

# Bonner County Planning Department

"Protecting property rights and enhancing property value"  
1500 Highway 2, Suite 208, Sandpoint, Idaho 83864  
Phone (208) 265-1458 - Fax (866) 537-4935  
Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

To: David Stuck  
From: Dave Fisher, Planner  
Date: October 22, 2025  
**Subject: Blue-line review for MLD0052-25: Stuck Plat**

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Truxton Glahe; Glahe & Associates**.

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:**

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- ✓ All plat corrections.
- ✓ 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.
- ✓ County surveyor fee paid to the Bonner County Planning Department.
- ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.
- ✓ All conditions of approval must be met.
- ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments.

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### **REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.**

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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## Blueline Review Routing Form

Plat Name: <b>Stuck Plat</b>		File No: <b>MLD0052-25</b>
Received by: Dave Fisher, Planner	Received from: Truxton Glahe; Glahe & Associates	Date Received: 10/10/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	10/22/25	DF	Bonner County Planning Department
Comments	10/15/25	AD	Assessor's Office
X	10-10-25	MM	Bonner County Road & Bridge Department
X	10/14/20 25	MC	GIS Department
Review Complete	10/17/20 25	GD	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0052-25**

**DATE OF REPORT:** 10/22/2025

**APPLICANT:** David Stuck

**PARCEL #:** RP60N05W363160A

**SUBDIVISION NAME/LOTS:** Stuck Plat

### SUMMARY OF PROPOSAL:

This project divides one (1) 20.043-acre parcel into one (1) 15.02-acre lot and one (1) 5.02-acre lot.

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**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.

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### 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): The "initial point" and description thereof, shall be indicated on the plat.

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### STANDARDS REVIEW:

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

12-660 (D) (2) (f) Site area minimum:	<b>Yes</b>	Urban services:	<b>N/A</b>
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#### DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	<b>N/A</b>	In an area of City impact:	<b>No</b>
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12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>Yes</b>
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12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-622 Submerged Lands:	<b>N/A</b>
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12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-626.A Environmental Features:	<b>Yes</b>
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**FINDINGS:**

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Suburban (S).
3. The proposed lots will be served by individual well for water and individual septic systems for sewage.
4. The proposed lots will be served by Northern Lights Inc. and West Priest Lake Fire District.
5. The proposed lots do not contain frontage on a waterbody.
6. The proposed lots do not contain submerged lands or wetlands.
7. The proposed lots are accessed by Lark Lane, a privately owned and maintained easement.
8. The proposed lots do not contain slopes over 30%.

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**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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## Blueline Review Letter

October 22, 2025

Truxton Glahe  
Glahe & Associates  
303 Church St  
Sandpoint, ID 83864

**SUBJECT: MLD0052-25: Stuck Plat**

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 10/14/2025: Parcel is within SFHA Zone D per FIRM Panel Number 16017C0200F Effective Date 7/7/2014. 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.

Dave Fisher  
Planner



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

October 15, 2025

Bonner County Planning Dept  
STUCK PLAT  
MLD0052-25  
SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST  
RP60N05W363160A

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.

**In the owner's certificate the legal description does not close.**

**Add point of beginning to plat face.**

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer  
Cadastral Technician  
Bonner County Land Records  
208-265-1440 ext. 1245  
[landrecords@bonnercountyid.gov](mailto: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](mailto:gisgroup@bonnercountyid.gov)

Tuesday, October 14, 2025

Bonner County Planning Department

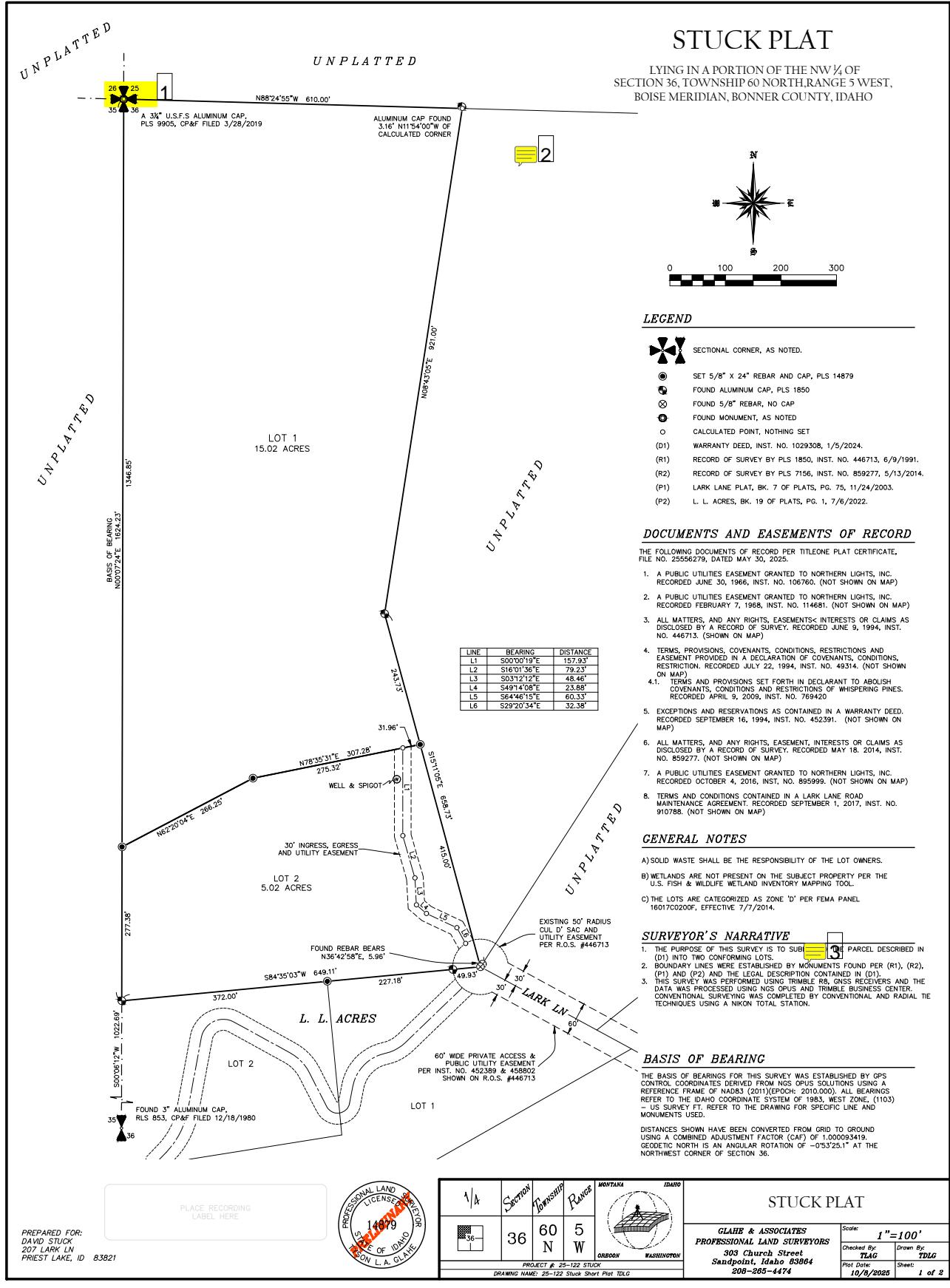
**RE: PLAT REVIEW – STUCK PLAT (MLD0052-25)  
SECTION 36, TOWNSHIP 60N, RANGE 5W**

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>



# Summary of comments: MLD0052-25 Blueline Plat - Reviewed.pdf

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Page:1

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 Number: 1 Author: Alicia Deabenderfer Date: 2025-10-15 07:51:29  
Label Point of Beginning

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 Number: 2 Author: david.fisher Subject: Note Date: 2025-10-22 12:21:50  
Initial Point to be shown.

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 Number: 3 Author: david.fisher Subject: Note Date: 2025-10-22 12:37:26  
\*subdivide

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## STUCK PLAT

LYING IN A PORTION OF THE NW 1/4 OF  
SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

### OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID STUCK AND KACI STUCK, A MARRIED COUPLE, AND LORI ROTHROCK, A SINGLE PERSON HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1-2, THE SAME TO BE KNOWN AS "STUCK PLAT" BEING A PORTION OF SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

THENCE SOUTH 88°24'55" EAST ALONG THE NORTH LINE OF SAID SECTION 36, 610.00 FEET;

THENCE SOUTH 08°43'05" WEST, 921.00 FEET;

THENCE SOUTH 151°10' EAST, 253.32 FEET;

THENCE SOUTH 84°35'03" WEST, 648.11 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36;

THENCE NORTH 00°07'24" EAST ALONG SAID WEST LINE, 1624.23 FEET TO THE TRUE POINT OF BEGINNING.

STUCK, DAVID \_\_\_\_\_ DATE \_\_\_\_\_

STUCK, KACI \_\_\_\_\_ DATE \_\_\_\_\_

ROTHROCK, LORI \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED DAVID STUCK, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

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 KACI STUCK, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

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

### COUNTY SURVEYOR'S CERTIFICATE

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

BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR

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

PLANNING DIRECTOR

### SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO PLAT LAW, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE LINES HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 \_\_\_\_\_ DATE \_\_\_\_\_

### PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (CIVIL, SANITARY, ENVIRONMENTAL) OF THE DESIGN PLANS, THE CONDITIONS OF THE DESIGN PLANS AND SPECIFICATIONS, AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONSTRUCTION AND OPERATION OF THE PLAT. THE PLAT AND ALL SERVICES PROVIDED THEREIN HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REMOVED IN ACCORDANCE WITH SECTION 50-1526, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE \_\_\_\_\_ PANHANDLE HEALTH DISTRICT SIGNATURE \_\_\_\_\_

### WATER AND SEWER NOTE

WATER SERVICE:  IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE:  SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HERIN 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 THE REQUEST  
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

COUNTY RECORDER BY DEPUTY

\$ \_\_\_\_ FEES

PLACE RECORDING  
LABEL HERE



1/4	Section	Township	Range	Meridian	State
<input checked="" type="checkbox"/>	36	60	5	W	IDAHO

PREPARED FOR:  
DAVID STUCK  
207 LARK LN  
PRIEST LAKE, ID 83821  
RECORDED  
TYSON L.A. GLAHE, PLS 14879  
RECORDED  
PROJECT # 25-122 STATE  
DRAWING NAME: 25-122 Stuck Short Plat TOLC  
DRAFTS: 208-285-4474  
PRINTED: 10/9/2006  
Sheet: 2 of 2

STUCK PLAT

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Chalk Creek Sandpoint, Idaho 83864 208-285-4474	Date: N/A Drawn by: TOLC Checked by: TOLC Printed by: TOLC Sheet: 2 of 2
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Page:2

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 Number: 1 Author: Alicia Deabenderfer Date: 2025-10-15 07:53:57

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Legal does not close.

 Number: 2 Author: david.fisher Subject: Note Date: 2025-10-22 13:24:49

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Application states Outlet Bay Water and Sewer as sewage provider.

 Number: 3 Author: david.fisher Subject: Note Date: 2025-10-22 12:44:54

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Sanitary Restriction Clause may be used / Restriction Lift not required.

# HIGHLAND SURVEYING

October 17, 2025

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

Re: Plat Review – MLD0052-25 Stuck Plat

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) Closure reports for both interior lots have one course each which disagree with exterior closure report and plat. Please correct and provide updated closure reports. Check area calcs when error is resolved to make sure they agree with plat.
- 2) Label POB or Initial Point
- 3) In owner's Cert, legal description does not close, appears to have an extra course listed.

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,



Grant Dorman, PLS

MLD0052-25 **STUCK PLAT**

File:

10/17/25

Date:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
<b>Surveyor 54-12</b>		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
<b>Surveys 55-19 &amp; Plats 50-13</b>		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	✓
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	✓
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	#1 ✓
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	✓
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	✓
<b>Plats Only 50-13</b>		
50-1303	Centerline Monuments with description	✓
50-1304(2a)	Show Streets and alleys show width and courses	✓
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Intitial Point w/ ties to two approved monuments, unless previously platted	#2 ✓
50-1304(2h)	Reference or Show easements	✓
50-1304(2l)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	#3 ✓
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerck	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	✓
50-1309(1)	Surveyor's Certificate	✓
50-1305	County Surveyor's Certificate	✓
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	✓
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	✓
<b>Add'l for Condos 55-15</b>		
55-1504(c(i))	Survey map of ground surface of project	✓
55-1504(c(ii))	Diagramatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	✓
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	✓



UNPLATTED

UNPLATTED

## STUCK PLAT

LYING IN A PORTION OF THE NW 1/4 OF  
SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

Closure bearing

BASS OF BEARING

N00074'E 1024.23'

1346.85'

Closure bearing

A 3/8" U.S.F.S. ALUMINUM CAP,  
PLS 9805, CR&F FILED 3/28/2019

ALUMINUM CAP FOUND  
5.16' N1154.00'W OF  
CALCULATED CORNER

N88°24'55"W 610.00'

N004205'E 921.00'

N004205'E 921.00'

LOT 1  
15.02 ACRES

UNPLATTED

UNPLATTED

30' INGRESS, EGRESS  
AND UTILITY EASEMENT

LOT 2  
5.02 ACRES

FOUND REBAR BEARS  
N36°42'58"E, 5.96'

SB4°35'03"W, 649.11'

227.16

372.00'

FOUND 3" ALUMINUM CAP,  
PLS 853, CR&F FILED 12/18/1980

35 36

30' INGRESS, EGRESS  
AND UTILITY EASEMENT

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Northing	Easting	Bearing	Distance
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2497975.943	2336865.651		
		N 00°07'24" E	1624.226 ✓
2499600.165	2336869.150		
		S 88°24'55" E	610.000 ✓
2499583.296	2337478.917		
		S 08°43'05" W	921.000 ✓
2498672.937	2337339.320		
		S 15°11'05" E	658.726 ✓
2498037.209	2337511.860		
		S 84°35'03" W	649.107 ✓
2497975.943	2336865.651		

Closure Error Distance > 0.00000

Total Distance > 4463.058

Polyline Area: 872875.000 sq ft, 20.0385 acres

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2499600.165	2336869.150	S 00°07'41" W	1346.849
2498253.319	2336866.139	N 62°20'04" E	266.252 ✓
2498376.942	2337101.951	N 78°35'31" E	307.278 ✓
2498437.720	2337403.158	N 15°11'04" W	243.726 ✓
2498672.937	2337339.320	N 08°43'05" E	921.000 ✓
2499583.296	2337478.917	N 88°24'55" W	610.000 ✓
2499600.165	2336869.150		

doesn't match map or ext. bdry

Closure Error Distance > 0.00000

Total Distance > 3695.106

Polyline Area: 654342.036 sq ft, 15.0216 acres

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2497975.943	2336865.651		
	N 00°06'03" E	277.376	

doesn't match map or  
ext. bdry

2498253.319	2336866.139		
	N 62°20'04" E	266.252	

2498376.942	2337101.951		
	N 78°35'31" E	307.278	

2498437.720	2337403.158		
	S 15°11'05" E	415.000	

2498037.209	2337511.860		
	S 84°35'03" W	649.107	

2497975.943	2336865.651		
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Closure Error Distance > 0.00000

Total Distance > 1915.013

Polyline Area: 218621.975 sq ft, 5.0189 acres



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

October 15, 2025

Bonner County Planning Dept  
STUCK PLAT  
MLD0052-25  
SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST  
RP60N05W363160A

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.

In the owner's certificate the legal description does not close.

Add point of beginning to plat face.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer  
Cadastral Technician  
Bonner County Land Records  
208-265-1440 ext. 1245  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)

## INVOICE

Highland Surveying LLC  
6811 Main St  
Ste C  
Bonners Ferry, ID 83805-0432

info@highlandsurveying.net  
+1 (208) 267-2080

# HIGHLAND SURVEYING

### 316 Bonner County Planning Department:316-01 Plat Review

**Bill to**  
316 Bonner County Planning Department  
1500 HWY 2, Suite 208  
Sandpoint, ID 83864

**Ship to**  
316 Bonner County Planning Department  
1500 HWY 2, Suite 208  
Sandpoint, ID 83864

#### Invoice details

Invoice no.: 1073  
Terms: Net 15  
Invoice date: 10/17/2025  
Due date: 11/01/2025

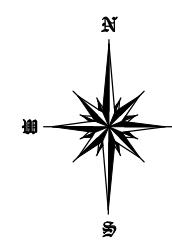
#	Product or service	Description	Qty	Rate	Amount
1.	<b>Bonner County Surveyor Review</b>	County Surveyor Review - MLD0052-25 Stuck Plat	1	\$265.00	\$265.00
2.	<b>Copies &amp; Recording Fees</b>		1	\$43.14	\$43.14
			<b>Total</b>	<b>\$308.14</b>	

Thank you for choosing to work with us on your survey. Please send your payment to the following address:

Highland Surveying  
6811 S. Main Street, Suite c  
Bonner's Ferry, ID 83805  
or contact us for electronic payment.

# STUCK PLAT

LYING IN A PORTION OF THE NW 1/4 OF  
SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

	SECTIONAL CORNER, AS NOTED.
	SET 5/8" X 24" REBAR AND CAP, PLS 14879
	FOUND ALUMINUM CAP, PLS 1850
	FOUND REBAR, NO CAP
	FOUND MONUMENT, AS NOTED
	CALCULATED POINT, NOTHING SET
(D1)	WARRANTY DEED, INST. NO. 1029308, 1/5/2024.
(R1)	RECORD OF SURVEY BY PLS 1850, INST. NO. 446713, 6/9/1991.
(R2)	RECORD OF SURVEY BY PLS 7156, INST. NO. 859277, 5/13/2014.
(P1)	LARK LANE PLAT, BK. 7 OF PLATS, PG. 75, 11/24/2003.
(P2)	L. L. ACRES, BK. 19 OF PLATS, PG. 1, 7/6/2022.

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 25556279, DATED MAY 30, 2025.

1. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED JUNE 30, 1966, INST. NO. 106760. (NOT SHOWN ON MAP)
2. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED FEBRUARY 7, 1968, INST. NO. 114681. (NOT SHOWN ON MAP)
3. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY. RECORDED JUNE 9, 1994, INST. NO. 446713. (SHOWN ON MAP)
4. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT PROVIDED IN A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION. RECORDED JULY 22, 1994, INST. NO. 49314. (NOT SHOWN ON MAP)
- 4.1. TERMS AND PROVISIONS SET FORTH IN DECLARANT TO ABOLISH COVENANTS, CONDITIONS AND RESTRICTIONS OF WHISPERING PINES. RECORDED APRIL 9, 2009, INST. NO. 769420
5. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED. RECORDED SEPTEMBER 16, 1994, INST. NO. 452391. (NOT SHOWN ON MAP)
6. ALL MATTERS, AND ANY RIGHTS, EASEMENT, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY. RECORDED MAY 18, 2014, INST. NO. 859277. (NOT SHOWN ON MAP)
7. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED OCTOBER 4, 2016, INST. NO. 895999. (NOT SHOWN ON MAP)
8. TERMS AND CONDITIONS CONTAINED IN A LARK LANE ROAD MAINTENANCE AGREEMENT. RECORDED SEPTEMBER 1, 2017, INST. NO. 910788. (NOT SHOWN ON MAP)

## GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE 'D' PER FEMA PANEL 1607C0200F, EFFECTIVE 7/7/2014.

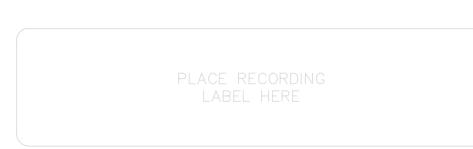
## SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL DESCRIBED IN (D1) INTO TWO CONFORMING LOTS.
2. BOUNDARY LINES WERE ESTABLISHED BY MONUMENTS FOUND PER (R1), (R2), (P1) AND (P2) AND THE LEGAL DESCRIPTION CONTAINED IN (D1).
3. THIS SURVEY WAS PERFORMED USING TRIMBLE RB, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

## 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 1.000093419. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°53'25.1" AT THE NORTHWEST CORNER OF SECTION 36.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
36	36	60	5		
		N	W		
				OREGON	WASHINGTON

PROJECT #: 25-122 STUCK  
DRAWING NAME: 25-122 Stuck Short Plat TDLG

## STUCK PLAT

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

Scale: 1"=100'  
Checked By: TLAG  
Drawn By: TDLG  
Plot Date: 10/8/2025  
Sheet: 1 of 2

# STUCK PLAT

LYING IN A PORTION OF THE NW  $\frac{1}{4}$  OF  
SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID STUCK AND KACI STUCK, A MARRIED COUPLE, AND LORI ROTHROCK, A SINGLE PERSON HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS 'STUCK PLAT' BEING A PORTION OF SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND WITHIN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO,

THENCE SOUTH 88°24'55" EAST ALONG THE NORTH LINE OF SAID SECTION 36, 610.00 FEET;

THENCE SOUTH 08°43'05" WEST, 921.00 FEET;

THENCE SOUTH 1511'05" EAST, 253.32 FEET;

THENCE SOUTH 1511'05" EAST, 658.73 FEET;

THENCE SOUTH 84°35'03" WEST, 649.11 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36;

THENCE NORTH 00°07'24" EAST ALONG SAID WEST LINE, 1624.23 FEET TO THE TRUE POINT OF BEGINNING.

STUCK, DAVID

DATE

STUCK, KACI

DATE

ROTHROCK, LORI

DATE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID STUCK, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

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 KACI STUCK, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

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

## COUNTY SURVEYOR'S CERTIFICATE

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

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
\_\_\_\_\_  
PLANNING DIRECTOR

## PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF SANDPOINT, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE \_\_\_\_\_ PANHANDLE HEALTH DISTRICT SIGNATURE \_\_\_\_\_

## 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

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LORI ROTHROCK, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## COUNTY TREASURER'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
\_\_\_\_\_  
BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

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

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

\$ \_\_\_\_\_ FEE

PLACE RECORDING  
LABEL HERE



PREPARED FOR:  
DAVID STUCK  
207 LARK LN  
PRIEST LAKE, ID 83821

1/4	Section	Township	RANGE	MONTANA	IDAHO
	36	60	5		
		N	W		
				PROJECT #: 25-122 STUCK	STUCK PLAT
				DRAWING NAME: 25-122 Stuck Short Plat TDLC	

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A
Checked By: TLAG	Drawn By: TDLG
Plot Date: 10/8/2025	Sheet: 2 of 2

Polyline Report

Wed Oct 8 14:13:11 2025

Northing    Easting    Bearing    Distance

2499600.165	2336869.150		
		S 00°07'41"	W 1346.849
2498253.319	2336866.139		
		N 62°20'04"	E 266.252
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		N 08°43'05"	E 921.000
2499583.296	2337478.917		
		N 88°24'55"	W 610.000
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Closure Error Distance > 0.00000

Total Distance > 3695.106

Polyline Area: 654342.036 sq ft, 15.0216 acres

Polyline Report

Wed Oct 8 14:13:19 2025

Northing    Easting    Bearing    Distance

2497975.943	2336865.651		
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2498253.319	2336866.139		
		N 62°20'04" E	266.252
2498376.942	2337101.951		
		N 78°35'31" E	307.278
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