

DUDLEY ESTATES

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "DUDLEY ESTATES," LOCATED IN A PORTION OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/16 CORNER COMMON TO SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN AND SECTION 5, TOWNSHIP 55 NORTH RANGE 5 WEST, BOISE MERIDIAN; THENCE NORTH 1°46'38" EAST 25.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HOO DOO LOOP, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 1°46'38" EAST 427.60 FEET;
THENCE NORTH 88°56'38" WEST 209.00 FEET;
THENCE NORTH 1°46'38" EAST 209.00 FEET;
THENCE SOUTH 88°56'38" EAST 209.00 FEET;
THENCE SOUTH 88°52'24" EAST 1328.18 FEET;
THENCE SOUTH 1°49'13" WEST 634.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HOO DOO LOOP;
THENCE NORTH 88°57'55" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1094.72 FEET TO A POINT;
THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 1°46'38" EAST 208.00 FEET;
THENCE NORTH 88°57'55" WEST 208.00 FEET;
THENCE SOUTH 1°46'38" WEST 208.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HOO DOO LOOP;
THENCE NORTH 88°57'55" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 25.00 FEET, RETURNING TO THE TRUE POINT OF BEGINNING.

Jacob D. Weimer
JACOB D. WEIMER, VICE PRESIDENT
DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY

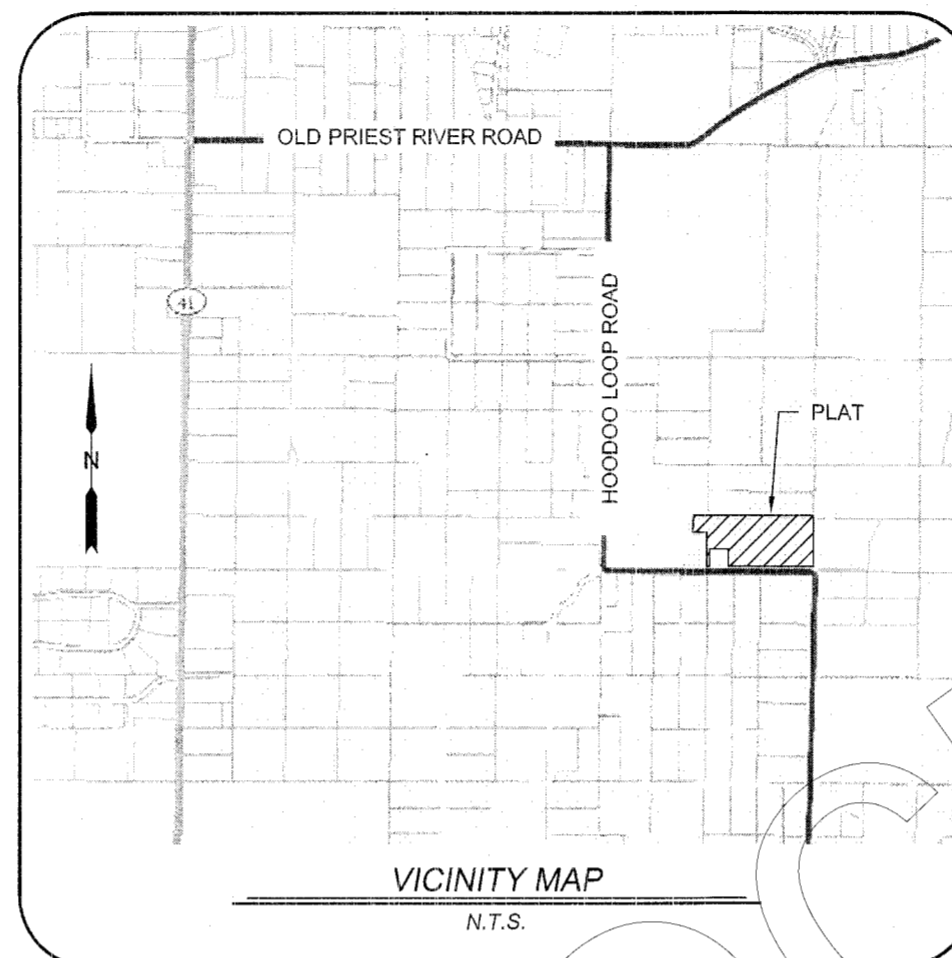
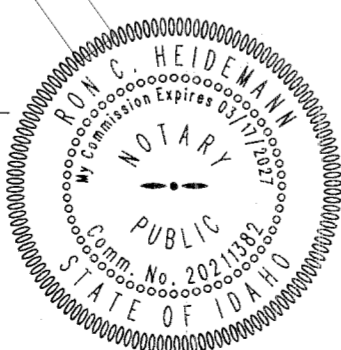
ACKNOWLEDGMENT

STATE OF: IDAHO
COUNTY OF: BONNER
ON THIS 23 DAY OF OCTOBER, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JACOB D. WEIMER, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF THE DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: IDAHO
RESIDING AT: HAVERDEN
MY COMMISSION EXPIRES: 03/17/2027

[Signature]
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



[Signature] 10/23/2024
RON C. HEIDEMANN, PLS 17407 DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DUDLEY ESTATES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

[Signature] 10-30-24
BONNER COUNTY SURVEYOR DATE

RECORDER'S CERTIFICATE

FILED THIS 12 DAY OF November, 2024, AT 2:14P.M.
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. 1040522 FEE: 11.00

BOOK 22 OF PLATS, PAGE 67

By: *[Signature]*
BONNER COUNTY RECORDER

Instrument # 1040522 B: 22 P: 67
Bonner County, Sandpoint, Idaho
11/12/2024 02:14:06 PM No. of Pages: 2
Recorded for: GLAHE & ASSOCIATES
Michael W. Ropdale Fee: \$11.00
Ex-Officio Recorder Deputy
Index to: PLATS
[Barcode]

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2023. APPROVED THIS 24 DAY OF October, 2024.

[Signature]
BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 5 DAY OF November 2024.

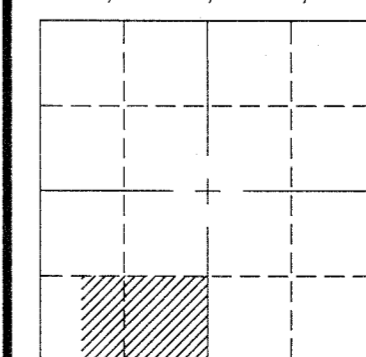
[Signature]
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS 6 DAY OF November, 2024.

[Signature]
CHAIR, BOARD OF COUNTY COMMISSIONERS

S.32, T.56N., R.5W., B.M.



560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544

SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
10-23-2024	CMA	RCH	224009	224009-HOO DOO LOOP-PLAT	1 / 2

DUDLEY ESTATES

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

REFERENCES

- (PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)
- (R1) RECORD OF SURVEY BY WILLIAM A. STOCKMAN, PLS 853, FILED AS INSTRUMENT No. 257563, DATED JULY 15, 1982.
 - (R2) RECORD OF SURVEY BY DEAN YONGUE, PLS 4193, FILED AS INSTRUMENT No. 506333, DATED JULY 2, 1997.
 - (R3) RECORD OF SURVEY BY DEAN YONGUE, PLS 4193, FILED AS INSTRUMENT No. 536594, DATED DECEMBER 16, 1998.
 - (R4) RECORD OF SURVEY BY RANDY R. HOISINGTON, PLS 6019, FILED AS INSTRUMENT No. 724502, DATED MARCH 12, 2007.
 - (R5) RECORD OF SURVEY BY RANDY R. HOISINGTON, PLS 6019, FILED AS INSTRUMENT No. 725797, DATED MARCH 29, 2007.
 - (R6) RECORD OF SURVEY BY DAN I. PROVOLT, PLS 7879, FILED AS INSTRUMENT No. 809798, DATED MAY 16, 2011.
 - (UR) SURVEY OF ROAD No. 92, VIEWERS' REPORT FIELD NOTES ON PAGE 122, APPROVED JANUARY 11, 1910; UNRECORDED.

NOTES

1. NORTH IDAHO TITLE INSURANCE, INC., ORDER NUMBER N-65896, DATED MARCH 22, 2024 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
2. AN EXCHANGE DEED RESERVING RIGHT-OF-WAY FOR THE UNITED STATES FOR DITCHES OR CANALS, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 457571, RECORDS OF BONNER COUNTY, IDAHO).
3. A 5 FEET WIDE RIGHT OF WAY EASEMENT BENEFITING THE GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 460356, RECORDS OF BONNER COUNTY, IDAHO).
4. A 20 FEET WIDE RIGHT-OF-WAY EASEMENT BENEFITING INLAND POWER & LIGHT COMPANY, MAY AFFECT THE SUBJECT PROPERTY (INSTRUMENT No. 464082, RECORDS OF BONNER COUNTY, IDAHO).
5. AN ADMINISTRATIVE EXCEPTION WAS ISSUED PURSUANT TO THE AUGUST 27, 2024 WRITTEN DECISION OF THE BONNER COUNTY PLANNING DIRECTOR, PER INSTRUMENT No. 1038856.
6. WATER IS PROVIDED BY INDIVIDUAL WELLS.
7. SEWAGE DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

BASIS OF BEARING

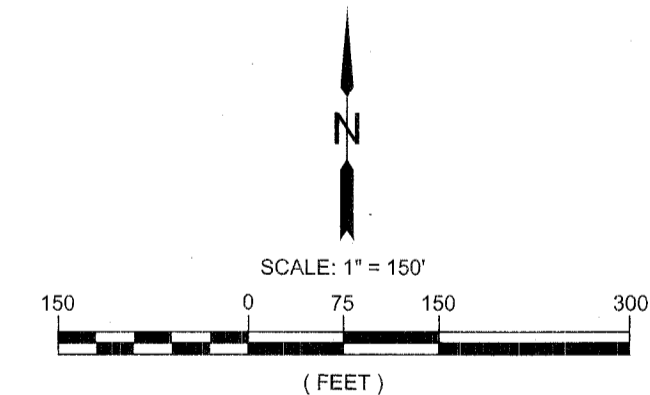
THE BASIS OF BEARING AS MEASURED BETWEEN THE SOUTHWEST SECTION CORNER OF SECTION 32, COMMON TO SECTIONS 5, 6, 31, AND 32 AND THE WEST QUARTER CORNER OF SECTION 32; SAID LINE BEARS NORTH 1°47'17" EAST.

LEGEND

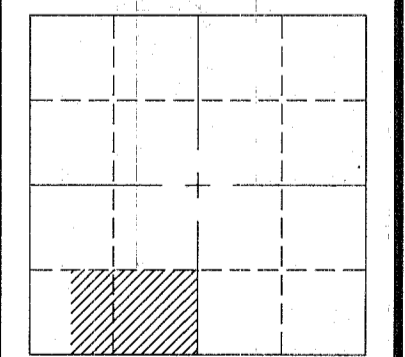
- SET A 1-1/4" ORANGE PLASTIC CAP ON A 5/8" REBAR, "SLS PLS 17407"
- ⊗ FOUND A 1-1/2" U.S.F.S. COPPER WELD ON A 1/2" IRON PIPE, PLS 853
- FOUND MONUMENT AS NOTED
- FOUND A 3-1/4" U.S.F.S. ALUMINUM CAP ON A 2" ALUMINUM PIPE, PLS 853, UNLESS OTHERWISE NOTED
- △ CALCULATED POINT, NOTHING FOUND OR SET



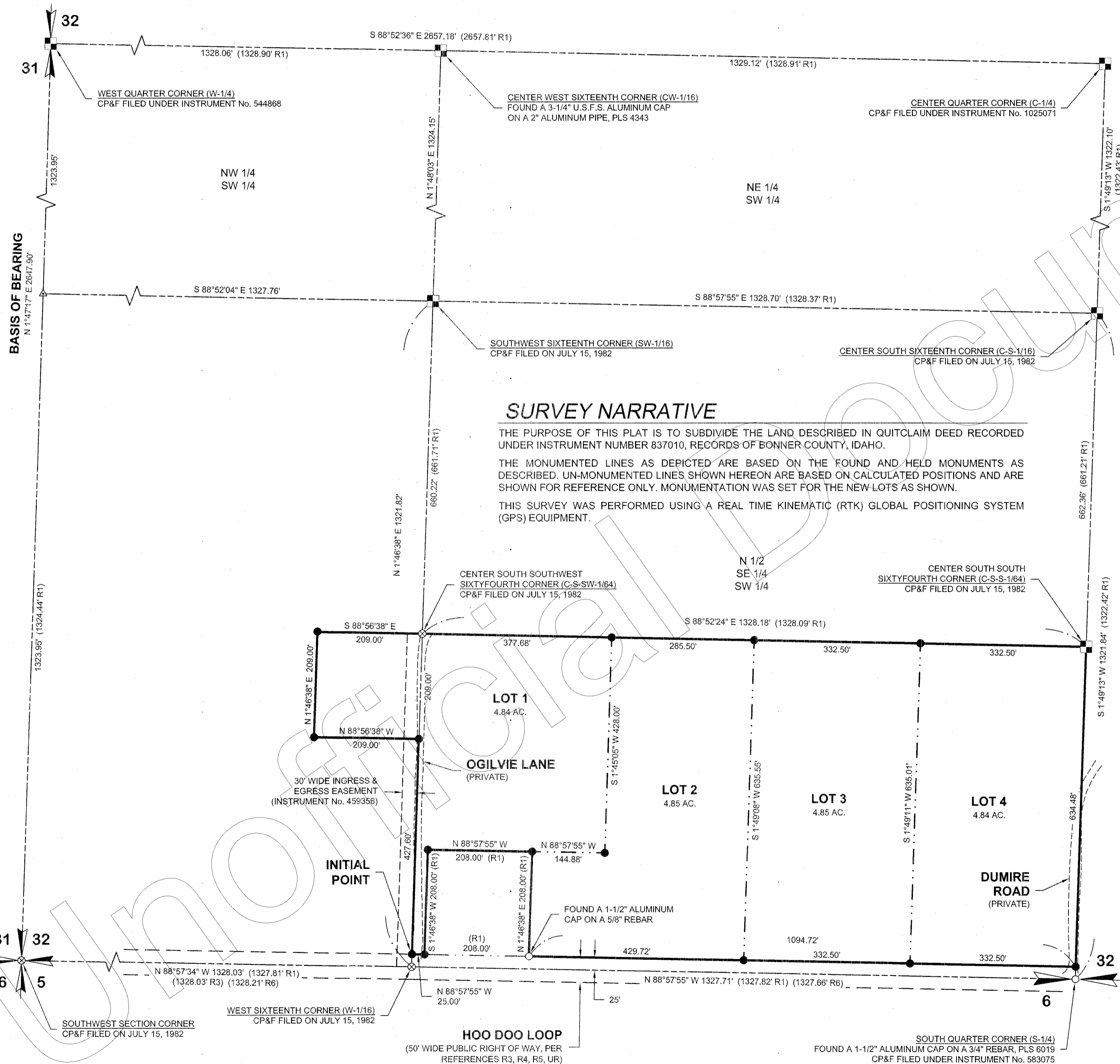
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 Michael W. Rosedale
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SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN QUITCLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 837010, RECORDS OF BONNER COUNTY, IDAHO.

THE MONUMENTED LINES AS DEPICTED ARE BASED ON THE FOUND AND HELD MONUMENTS AS DESCRIBED. UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. MONUMENTATION WAS SET FOR THE NEW LOTS AS SHOWN.

THIS SURVEY WAS PERFORMED USING A REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.

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 Land Surveying, LLC
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