

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: 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:

- | | |
|--|---|
| ✓ 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.

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 Routing Form

Plat Name: Stuck Plat		File No: MLD0052-25
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



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: planning@bonnercountyid.gov

Website: www.bonnercountyid.gov

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.

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

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		2.5-Acres	Suburban (S)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	N/A
DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	N/A	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
		12-622 Submerged Lands:	N/A
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-626.A Environmental Features:	Yes

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned 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%.

NOTICE OF ADMINISTRATIVE DECISION:

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

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

Sincerely,

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

Planning Department

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

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, appearing to read "Dave Fisher".

Dave Fisher
Planner



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

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



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, 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>

UNPLATTED

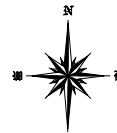
UNPLATTED

STUCK PLAT

LYING IN A PORTION OF THE NW ¼ OF
SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

UNPLATTED

UNPLATTED



LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



FOUND ALUMINUM CAP, PLS 1850



FOUND 5/8" 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 DECLARATION 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

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE
U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'D' PER FEMA PANEL
16017C0200F, EFFECTIVE 7/7/2014.

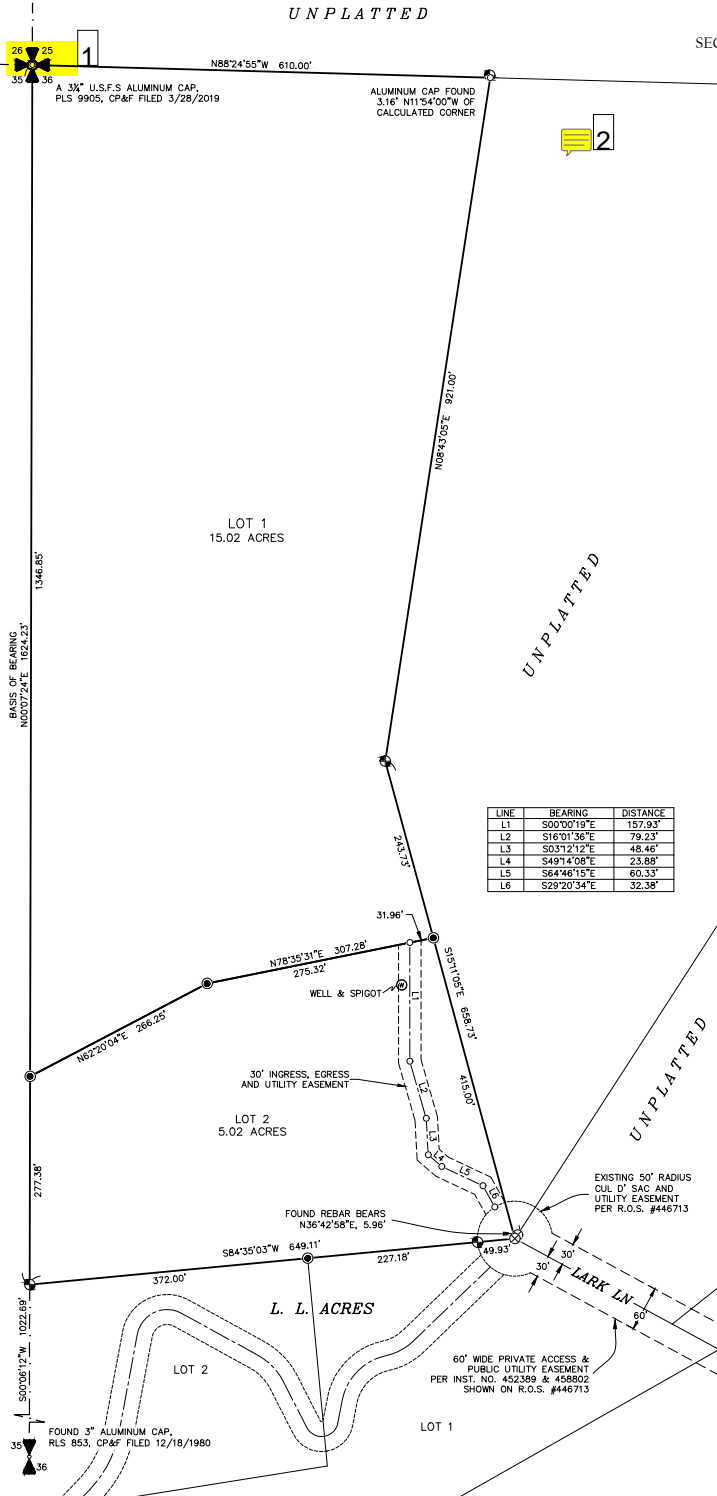
SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 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 RS, GNSS RECEIVERS AND THE
DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL THE
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°3'25.1" AT THE
NORTHWEST CORNER OF SECTION 36.



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

PLACE RECORDING
LABEL HERE

1/4	Section	Township	Range	MONTANA	IDAHO
36	36	60 N	5 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: TLAG
Plot Date: 10/9/2025
Sheet: 1 of 2

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

Page:1



Number: 1 Author: Alicia Deabenderfer Date: 2025-10-15 07:51:29

Label Point of Beginning



Number: 2 Author: david.fisher Subject: Note Date: 2025-10-22 12:21:50

Initial Point to be shown.



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

*subdivide

STUCK PLAT
LYING IN A PORTION OF THE NW ¼ 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 15°11'05" EAST, 253.33 FEET;
THENCE SOUTH 84°35'03" EAST, 656.73 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

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 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 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

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 (OLPE) REPRESENTING THE _____ OF SANICPOINT, AND THE OLPE 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 REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE _____ PANHANDLE HEALTH DISTRICT SIGNATURE _____

WATER AND SEWER NOTE

WATER SERVICE: WATER 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 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 & ASSOCIATES, INC., AS INSTRUMENT NO. _____

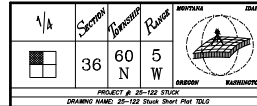
COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE

PLACE RECORDING LABEL HERE



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



STUCK PLAT			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 300 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale	N/A	
	Checked By	TLG	Drawn By: TLG
	Plt Date	10/6/2025	Sheet: 2 of 2



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

Legal does not close.



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

Application states Outlet Bay Water and Sewer as sewage provider.



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

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,

A handwritten signature in dark ink, appearing to read 'Grant Dorman', with a stylized, flowing script.

Grant Dorman, PLS

MLD0052-25 STUCK PLAT

10/17/25
Date:

File:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
Surveys 55-19 & Plats 50-13		
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	—
Plats Only 50-13		
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 Initial Point w/ ties to two approved monuments, unless previously platted	#2
50-1304(2h)	Reference or Show easements	✓
50-1304(2i)	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.	—
Add'l for Condos 55-15		
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



LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



FOUND ALUMINUM CAP, PLS 1850



FOUND 5/8" 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, 1994, INST. NO. 106760. (NOT SHOWN ON MAP)
2. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED FEBRUARY 7, 1998, INST. NO. 114581. (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, RESTRICTIONS, RECORDED JULY 22, 1994, INST. NO. 49314. (NOT SHOWN ON MAP)
- 4.1. TERMS AND PROVISIONS SET FORTH IN DECLARATION 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

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'D' PER FEMA PANEL 1601700200F, 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 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) (EPSG: 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 1.00000419. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°3'25.1" AT THE NORTHWEST CORNER OF SECTION 36.

LINE	BEARING	DISTANCE
L1	S00°00'19"E	157.93'
L2	S16°01'36"E	79.23'
L3	S03°12'12"E	48.46'
L4	S45°14'08"E	23.88'
L5	S64°46'15"E	60.33'
L6	S29°20'34"E	32.38'

A 3/4" U.S.F.S. ALUMINUM CAP, PLS 9905, CP&F FILED 3/28/2019

ALUMINUM CAP FOUND 3.16' N11°54'00"W OF CALCULATED CORNER

LOT 1
15.02 ACRESLOT 2
5.02 ACRES

FOUND REBAR BEARS N36°42'58"E, 5.96'

S84°35'03"W 649.11'

372.00'

227.18'

L. L. ACRES

LOT 2

LOT 1

60' WIDE PRIVATE ACCESS & PUBLIC UTILITY EASEMENT PER INST. NO. 452389 & 458802 SHOWN ON R.O.S. #446713

EXISTING 50' RADIUS CUL D' SAC AND UTILITY EASEMENT PER R.O.S. #446713

30' INGRESS, EGRESS AND UTILITY EASEMENT

WELL & SPIGOT

N78°35'31"E 307.28'

275.32'

31.96'

243.33'

N08°47'02"E 821.00'

156.00'

415.00'

S10°50'12"E 694.71'

277.38'

1022.81'

S00°00'12"W 1022.81'

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

BASIS OF BEARING N00°07'24"E 1624.23'

closure bearing

closure bearing

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



1/4	Section	Township	Range	Montana	Idaho
36	60	N	W		
PROJECT # 25-122 STUCK					
DRAWING NAME: 25-122 Stuck Short Plat TOLG					

STUCK PLAT

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

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

Northing	Easting	Bearing	Distance
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

Polyline Report

Wed Oct 8 14:13:19 2025

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

2497975.943	2336865.651	N 00°06'03" E	277.376
-------------	-------------	---------------	---------

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		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 1915.013

Polyline Area: 218621.975 sq ft, 5.0189 acres

doesn't match map or
ext. bdry



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

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.	Bonner County Surveyor Review	County Surveyor Review - MLD0052-25 Stuck Plat	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14

Total \$308.14

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.

UNPLATTED

UNPLATTED

STUCK PLAT

LYING IN A PORTION OF THE NW ¼ 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 5/8" 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.

- A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.
RECORDED JUNE 30, 1966, INST. NO. 106760. (NOT SHOWN ON MAP)
- A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.
RECORDED FEBRUARY 7, 1968, INST. NO. 114681. (NOT SHOWN ON MAP)
- 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)
- 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)
 - TERMS AND PROVISIONS SET FORTH IN DECLARANT TO ABOLISH
COVENANTS, CONDITIONS AND RESTRICTIONS OF WHISPERING PINES.
RECORDED APRIL 9, 2009, INST. NO. 769420
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED.
RECORDED SEPTEMBER 16, 1994, INST. NO. 452391. (NOT SHOWN ON
MAP)
- 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)
- A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.
RECORDED OCTOBER 4, 2016, INST. NO. 895999. (NOT SHOWN ON MAP)
- TERMS AND CONDITIONS CONTAINED IN A LARK LANE ROAD
MAINTENANCE AGREEMENT. RECORDED SEPTEMBER 1, 2017, INST. NO.
910788. (NOT SHOWN ON MAP)

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE
U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'D' PER FEMA PANEL
16017C0200F, EFFECTIVE 7/7/2014.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL DESCRIBED IN
(D1) INTO TWO CONFORMING LOTS.
- BOUNDARY LINES WERE ESTABLISHED BY MONUMENTS FOUND PER (R1), (R2),
(P1) AND (P2) AND THE LEGAL DESCRIPTION CONTAINED IN (D1).
- THIS SURVEY WAS PERFORMED USING TRIMBLE R8, 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.

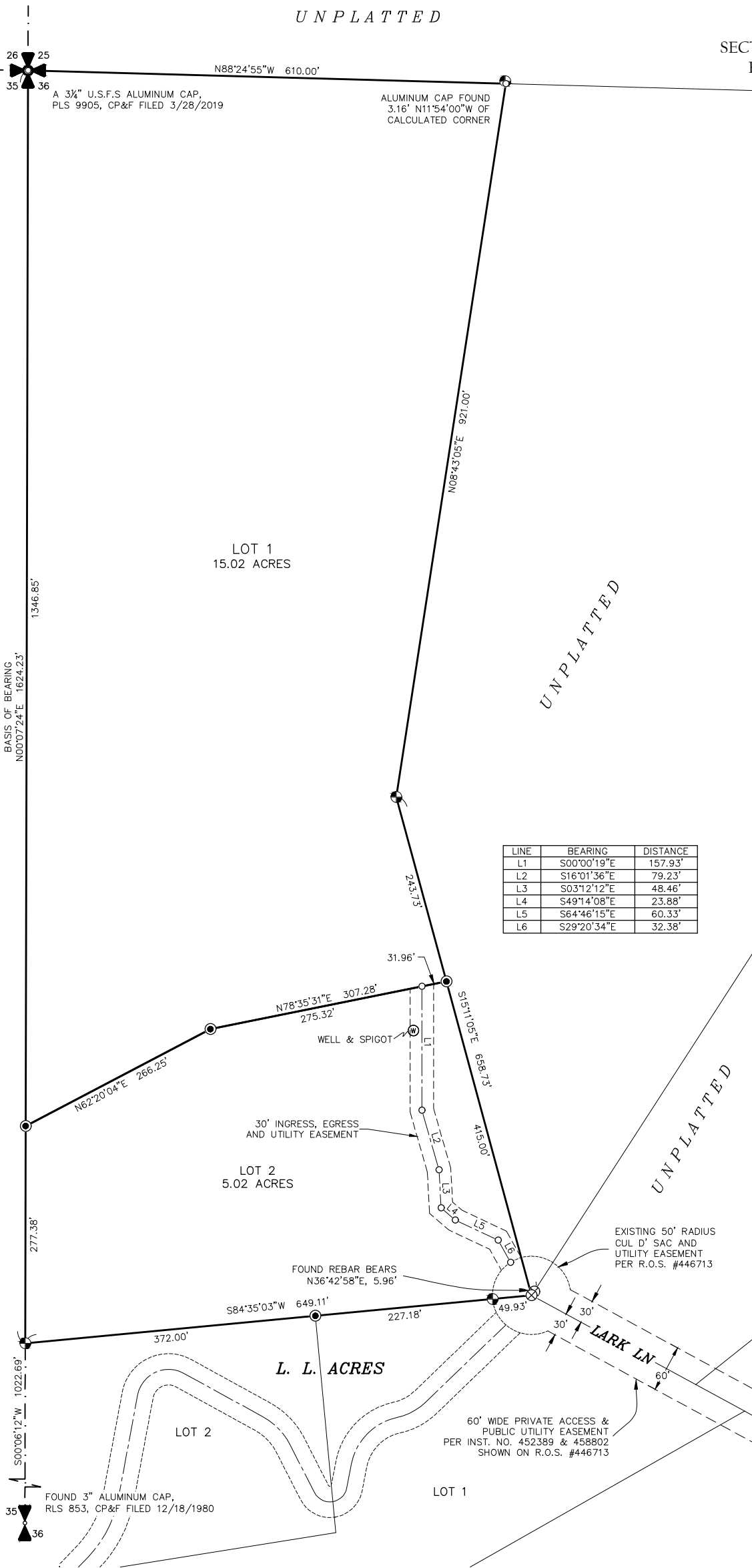
DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND
USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000093419.
GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°53'25.1" AT THE
NORTHWEST CORNER OF SECTION 36.

LINE	BEARING	DISTANCE
L1	S00°00'19"E	157.93'
L2	S16°01'36"E	79.23'
L3	S03°12'12"E	48.46'
L4	S49°14'08"E	23.88'
L5	S64°46'15"E	60.33'
L6	S29°20'34"E	32.38'

UNPLATTED

UNPLATTED

UNPLATTED



PLACE RECORDING
LABEL HERE

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



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
36	36	60 N	5 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 ¼ 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 15°11'05" EAST, 253.32 FEET;

THENCE SOUTH 15°11'05" 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

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 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 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

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 _____

WATER AND SEWER NOTE

WATER SERVICE: WATER 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 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	STUCK PLAT	
	36	60 N	5 W				
PROJECT #: 25-122 STUCK DRAWING NAME: 25-122 Stuck Short Plat TDLG						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

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		

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
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		

Closure Error Distance> 0.00000

Total Distance> 1915.013

Polyline Area: 218621.975 sq ft, 5.0189 acres

Northing	Easting	Bearing	Distance
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