

# 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

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To: David & Elise Newell

From: Alex Feyen, Planner

Date: October 3, 2024

**Subject: Blue-line review for MLD0042-24 Newell Acres**

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: **Stearns Suretying**.

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.

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### 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: <b>NEWELL ACRES</b>		File No: <b>MLD0042-24</b>
Received by: Rob Winningham, Planner	Received from: John Stearns	Date Received: 8/13/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	10/3/2024	AF	Bonner County Planning Department
X	8/19/2024	AB	Assessor's Office
X	8-20-24	MM	Bonner County Road & Bridge Department
X	8/19/2024	MC	GIS Department
X	9/10/2024	TLAG	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0042-24** **DATE OF REPORT:** 10/3/2024  
**APPLICANT:** David & Elise Newell **PARCEL #:** RP54N05W235000A  
**SUBDIVISION NAME/LOTS:** Newell Acres

### SUMMARY OF PROPOSAL:

Divide one (1) 10-acre parcel into (1) 4.918-acre lot and one (1) 4.912-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. The proposed lots are below the zoning minimum of 5-acres. An Administrative Exception shall be submitted for Lot Size Minimum.
4. Per BCRC 12-646 (D): The status of all surrounding properties shall be stated. Rather than parcel numbers and ownership, it should show platted or unplatted status.

### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** **5-acres** **Rural 5 (R-5)**  
 12-660 (D) (2) (f) Site area minimum: **No** 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: **N/A**

12-626.A Environmental Features: **Yes**

#### **FINDINGS:**

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural 5.
3. The proposed lots are served by individual wells and individual septic systems.
4. The proposed lots will be served by Inland Power & Spirit Lake Fire District.
5. The proposed lots will be accessed from Blanchard Cutoff, a Bonner County owned and maintained public right of way, and Hoover Road, a Bonner County owned and privately owned public right-of-way.
6. The proposed lots are below the zoning minimum. An Administrative Exception will be required for lot size minimum.

#### **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 'R' or similar initial, followed by a horizontal line extending to the right.

Planning Department

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## Blueline Review Letter

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October 3, 2024

Stearns Surveying  
1869 E Seltice Way #353  
Post Falls, ID 83854

**SUBJECT: MLD0042-24 Newell Acres**

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
    - JRJ, 8.19.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1100E, 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,

  
Alex Feyen  
Planner



# 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)

Monday, August 19, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – NEWELL ACRES (MLD0042-24)  
SECTION 23, TOWNSHIP 54N, 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,

Michael Bolling  
Director, GIS  
Bonner County, ID  
1500 Highway 2 Suite 115 Sandpoint, ID 83864  
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Office of  
Dennis Engelhardt  
**Bonner County Assessor**  
1500 Hwy 2, Suite 205  
Sandpoint, ID 83864  
Phone 208-265-1440  
[www.bonnercountyid.gov/departments/  
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

August 19, 2024

Bonner County Planning Dept  
NEWELL ACRES  
MLD0042-24  
SECTION 23, TOWNSHIP 54 NORTH, RANGE 5 WEST  
RP54N05W235000A

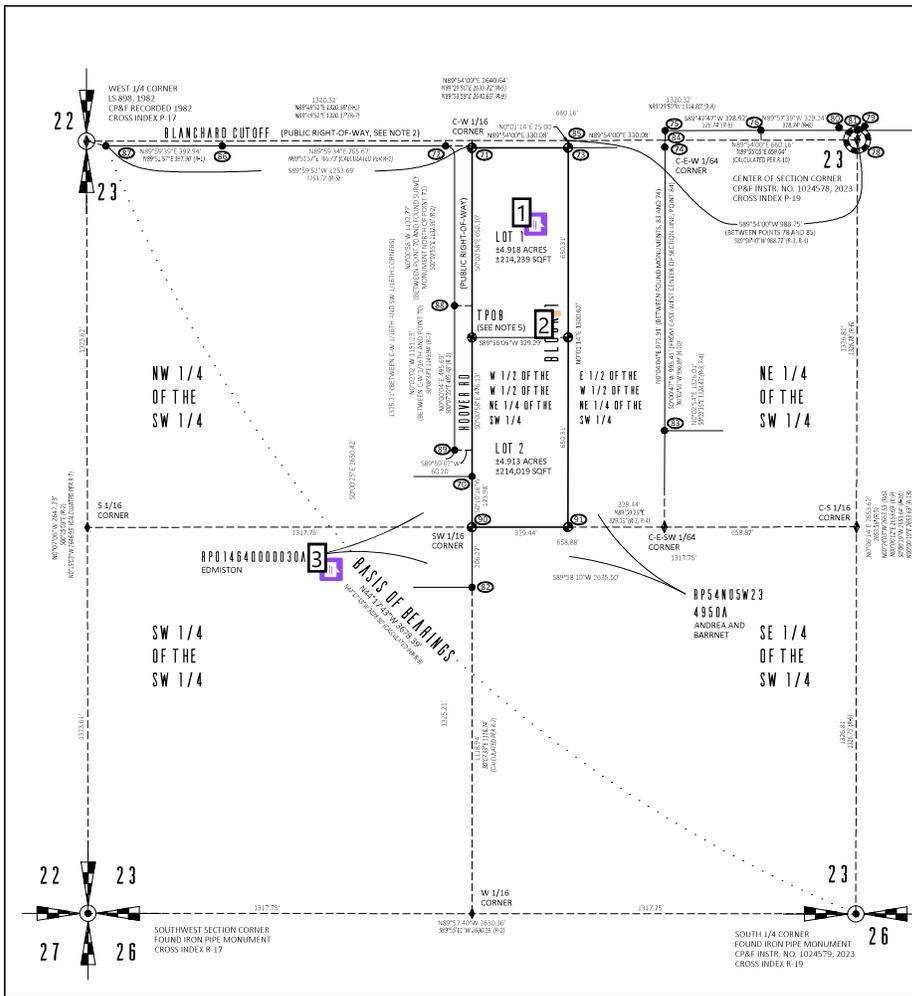
To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard  
GIS Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)



# NEWELL ACRES

A MINOR LAND DIVISION IN SECTION 23,  
TOWNSHIP 54 NORTH, RANGE 05 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

SCALE  
1" = 200'  
200 400

RECORDER'S CERTIFICATE

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_, ID.,  
INSTRUMENT NUMBER \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

## LEGEND

- 1 FOUND SURVEY MONUMENT (AS NOTED)
- 2 CALCULATION POINT (NOTHING FOUND OR SET)
- 3 SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798"
- 4 TRUE POINT OF BEGINNING ALUMINUM CAP MARKED "TPOB NEWELL ACRES PLS 8798 2024"
- 5 POINT NUMBER (SEE MONUMENT DESCRIPTION LIST, OTHER SHEET)

## NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) BLANCHARD CUTOFF (ROAD) HAS A 50' RIGHT-OF-WAY, 25' ON EACH SIDE OF THE EAST-WEST CENTER OF SECTION LINE. THE ROADWAY IS NOT NECESSARILY CENTERED ON, AND IS NOT NECESSARILY PARALLEL WITH SAID SECTION LINE. THERE MAY BE PREScriptive RIGHTS BEYOND ESTABLISHED RIGHT-OF-WAY.
- 3) NO WETLANDS ARE ON THIS SUBDIVISION PER NATIONAL WETLANDS INVENTORY.
- 4) TPOB TO SOUTHWEST SECTION CORNER: 53°40'21"W 2372.47'  
TPOB TO WEST QUARTER CORNER: N63°00'27"W 1482.35'  
TPOB TO CENTER OF SECTION: N62°04'47"E 1083.47'  
TPOB TO SOUTH QUARTER CORNER: 54°17'43"E 3676.39'
- 5) UTILITY EASEMENT, INSTRUMENT NO. 924019, IS A "BLANKET" EASEMENT AND IS NOT ABLE TO BE MAPPED.
- 6) NO WATER COURSES OR BASE FLOOD ELEVATIONS ARE ON THIS SUBDIVISION, PER FEMA NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER AND BONNER COUNTY GIS MAP.

## BASIS OF BEARINGS

BASIS OF BEARINGS IS N 44°17'43" W, AS CALCULATED PER R-9.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF IDENTIFYING PARCEL CORNERS AND SUBDIVIDING THE PARCEL BY MEANS OF BONNER COUNTY'S "MINOR LAND DIVISION" SUBDIVISION PROCESS.

JOHN STEARNS, PLS  
DATE \_\_\_\_\_

7-7-R  
23-54N-05W  
CLIENTS  
NEWELL  
DATE AUGUST, 2024  
PROJECT  
23.043  
PHONE  
208.698.2017

PROFESSIONAL LAND SURVEYOR  
REG. NO. 8798  
STATE OF IDAHO  
JOHN STEARNS

STEARNS SURVEYING  
WWW.STEARNSSURVEYING.COM

# Summary of Comments on MLD0042-24 Preliminary Plat.pdf

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Page: 1

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 Number: 1 Author: alexander.feyen Subject: Sticky Note Date: 10/3/2024 5:21:24 PM  
Will require Administrative Exception for Lot Size Minimum

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 Number: 2 Author: alexander.feyen Subject: Comment on Text Date: 10/3/2024 5:26:35 PM  
Block 1 is not necessary, since the land division is not separated by streets, public land, railroad rights- of-way, waterways or any other barriers to the continuity of the development

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 Number: 3 Author: alexander.feyen Subject: Sticky Note Date: 10/3/2024 5:23:03 PM  
State all statuses of the surrounding properties, rather than parcel numbers/ownership. (unplatted or platted w/subdivision name).

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### OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, DAVID R. NEWELL AND ELISE A. NEWELL, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "NEWELL ACRES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

EXCEPTING THEREFROM THE COUNTY ROAD RIGHT OF WAY ALONG THE NORTH BOUNDARY THEREOF.

COMPRISES 10 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR APPEARING ON SAID TRACT.

SEWER TO BE BY INDIVIDUAL SEPTIC AND DRAIN FIELD SYSTEMS.

WATER SERVICE TO BE BY INDIVIDUAL WELLS.

SIGNATURE: DAVID R. NEWELL DATE: \_\_\_\_\_

SIGNATURE: ELISE A. NEWELL DATE: \_\_\_\_\_

### MONUMENT DESCRIPTION LIST

70) FOUND 5/8" REBAR MARKED "4194": 0.54' EAST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, HELD FOR WEST LINE OF PARCEL TO RESPECT 60' RIGHT-OF-WAY OF HOOVER ROAD.

71) FOUND 5/8" REBAR MARKED "4194": 0.36' EAST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, 18.48' SOUTH OF EAST-WEST CENTER OF SECTION LINE, N13°08'08"W 18.46' TO C-W 1/16TH CORNER (N0°02'55"W 16.98' PER R-1, R-2), N0°00'58"W 6.54' FROM PARCEL CORNER, HELD FOR WEST LINE OF PARCEL TO RESPECT 60' RIGHT-OF-WAY OF HOOVER ROAD.

72) FOUND 5/8" REBAR MARKED "4194": 18.21' SOUTH OF EAST-WEST CENTER OF SECTION LINE, S89°56'31"E 90.68' TO POINT 71 (N89°51'57"E 90.00' PER R-1, R-2).

73) FOUND 5/8" REBAR MARKED "748": 1.52' EAST OF EAST LINE OF WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION, 13.20' SOUTH OF EAST-WEST CENTER OF SECTION LINE, N7°21'18"E 11.90' FROM PARCEL CORNER.

74) FOUND 5/8" REBAR MARKED "4997": 0.94' EAST OF EAST LINE OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION, 23.51' SOUTH OF EAST-WEST CENTER OF SECTION LINE, S2°15'10"E 23.52' FROM C-E-W 1/64TH CORNER.

75) FOUND 5/8" REBAR: 33.22' SOUTH OF EAST-WEST CENTER OF SECTION LINE, N3°08'18"E 33.28' FROM C-E-W 1/64TH CORNER.

76) FOUND 1/2" REBAR: 33.82' NORTH OF EAST-WEST CENTER OF SECTION LINE.

78) FOUND METAL DETECTOR BUZZ - NOT IDENTIFIED: NORTH 0.3' FROM EAST-WEST CENTER OF SECTION LINE, N73°W 0.4' FROM CENTER OF SECTION.

79) FOUND REFERENCE POINT NAIL: N28°41'26"E 53.97' FROM CENTER OF SECTION (N28°E 54' PER R-11, R-12).

80) FOUND REFERENCE POINT NAIL: N55°46'09"W 75.96' FROM CENTER OF SECTION (N55°W 76' PER R-11, R-12).

81) FOUND 1/2" REBAR: N0°18'47"W 33.02' FROM CENTER OF SECTION (S00°37'20"W 33.00' PER R-8) (33' PER R-11).

82) FOUND 5/8" REBAR MARKED "7879": 0.33' EAST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, S0°16'28"W 380.25' FROM POINT 70 (S0°10'33"E 380.24' PER R-7).

83) FOUND 5/8" REBAR MARKED "4997": 0.61' EAST OF EAST LINE OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION.

84) FOUND METAL DETECTOR BUZZ - NOT IDENTIFIED: NORTH 1.4' FROM EAST-WEST CENTER OF SECTION LINE, N43°E 1.9' FROM C-E-W 1/64TH CORNER, N2°15'10"W 23.52' FROM POINT 74 (N0°30'18"W 25.00' PER R-10), 33.28' FROM POINT 75 (33' PER R-11).

85) FOUND METAL DETECTOR BUZZ - NOT IDENTIFIED: NORTH 2.2' OF EAST-WEST CENTER OF SECTION LINE, N36°E 2.7' FROM THE NORTHEAST CORNER OF WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION.

86) FOUND 1/2" REBAR MARKED "4194": 16.97' SOUTH OF EAST-WEST CENTER OF SECTION LINE.

87) FOUND 1/2" REBAR MARKED "4194": 16.32' SOUTH OF EAST-WEST CENTER OF SECTION LINE, S78°24'15"E 68.93' FROM QUARTER CORNER (S75°58'47"E 69.05' AS CALCULATED PER R-1, S75°25'40"E 68.88' PER R-9).

88) FOUND 1/2" REBAR MARKED "4194": 59.60' WEST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, 60.05' WEST OF HELD WEST LINE OF PARCEL.

89) FOUND 5/8" REBAR MARKED "4194": 59.68' WEST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, 60.30' WEST OF HELD WEST LINE OF PARCEL.

90) FOUND 1/2" REBAR: N27°46'11"E 3.96' FROM SW 1/16-CORNER (PARCEL CORNER), POSITION NOT HELD.

91) FOUND 1/2" REBAR: N25°12'55"E 3.64' FROM PARCEL CORNER, POSITION NOT HELD.

# NEWELL ACRES

A MINOR LAND DIVISION IN SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

### SURVEY REFERENCES

- R-1 BLANCHARD VALLEY FARMS, INSTRUMENT NUMBER 265822, RLS 4194, MONACO, 1982
- R-2 BLANCHARD VALLEY FARMS FIRST ADDITION, INSTRUMENT NUMBER 277319, RLS 4194, MONACO, 1983
- R-3 RECORD OF SURVEY, INSTRUMENT NUMBER 387322, RLS 748, BOOTH, 1991
- R-4 RECORD OF SURVEY, INSTRUMENT NUMBER 387323, RLS 748, BOOTH, 1991
- R-5 RECORD OF SURVEY, INSTRUMENT NUMBER 501120, PLS 7010, BERNING, 1997
- R-6 RECORD OF SURVEY, INSTRUMENT NUMBER 55448, PLS 5713, GLAHE, 1999
- R-7 LORENDA ESTATES, INSTRUMENT NUMBER 677875, PLS 7879, PROVOLT, 2005
- R-8 RECORD OF SURVEY, INSTRUMENT NUMBER 704307, PLS 9367, JOHNSON, 2005
- R-9 RECORD OF SURVEY, INSTRUMENT NUMBER 784848, PLS 10877, STRATTON, 2009
- R-10 RECORD OF SURVEY, INSTRUMENT NUMBER 845587, PLS 4897, HULL, 2013
- R-11 ARY RETREAT, INSTRUMENT NUMBER 926101, PLS 772, DANLIMAN, 2018
- R-12 RECORD OF SURVEY, INSTRUMENT NUMBER 952533, PLS 772, DANLIMAN, 2020
- R-13 SORENSON ACRES, INSTRUMENT NUMBER 1028664, PLS 8962, MABBERRY, 2023
- R-14 QUITCLAIM DEED, INSTRUMENT NUMBER 1023020, 2023
- R-15 QUITCLAIM DEED, INSTRUMENT NUMBER 1001974, 2022
- R-16 RIGHT-OF-WAY EASEMENT, INSTRUMENT NUMBER 924019, 2018

### COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

### COUNTY TREASURER'S AFFIDAVIT

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

### COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY SURVEYOR

### ACKNOWLEDGEMENT

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

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_

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

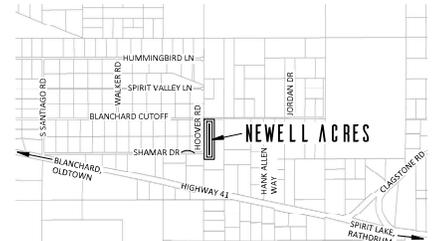
### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M.

IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_, AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER



### VICINITY MAP

NOT TO SCALE

### 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.

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF SUBDIVIDING PARCEL ACCORDING TO BONNER COUNTY REQUIREMENTS FOR MINOR LAND DIVISIONS.

### SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

JOHN STEARNS, PLS

DATE



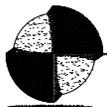
S-T-R  
23-54N-05W

CLIENT  
NEWELL

DATE  
AUGUST, 2024

PROJECT  
23.043

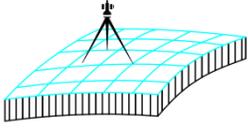
PHONE  
208.696.2017



# STEARNS SURVEYING

WWW.STEARNSSURVEYING.COM





## 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](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

September 8, 2024

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

Re: Plat Review – MLD0042-24 – Newell Acres

Dear Planning Dept.,

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

- 1) Preliminary mapping should be labeled as such or stamped & signed.
- 2) Missing bearing between 90-91.
- 3) Show distance between 71-73.
- 4) Show status of adjoining properties.
- 5) Parcel numbers and Owner names in Map page do not need to be shown.

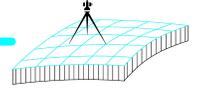
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864



Phone: (208) 265-4474  
Fax: (208) 265-4474  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #	14833
-----------	-------

Date
------

Bill To:  
Stearns

9/9/2024

Project / Job #

24-001CW Review MLD0042-24 - Newell Acres

Please submit payment by: 9/24/2024

# INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0042-24 - Newell Acres	

<b>Retainer / Credits:</b>	\$0.00
<b>Invoice Amount:</b>	\$308.14
<b>Job Total Balance Due:</b>	\$308.14



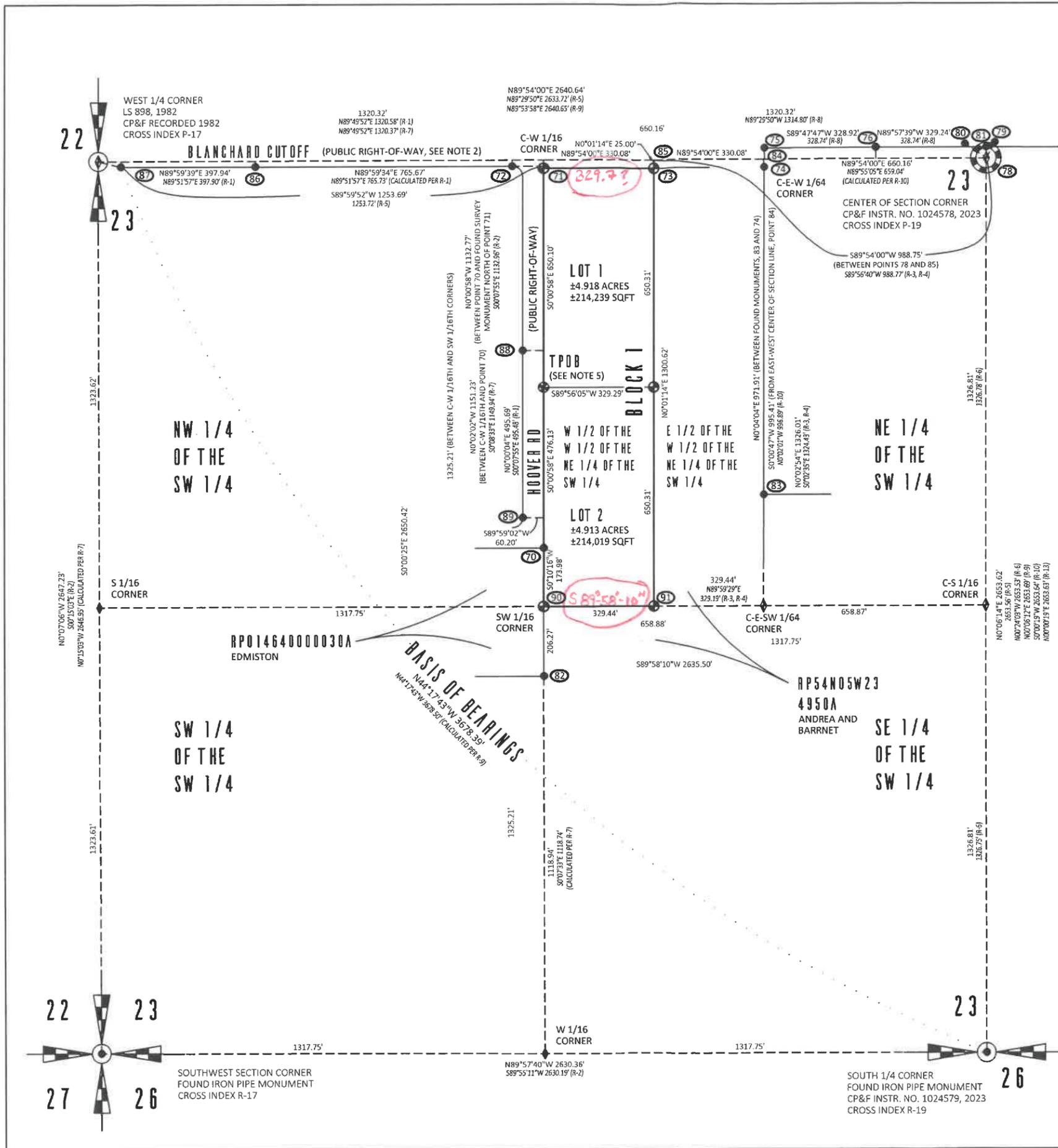
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THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 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% ]



# NEWELL ACRES

A MINOR LAND DIVISION IN SECTION 23,  
TOWNSHIP 54 NORTH, RANGE 05 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



RECORDER'S CERTIFICATE

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M.,  
AT THE REQUEST OF STEARNS SURVEYING, LLC.  
INSTRUMENT NUMBER \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

## LEGEND

- FOUND SURVEY MONUMENT (AS NOTED)
- CALCULATION POINT (NOTHING FOUND OR SET)
- ⦿ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798"
- ⊙ TRUE POINT OF BEGINNING ALUMINUM CAP MARKED "TPOB NEWELL ACRES PLS 8798 2024"
- ⊙ POINT NUMBER (SEE MONUMENT DESCRIPTION LIST, OTHER SHEET)

## NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) BLANCHARD CUTOFF (ROAD) HAS A 50' RIGHT-OF-WAY, 25' ON EACH SIDE OF THE EAST-WEST CENTER OF SECTION LINE. THE ROADWAY IS NOT NECESSARILY CENTERED ON, AND IS NOT NECESSARILY PARALLEL WITH, SAID SECTION LINE. THERE MAY BE PRESCRIPTIVE RIGHTS BEYOND ESTABLISHED RIGHT-OF-WAY.
- 4) NO WETLANDS ARE ON THIS SUBDIVISION PER NATIONAL WETLANDS INVENTORY.
- 5) TPOB TO SOUTHWEST SECTION CORNER: S33°40'21"W 2372.47'  
TPOB TO WEST QUARTER CORNER: N63°00'27"W 1482.35'  
TPOB TO CENTER OF SECTION: N62°49'47"E 1483.47'  
TPOB TO SOUTH QUARTER CORNER: S44°17'43"E 3678.39'
- 6) UTILITY EASEMENT, INSTRUMENT NO. 924019, IS A "BLANKET" EASEMENT AND IS NOT ABLE TO BE MAPPED.
- 7) NO WATERCOURSES OR BASE FLOOD ELEVATIONS ARE ON THIS SUBDIVISION, PER FEMA NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER AND BONNER COUNTY GIS MAP.

## BASIS OF BEARINGS

BASIS OF BEARINGS IS N 44°17'43" W, AS CALCULATED PER R-9.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/ OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF: IDENTIFYING PARCEL CORNERS AND SUBDIVIDING THE PARCEL BY MEANS OF BONNER COUNTY'S "MINOR LAND DIVISION" SUBDIVISION PROCESS.

JOHN STEARNS, PLS

DATE



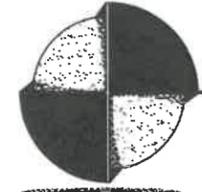
S-T-R  
23-54N-05W

CLIENTS  
NEWELL

DATE  
AUGUST, 2024

PROJECT  
23.043

PHONE  
208.696.2017



# STEARNS SURVEYING

WWW.STEARNSSURVEYING.COM

# OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, DAVID R. NEWELL AND ELISE A. NEWELL, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "NEWELL ACRES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

EXCEPTING THEREFROM THE COUNTY ROAD RIGHT OF WAY ALONG THE NORTH BOUNDARY THEREOF.

COMPRISED 10 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR APPEARING ON SAID TRACT.

SEWER TO BE BY INDIVIDUAL SEPTIC AND DRAIN FIELD SYSTEMS.

WATER SERVICE TO BE BY INDIVIDUAL WELLS.

SIGNATURE: DAVID R. NEWELL DATE: \_\_\_\_\_

SIGNATURE: ELISE A. NEWELL DATE: \_\_\_\_\_

# MONUMENT DESCRIPTION LIST

70) FOUND 5/8" REBAR MARKED "4194": 0.54' EAST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION. HELD FOR WEST LINE OF PARCEL TO RESPECT 60' RIGHT-OF-WAY OF HOOVER ROAD.

71) FOUND 5/8" REBAR MARKED "4194": 0.36' EAST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, 18.46' SOUTH OF EAST-WEST CENTER OF SECTION LINE, N1°08'08"W 18.46' TO C-W 1/16TH CORNER (N00°07'55"W 16.98' PER R-1, R-2), N0°00'58"W 6.54' FROM PARCEL CORNER. HELD FOR WEST LINE OF PARCEL TO RESPECT 60' RIGHT-OF-WAY OF HOOVER ROAD.

72) FOUND 5/8" REBAR MARKED "4194": 18.21' SOUTH OF EAST-WEST CENTER OF SECTION LINE, S89°56'31"E 90.08' TO POINT 71 (N89°51'57"E 90.00' PER R-1, R-2).

73) FOUND 5/8" REBAR MARKED "748": 1.52' EAST OF EAST LINE OF WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION, 13.20' SOUTH OF EAST-WEST CENTER OF SECTION LINE, N7°21'18"E 11.90' FROM PARCEL CORNER.

74) FOUND 5/8" REBAR MARKED "4997": 0.94' EAST OF EAST LINE OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION, 23.51' SOUTH OF EAST-WEST CENTER OF SECTION LINE, S2°15'10"E 23.52' FROM C-E-W 1/64TH CORNER.

75) FOUND 5/8" REBAR: 33.22' SOUTH OF EAST-WEST CENTER OF SECTION LINE, N3°08'18"E 33.28' FROM C-E-W 1/64TH CORNER.

76) FOUND 1/2" REBAR: 33.82' NORTH OF EAST-WEST CENTER OF SECTION LINE.

78) FOUND METAL DETECTOR BUZZ - NOT IDENTIFIED: NORTH 0.3' FROM EAST-WEST CENTER OF SECTION LINE, N73°W 0.4' FROM CENTER OF SECTION.

79) FOUND REFERENCE POINT NAIL: N28°41'26"E 53.97' FROM CENTER OF SECTION (N29°E 54' PER R-11, R-12).

80) FOUND REFERENCE POINT NAIL: N55°46'09"W 75.96' FROM CENTER OF SECTION (N55°W 76' PER R-11, R-12).

81) FOUND 1/2" REBAR: N0°18'47"W 33.02' FROM CENTER OF SECTION (S00°37'20"W 33.00' PER R-8) (33' PER R-11).

82) FOUND 5/8" REBAR MARKED "7879": 0.33' EAST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, S0°01'28"W 380.25' FROM POINT 70 (S0°07'33"E 380.24' PER R-7).

83) FOUND 5/8" REBAR MARKED "4997": 0.61' EAST OF EAST LINE OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION.

84) FOUND METAL DETECTOR BUZZ - NOT IDENTIFIED: NORTH 1.4' FROM EAST-WEST CENTER OF SECTION LINE, N43°E 1.9' FROM C-E-W 1/64TH CORNER, N2°15'10"W 23.52' FROM POINT 74 (N0°01'38"W 25.00' PER R-10), 33.28' FROM POINT 75 (33' PER R-11).

85) FOUND METAL DETECTOR BUZZ - NOT IDENTIFIED: NORTH 2.2' OF EAST-WEST CENTER OF SECTION LINE, N36°E 2.7' FROM THE NORTHEAST CORNER OF WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION.

86) FOUND 1/2" REBAR MARKED "4194": 16.97' SOUTH OF EAST-WEST CENTER OF SECTION LINE.

87) FOUND 1/2" REBAR MARKED "4194": 16.32' SOUTH OF EAST-WEST CENTER OF SECTION LINE, S76°24'15"E 68.93' FROM QUARTER CORNER (S75°58'47"E 69.05' AS CALCULATED PER R-1, S76°25'40"E 68.88' PER R-9).

88) FOUND 1/2" REBAR MARKED "4194": 59.60' WEST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, 60.05' WEST OF HELD WEST LINE OF PARCEL.

89) FOUND 5/8" REBAR MARKED "4194": 59.68' WEST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, 60.20' WEST OF HELD WEST LINE OF PARCEL.

90) FOUND 1/2" REBAR: N27°46'11"E 3.96' FROM SW 1/16 CORNER (PARCEL CORNER). POSITION NOT HELD.

91) FOUND 1/2" REBAR: N25°12'55"E 3.64' FROM PARCEL CORNER. POSITION NOT HELD.

# NEWELL ACRES

A MINOR LAND DIVISION IN SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

# SURVEY REFERENCES

- R-1 BLANCHARD VALLEY FARMS, INSTRUMENT NUMBER 265822, RLS 4194, MONACO, 1982
- R-2 BLANCHARD VALLEY FARMS FIRST ADDITION, INSTRUMENT NUMBER 277319, RLS 4194, MONACO, 1983
- R-3 RECORD OF SURVEY, INSTRUMENT NUMBER 387322, RLS 748, BOOTH, 1991
- R-4 RECORD OF SURVEY, INSTRUMENT NUMBER 387323, RLS 748, BOOTH, 1991
- R-5 RECORD OF SURVEY, INSTRUMENT NUMBER 501120, PLS 7010, BERNING, 1997
- R-6 RECORD OF SURVEY, INSTRUMENT NUMBER 556448, PLS 5713, GLAHE, 1999
- R-7 LORENDA ESTATES, INSTRUMENT NUMBER 677875, PLS 7879, PROVOLT, 2005
- R-8 RECORD OF SURVEY, INSTRUMENT NUMBER 704307, PLS 9367, JOHNSON, 2005
- R-9 RECORD OF SURVEY, INSTRUMENT NUMBER 784348, PLS 10677, STRATTON, 2009
- R-10 RECORD OF SURVEY, INSTRUMENT NUMBER 845587, PLS 4997, HULL, 2013
- R-11 ARY RETREAT, INSTRUMENT NUMBER 926101, RLS 772, DAHLMAN, 2018
- R-12 RECORD OF SURVEY, INSTRUMENT NUMBER 952533, RLS 772, DAHLMAN, 2020
- R-13 SORENSON ACRES, INSTRUMENT NUMBER 1028664, PLS 8962, MAYBERRY, 2023
- R-14 QUITCLAIM DEED, INSTRUMENT NUMBER 1023026, 2023
- R-15 QUITCLAIM DEED, INSTRUMENT NUMBER 1001974, 2022
- R-16 RIGHT-OF-WAY EASEMENT, INSTRUMENT NUMBER 924019, 2018

# COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

# PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

# COUNTY TREASURER'S AFFIDAVIT

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

# COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY SURVEYOR

# ACKNOWLEDGEMENT

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

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY

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

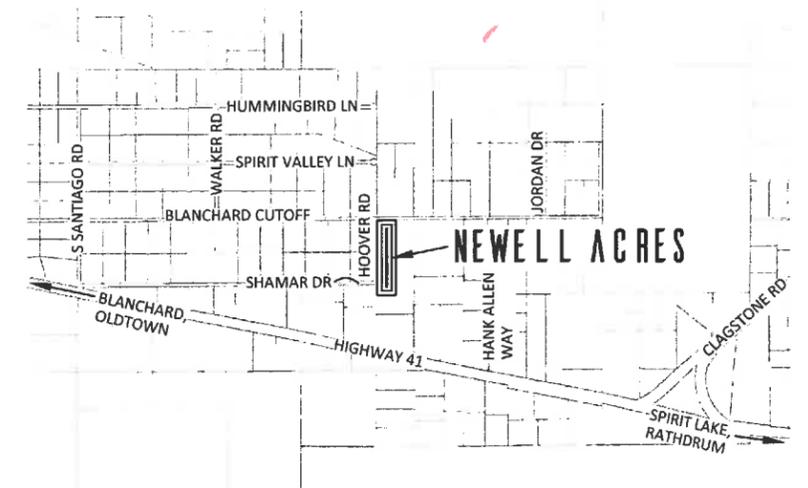
# RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_, M.,

IN BOOK \_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_, AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER



# VICINITY MAP

NOT TO SCALE

# SANITARY RESTRICTION

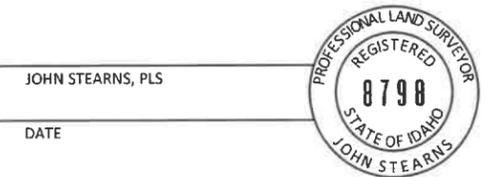
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

# SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/ OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF: SUBDIVIDING PARCEL ACCORDING TO BONNER COUNTY REQUIREMENTS FOR MINOR LAND DIVISIONS.

# SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



JOHN STEARNS, PLS

DATE

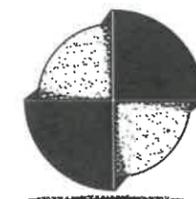
S-T-B  
23-54N-05W

CLIENT  
NEWELL

DATE  
AUGUST, 2024

PROJECT  
23.043

PHONE  
208.696.2017



# STEARNS SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2

Mapcheck 1: LOT 1

Closure Summary

Precision, 1 part in: 168465.113'  
Error distance: 0.012'  
Error direction: S33°22'21"W  
Area: 4.92acres  
Square area: 214238.56  
Perimeter: 1959.400'

Point of Beginning

Easting: -4528.7479'  
Northing: -2386.0583'

Side 1: Line

Direction: N0°00'58"W  
Angle: [179°59'02"]  
Deflection angle: [-0°00'58"]  
Distance: 650.100'  
Easting: -4528.9307'  
Northing: -1735.9583'

Side 2: Line

Direction: N89°54'00"E  
Angle: [-90°05'02"]  
Deflection angle: [89°54'58"]  
Distance: 329.700'  
Easting: -4199.2312'  
Northing: -1735.3829'

Side 3: Line

Direction: S0°01'14"W  
Angle: [-89°52'46"]  
Deflection angle: [90°07'14"]  
Distance: 650.310'  
Easting: -4199.4645'  
Northing: -2385.6928'

Side 4: Line

Direction: S89°56'05"W  
Angle: [-90°05'09"]  
Deflection angle: [89°54'51"]  
Distance: 329.290'  
Easting: -4528.7543'  
Northing: -2386.0680'

Mapcheck 2: LOT 2

Closure Summary

Precision, 1 part in: 763646.371'  
Error distance: 0.003'  
Error direction: S60°08'06"E  
Area: 4.91acres  
Square area: 214020.26  
Perimeter: 1959.150'

Point of Beginning

Easting: -3749.9896'  
Northing: -2345.8195'

Side 1: Line

Direction: N89°56'05"E  
Angle: [-90°03'55"]  
Deflection angle: [89°56'05"]  
Distance: 329.290'  
Easting: -3420.6998'  
Northing: -2345.4443'

Side 2: Line

Direction: S0°01'14"W  
Angle: [-89°54'51"]  
Deflection angle: [90°05'09"]  
Distance: 650.310'  
Easting: -3420.9332'  
Northing: -2995.7542'

Side 3: Line

Direction: S89°58'10"W  
Angle: [-90°03'04"]  
Deflection angle: [89°56'56"]  
Distance: 329.440'  
Easting: -3750.3731'  
Northing: -2995.9299'

Side 4: Line

Direction: N0°10'16"E  
Angle: [-89°47'54"]  
Deflection angle: [90°12'06"]  
Distance: 173.980'  
Easting: -3749.8535'  
Northing: -2821.9507'

Side 5: Line

Direction: N0°00'58"W  
Angle: [179°48'46"]  
Deflection angle: [-0°11'14"]  
Distance: 476.130'  
Easting: -3749.9874'  
Northing: -2345.8207'

# NEWELL ACRES

A MINOR LAND DIVISION IN SECTION 23,  
TOWNSHIP 54 NORTH, RANGE 05 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



RECORDER'S CERTIFICATE

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M.,  
AT THE REQUEST OF STEARNS SURVEYING, LLC.  
INSTRUMENT NUMBER \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

## LEGEND

- FOUND SURVEY MONUMENT (AS NOTED)
- ◆ CALCULATION POINT (NOTHING FOUND OR SET)
- ⊕ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798"
- ⊕ TRUE POINT OF BEGINNING ALUMINUM CAP MARKED "TPOB NEWELL ACRES PLS 8798 2024"
- ⊙ POINT NUMBER (SEE MONUMENT DESCRIPTION LIST, OTHER SHEET)

## NOTES

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TPOB TO WEST QUARTER CORNER: N63°00'27"W 1482.35'  
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## BASIS OF BEARINGS

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## SURVEYOR'S NARRATIVE

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\_\_\_\_\_  
JOHN STEARNS, PLS  
\_\_\_\_\_  
DATE



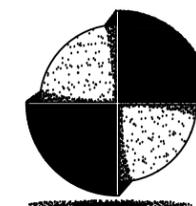
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DATE  
AUGUST, 2024

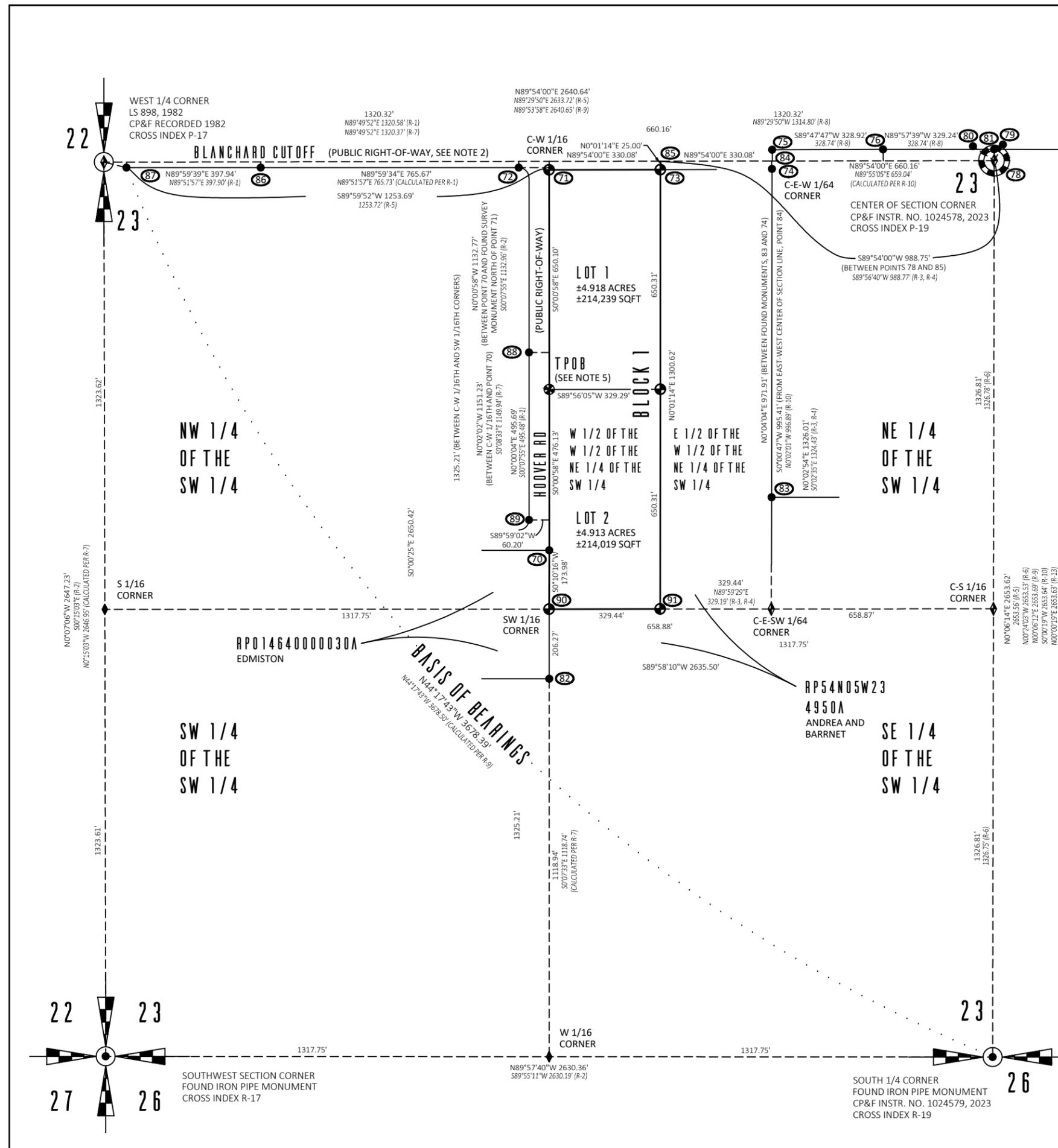
PROJECT  
23.043

PHONE  
208.696.2017



# STEARNS SURVEYING

WWW.STEARNSSURVEYING.COM



# OWNERS' CERTIFICATE

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EXCEPTING THEREFROM THE COUNTY ROAD RIGHT OF WAY ALONG THE NORTH BOUNDARY THEREOF.

COMPRISED 10 ACRES, MORE OR LESS, SUBJECT TO ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR APPEARING ON SAID TRACT.

SEWER TO BE BY INDIVIDUAL SEPTIC AND DRAIN FIELD SYSTEMS.

WATER SERVICE TO BE BY INDIVIDUAL WELLS.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
DAVID R. NEWELL

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
ELISE A. NEWELL

# MONUMENT DESCRIPTION LIST

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72) FOUND 5/8" REBAR MARKED "4194": 18.21' SOUTH OF EAST-WEST CENTER OF SECTION LINE, S89°56'31"E 90.08' TO POINT 71 (N89°51'57"E 90.00' PER R-1, R-2).

73) FOUND 5/8" REBAR MARKED "748": 1.52' EAST OF EAST LINE OF WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION, 13.20' SOUTH OF EAST-WEST CENTER OF SECTION LINE, N7°21'18"E 11.90' FROM PARCEL CORNER.

74) FOUND 5/8" REBAR MARKED "4997": 0.94' EAST OF EAST LINE OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION, 23.51' SOUTH OF EAST-WEST CENTER OF SECTION LINE, S2°15'10"E 23.52' FROM C-E-W 1/64TH CORNER.

75) FOUND 5/8" REBAR: 33.22' SOUTH OF EAST-WEST CENTER OF SECTION LINE, N3°08'18"E 33.28' FROM C-E-W 1/64TH CORNER.

76) FOUND 1/2" REBAR: 33.82' NORTH OF EAST-WEST CENTER OF SECTION LINE.

78) FOUND METAL DETECTOR BUZZ - NOT IDENTIFIED: NORTH 0.3' FROM EAST-WEST CENTER OF SECTION LINE, N73°W 0.4' FROM CENTER OF SECTION.

79) FOUND REFERENCE POINT NAIL: N28°41'26"E 53.97' FROM CENTER OF SECTION (N29°E 54' PER R-11, R-12).

80) FOUND REFERENCE POINT NAIL: N55°46'09"W 75.96' FROM CENTER OF SECTION (N55°W 76' PER R-11, R-12).

81) FOUND 1/2" REBAR: N0°18'47"W 33.02' FROM CENTER OF SECTION (S00°37'20"W 33.00' PER R-8) (33' PER R-11).

82) FOUND 5/8" REBAR MARKED "7879": 0.33' EAST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, S0°01'28"W 380.25' FROM POINT 70 (S0°07'33"E 380.24' PER R-7).

83) FOUND 5/8" REBAR MARKED "4997": 0.61' EAST OF EAST LINE OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION.

84) FOUND METAL DETECTOR BUZZ - NOT IDENTIFIED: NORTH 1.4' FROM EAST-WEST CENTER OF SECTION LINE, N43°E 1.9' FROM C-E-W 1/64TH CORNER, N2°15'10"W 23.52' FROM POINT 74 (N0°01'38"W 25.00' PER R-10), 33.28' FROM POINT 75 (33' PER R-11).

85) FOUND METAL DETECTOR BUZZ - NOT IDENTIFIED: NORTH 2.2' OF EAST-WEST CENTER OF SECTION LINE, N36°E 2.7' FROM THE NORTHEAST CORNER OF WEST HALF OF WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION.

86) FOUND 1/2" REBAR MARKED "4194": 16.97' SOUTH OF EAST-WEST CENTER OF SECTION LINE.

87) FOUND 1/2" REBAR MARKED "4194": 16.32' SOUTH OF EAST-WEST CENTER OF SECTION LINE, S76°24'15"E 68.93' FROM QUARTER CORNER (S75°58'47"E 69.05' AS CALCULATED PER R-1, S76°25'40"E 68.88' PER R-9).

88) FOUND 1/2" REBAR MARKED "4194": 59.60' WEST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, 60.05' WEST OF HELD WEST LINE OF PARCEL.

89) FOUND 5/8" REBAR MARKED "4194": 59.68' WEST OF NORTH-SOUTH CENTER LINE OF SOUTHWEST QUARTER OF SECTION, 60.20' WEST OF HELD WEST LINE OF PARCEL.

90) FOUND 1/2" REBAR: N27°46'11"E 3.96' FROM SW 1/16 CORNER (PARCEL CORNER). POSITION NOT HELD.

91) FOUND 1/2" REBAR: N25°12'55"E 3.64' FROM PARCEL CORNER. POSITION NOT HELD.

# NEWELL ACRES

## A MINOR LAND DIVISION IN SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

# SURVEY REFERENCES

- R-1 BLANCHARD VALLEY FARMS, INSTRUMENT NUMBER 265822, RLS 4194, MONACO, 1982
- R-2 BLANCHARD VALLEY FARMS FIRST ADDITION, INSTRUMENT NUMBER 277319, RLS 4194, MONACO, 1983
- R-3 RECORD OF SURVEY, INSTRUMENT NUMBER 387322, RLS 748, BOOTH, 1991
- R-4 RECORD OF SURVEY, INSTRUMENT NUMBER 387323, RLS 748, BOOTH, 1991
- R-5 RECORD OF SURVEY, INSTRUMENT NUMBER 501120, PLS 7010, BERNING, 1997
- R-6 RECORD OF SURVEY, INSTRUMENT NUMBER 556448, PLS 5713, GLAHE, 1999
- R-7 LORENDA ESTATES, INSTRUMENT NUMBER 677875, PLS 7879, PROVOLT, 2005
- R-8 RECORD OF SURVEY, INSTRUMENT NUMBER 704307, PLS 9367, JOHNSON, 2005
- R-9 RECORD OF SURVEY, INSTRUMENT NUMBER 784348, PLS 10677, STRATTON, 2009
- R-10 RECORD OF SURVEY, INSTRUMENT NUMBER 845587, PLS 4997, HULL, 2013
- R-11 ARY RETREAT, INSTRUMENT NUMBER 926101, RLS 772, DAHLMAN, 2018
- R-12 RECORD OF SURVEY, INSTRUMENT NUMBER 952533, RLS 772, DAHLMAN, 2020
- R-13 SORENSON ACRES, INSTRUMENT NUMBER 1028664, PLS 8962, MAYBERRY, 2023
- R-14 QUITCLAIM DEED, INSTRUMENT NUMBER 1023026, 2023
- R-15 QUITCLAIM DEED, INSTRUMENT NUMBER 1001974, 2022
- R-16 RIGHT-OF-WAY EASEMENT, INSTRUMENT NUMBER 924019, 2018

# COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

# PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

# COUNTY TREASURER'S AFFIDAVIT

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

# COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY SURVEYOR

# ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_,  
COUNTY OF \_\_\_\_\_

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY

\_\_\_\_\_

\_\_\_\_\_

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

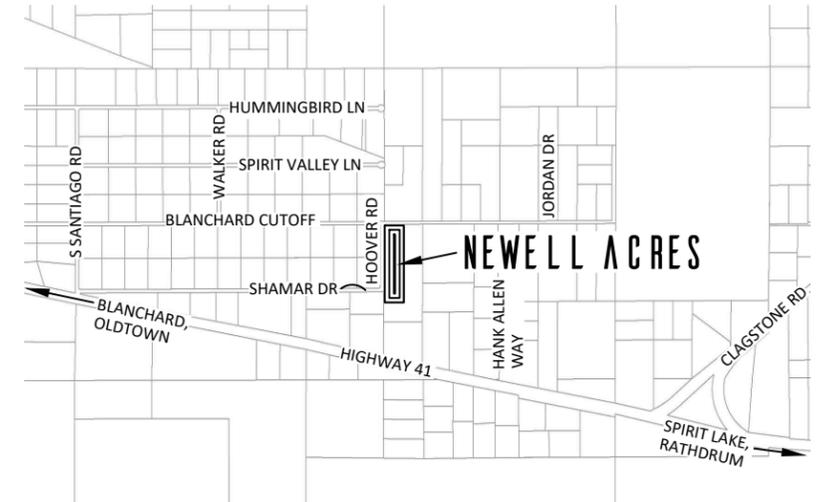
# RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_, M.,

IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_, AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER



# VICINITY MAP

NOT TO SCALE

# SANITARY RESTRICTION

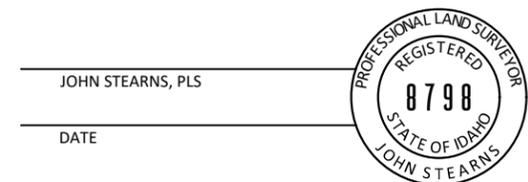
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

# SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/ OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF: SUBDIVIDING PARCEL ACCORDING TO BONNER COUNTY REQUIREMENTS FOR MINOR LAND DIVISIONS.

# SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



\_\_\_\_\_  
JOHN STEARNS, PLS  
\_\_\_\_\_  
DATE

S-T-R  
23-54N-05W

CLIENT  
NEWELL

DATE  
AUGUST, 2024

PROJECT  
23.043

PHONE  
208.696.2017



STEARNS  
SURVEYING  
WWW.STEARNSSURVEYING.COM