WILLIAM McCUTCHAN, KNOWN OR IDENTIFIED TO ME TO BE TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04, WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF SAID TRUST.

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

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GAYLE ANN McCUTCHAN, KNOWN OR IDENTIFIED TO ME TO BE TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04, WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF SAID TRUST.

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

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 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 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 TO BE PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED

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

TYSON L.A. GLAHE, PLS 14879

DATE

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, 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.

TYSON L.A. GLAHE, PLS 14879

DATE



1/4	Section	Township	Range	MONTANA	IDAHO
	13	55 N	3 W		
PROJECT #: 24-269 McCUTCHAN DRAWING NAME: 24-269 McCUTCHAN PLAT					
McCUTCHAN LOTS				GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 200-265-4474	
Scale: N/A				Checked By: TLAG Drawn By: SWO	
Plot Date: 4/18/2025				Sheet: 2 of 2	