

# 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: Tammy Mear & Kathryn Wack

From: Kyle Snider, Planner

Date: August 25, 2025

**Subject: Blue-line review for MLD0047-25: Bear Pass Subdivision**

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

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov).

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **James R. Staples, J.R.S Surveying, Inc.**

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

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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>Bear Pass Subdivision</b>		File No: <b>MLD0047-25</b>
Received by: Kyle Snider, Planner	Received from: James Staples, J.R.S Surveying, Inc.	Date Received: 05/19/2025

### Blueline Review

Completed	Date	Initial	Department/ Office
See staff report	08/06/25	KS	Bonner County Planning Department
Comments	6/18/25	AD	Assessor's Office
Comment	6-20-25	MM	Bonner County Road & Bridge Department
X	6/18/2025	MC	GIS Department
Review Complete	6/20/2025	GD	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0047-25**

**DATE OF REPORT:** 8/25/2025

**APPLICANT:** Tammy Mear

**PARCEL #:** RP57N03W231200A

**SUBDIVISION NAME/LOTS:** Bear Pass Subdivision

#### **SUMMARY OF PROPOSAL:**

Divide one (1) 20.52-acre parcel into one (1) 5.33-acre lot, one (1) 5.20-acre lot, one (1) 5.03-acre lot and one (1) 5-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 (M): Show all wetlands associated with Carr Creek.

#### **STANDARDS REVIEW:**

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

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

Urban services: **N/A**

## DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?: **No**

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 Rural 5 (R-5).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots will be served by Northern Lights Inc. and West Side Fire District.
5. Proposed Lot 1 and Lot 4 contain frontage on Carr Creek, listed as perennial per NHD.
6. The lots are accessed by Birdsong Drive, a privately owned and privately maintained easement proposed by this plat.
7. Proposed lots 1 and 4 do contain wetlands.

## NOTICE OF ADMINISTRATIVE DECISION:

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

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

Sincerely,



Planning Department

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## Blueline Review Letter

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August 21, 2025

James R. Staples  
J.R.S. Surveying, Inc.  
PO Box 3099  
Bonners Ferry, ID 83805

**SUBJECT: MLD0047-25: Bear Pass Subdivision**

Dear James,

**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 07/08/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0695E 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
    - Approach encroachment permit needed. Comment on blueline.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider  
Planner



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

June 18, 2025

Bonner County Planning Dept  
BEAR PASS SUBDIVISION  
MLD0047-25  
SECTION 23, TOWNSHIP 57 NORTH, RANGE 3 WEST  
RP57N03W231200A

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 remove parcel number from plat face.

Please update dates from 2022 to 2025.

Owner's certificate mentions book, page with an instrument number. The book, page number does not go with the instrument number.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer  
Cadastral Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)



## **Bonner County Geographic Information Systems**

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: [gisgroup@bonnercountyid.gov](mailto:gisgroup@bonnercountyid.gov)

Wednesday, June 18, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – BEAR PASS SUBDIVISION (MLD0047-25)  
SECTION 23, TOWNSHIP 57N, RANGE 3W**

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,

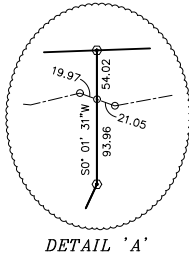
Address Administrator  
Bonner County GIS Department,  
A Division of the Bonner County Assessor  
Bonner County, ID  
1500 Highway 2 Suite 115 Sandpoint, ID 83864  
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>

BEAR PASS SUBDIVISION

IN THE  
NE1/4 SECTION 23  
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.  
BONNER COUNTY, IDAHO  
Sheet 1 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°28'10"E	74.51
L2	N08°31'50"W	101.42
L3	N05°28'10"E	100.01
L4	N28°28'10"E	101.32
L5	N17°28'10"E	47.50
L6	N75°28'10"E	34.54
L7	N51°28'10"E	26.61
L8	N23°28'10"E	27.61
L9	N42°28'10"E	26.81
L10	N06°28'10"E	51.66
L11	N16°54'21"E	44.47
L12	N11°21'11"E	70.38
L13	N68°59'13"E	40.26
L14	N21°31'00"E	54.16
L15	N00°51'54"W	113.29
L16	N51°42'33"W	37.92
L17	N50°21'21"W	85.03

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N67°40'11"W	40.77
L19	N45°58'04"W	75.79
L20	N87°08'36"W	143.06
L21	S79°34'30"W	136.65
L22	N69°57'56"W	41.01
L23	S76°31'16"W	55.83
L24	N84°09'09"W	68.99
L25	S02°35'59"E	71.86
L26	S43°38'45"W	49.17
L27	S17°59'43"W	82.46
L28	S52°14'16"W	41.90
L29	S29°32'40"W	110.58
L30	S00°55'20"W	35.54
L31	N87°22'10"E	148.09
L32	S31°34'13"W	71.47
L33	S31°34'13"W	71.57



**BASIS OF BEARINGS**  
Bearings are based on Idaho State Plane West Zone (1103),  
NAD83 Scale Factor 0.99997031 60.  
All distances shown are converted to ground.

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
  - FOUND 5/8" REBAR AND PLASTIC CAP - RLS 974
  - FOUND 5/8" REBAR (NO CAP)
  - ④ 4" x 30" REBAR AND PLASTIC CAP - PLS 7540
  - COMPUTED POINT



**NOTE**  
The location of Riverview Ridge road and the boundary of Parcel 3 were computed utilizing the Carr Creek Three Plat by PLS 974 recorded as Instrument 462654, records of Bonner County, Idaho. Found monumentation along Riverview Ridge and the monument on the south line of Parcel 3 were used to compute the boundary. The Plat shows the original corners along Riverview Ridge as being set on a offset from the the centerline. In the details of the found monuments along the west right of way, shows the distances from the found monuments to where the actual 30 foot right of way lies.

**ADJACENT SURVEYS OF RECORD**

INSTRUMENT NUMBER 357491  
INSTRUMENT NUMBER 442705  
INSTRUMENT NUMBER 617151  
INSTRUMENT NUMBER 630254  
INSTRUMENT NUMBER 631176  
INSTRUMENT NUMBER 717209

J.R.S. SURVEYING, INC.		
PO BOX 3099-6476 MAIN		
BONNERS PERRY, ID. 83805		
(208) 267-7555		
PLAT		
FOR: TAMMY HEAR & KATHRYN WACK	REVISION NO. 1	
DRAWN BY: JAL/KE	DATE: 06/28/2024	
USE: TOWN, SUB, B.M.	SHEET: 1 OF 2	
BONNER COUNTY, IDAHO	JOB NO. 23-84	



# Summary of comments: MLD0047-25 Blueline Plat.pdf

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Page:1

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Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-08-21 12:38:44

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Show R3UBH Wetlands along this portion of Carr Creek.



Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-08-21 12:30:32

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Structures do not need to be on the plat. A separate site plan can be submitted to confirm setbacks.



Number: 3 Author: Alicia Deabenderfer Date: 2025-06-18 09:33:18

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Please remove old lot info



Number: 4 Author: Matt Mulder Date: 2025-08-21 12:28:39

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Updated comment 8-19-25 MM

It has been pointed out that a portion of Homestead Loop d was dedicated to the public as a privately maintained public road on the Carr Creek Plat The GIS map is currently in error, calling the entire road as privately owned. I have submitted a GIS edit request to update a portion of the road to show as public.

06/20/2025: The "approach" of the privately owned portion of Homestead Loop off of the public portion of the road has never been permitted, and will need a road approach encroachment permit as a formality. Since the road is in essence a continuation of the road rather than an approach to the side, the regular standards would not apply, but the transition should be documented as a permitted approach onto the public road in our system. The Applicant shall apply for this approach encroachment permit.

## 3

## 7

4 Chairman of the Board of County Commissioners

## 8

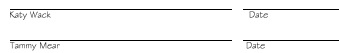
This plat has been examined and approved, Dated this \_\_\_\_ day of \_\_\_\_\_, 2022.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

6

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022

I, Stephen J. Jesko, PLS 7540, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 23, Township 57 North, Range 3 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



Notary Public in and for the State of Idaho  
Residing at:

Signature \_\_\_\_\_

Title of Officer \_\_\_\_\_

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this \_\_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_ m. and duly recorded as Instrument No. \_\_\_\_\_

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
PLAT	
FOR: TAMMY WEAR & KATHRYN WACK	REVISION NO. 1
DRAWN BY: SJ/XX	DATE: 06/09/2013
S33, T57N, R3W, B4M	SHEET 2 OF 2
BONNER COUNTY, IDAHO	INC. NO. 31-8-2

## Page:2



Number: 1 Author: Alicia Deabenderfer Date: 2025-06-18 09:06:58

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2025



Number: 2 Author: Alicia Deabenderfer Date: 2025-06-18 09:23:47

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book 4 pg 117 is instrument #397491. 469854 is a record of survey but not at book 4 pg 117



Number: 3 Author: Alicia Deabenderfer Date: 2025-06-18 09:07:07

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2025



Number: 4 Author: Kyle Snider Subject: Highlight Date: 2025-08-21 12:29:25

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Change to "Chair" or "Chairwoman"



Number: 5 Author: Alicia Deabenderfer Date: 2025-06-18 09:07:15

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2025



Number: 6 Author: Alicia Deabenderfer Date: 2025-06-18 09:19:24

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2025



Number: 7 Author: Alicia Deabenderfer Date: 2025-06-18 09:07:23

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2025



Number: 8 Author: Alicia Deabenderfer Date: 2025-06-18 09:07:36

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2025

# HIGHLAND SURVEYING

June 20, 2025

Bonner County Planning Department

1500 Hwy. 2, Suite 208

Sandpoint, ID 83864

Re: Plat Review – MLD0047-25 Bear Pass Subdivision

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) PDF of Map submitted doesn't show a 3-1/2" left margin.
- 2) When using SPC system for Basis of Bearings, in addition to Combined Adjustment Factor, provide zone, datum and adjustment (date), along with convergence angle and at what monument it is computed.
- 3) Closures match Map:
  - a. Various closure bearings and distances disagree with map, see markups. Please reconcile.
  - b. Closures do not have area calculations. Please provide area calculations to confirm those shown on face of plat.
- 4) Please reconcile: On 3<sup>rd</sup> course along Riverview Ridge Road, the legal description in the owner's certification calls to a rebar w/ cap PLS 3628 but map says set rebar w/ cap PLS 7540.
- 5) Show or Reference all easements of record listed in Subdivision Guarantee.
- 6) Owner's Certification:
  - a. Ensure Owner's name precisely matches deed/subdivision guarantee in both preamble and on signature lines.
  - b. With respect to Birdsong Drive, state intentions, dedications, reservations, etc.
  - c. Book and Page for Carr Creek does not agree with Instrument Number shown.
- 7) Acknowledgements:
  - a. Ensure Owner's name precisely matches deed/subdivision guarantee.
  - b. Change date from 2022 to current year.
- 8) On signature page, change 2022 to current year in multiple locations.
- 9) Include place for Book and Page in Records Statement.
- 10) Include Water System Certification.
- 11) Remove Parcel Number from face of plat.

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

Sincerely,



Grant Dorman, PLS

# 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.: 1042  
Terms: Net 30  
Invoice date: 06/20/2025  
Due date: 07/20/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	MLD0047-25 Bear Pass Subdivision	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14

Total **\$308.14**

## Ways to pay



Thank you for choosing to work with us on your survey. We accept payments online with a card, bank transfer or check by mail.

Billing Address:  
P.O. Box 432  
Moyie Springs, ID 83845

View and pay

File:

Date:

## Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
<b>Surveyor 54-12</b>		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
<b>Surveys 55-19 &amp; Plats 50-13</b>		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	#1
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	#2
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?	#3
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	#4
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	#2
<b>Plats Only 50-13</b>		
50-1303	Centerline Monuments with description	—
50-1304(2a)	Show Streets and alleys show width and courses	✓
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	✓
50-1304(2h)	Reference or Show easements	#5
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	#6
50-1309(1), 51-1	Acknowledgment(s)	#7
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerk	#8
50-1308(1)	Approvals: Planning Commission or Director	#8
50-1308(1)	Approvals: County Treasurer	#8
50-1310	Recorder's Certificate for PLATS	#8, #9
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	#8
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	#10
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	—
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	—
<b>Add'l for Condos 55-15</b>		
55-1504(c(i))	Survey map of ground surface of project	—
55-1504(c(ii))	Diagrammatic 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.	—



# BEAR PASS SUBDIVISION

IN THE

NE1/4 SECTION 23

TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.

BONNER COUNTY, IDAHO

Sheet 1 of 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°28'10"E	74.51
L2	N06°31'56"W	101.42
L3	N05°28'10"E	100.01
L4	N05°28'10"E	100.32
L5	N17°28'10"E	47.50
L6	N75°28'10"E	34.54
L7	N51°28'10"E	26.61
L8	N42°28'10"E	27.61
L9	N42°28'10"E	26.81
L10	N06°31'56"W	51.66
L11	N05°28'10"E	44.47
L12	N17°28'10"E	70.38
L13	N05°28'10"E	40.26
L14	N07°31'00"E	54.16
L15	N00°31'54"W	113.29
L16	N51°42'33"W	37.82
L17	N55°21'21"W	85.03

LINE TABLE

LINE	BEARING	DISTANCE
L18	N87°40'11"W	40.77
L19	N45°38'04"W	75.79
L20	N87°08'35"W	143.06
L21	S78°34'30"W	138.65
L22	N69°57'56"W	41.01
L23	S76°31'16"W	55.83
L24	N84°09'09"W	68.99
L25	S02°15'59"E	71.86
L26	S43°38'45"W	49.17
L27	S17°59'43"W	82.46
L28	S52°14'16"W	41.90
L29	S29°32'40"W	110.58
L30	S00°35'20"W	35.54
L31	N87°22'15"E	148.09
L32	S31°34'11"W	71.47
L33	S31°34'11"W	71.57

NESTING BOULDER SUBDIVISION

LOT 3

AMENDED CARR CREEK SUBDIVISION

LOT 23A

1ST ADDITION TO CARR CREEK SUBDIVISION

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**BEAR PASS SUBDIVISION**  
IN THE  
NE1/4 SECTION 23  
TOWNSHIP 57 NORTH, RANGE 3 WEST, B  
BONNER COUNTY, IDAHO  
Sheet 2 of 2

## COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein Plat of BEAR PASS SUBDIVISION 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 \_\_\_\_\_, 2022

Bonner County Surveyor

## SURVEYOR'S CERTIFICATION

Stephan J. Jenke, P.L.S. 75-40, State of Idaho, do hereby certify that this actual survey located on or under my direction and is based on a plat survey located in Section 25, Township 57 North, Range 3 West, of the Boise Meridian, Bonneville County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



## COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bannock County, Idaho, at the request of J.R.S. Surveying, Inc. this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ m. and duly recorded as Instrument \_\_\_\_\_.

County Recorder

Dennis Reardon

Include Book + Page

<b>J.R.S. SURVEYING, INC.</b> PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555		<b>PLAT</b>	
FOR: <b>TIMMY REAR &amp; KATHREN WACK</b>	REVISION NO. 1		
DRAW BY: <b>SLJ/KC</b>	DATE: <b>06/09/2022</b>		
S32, T27N, R3W, B.W.	SHEET 2 OF 2		
PREPARED BY: <b>SLJ/KC</b>	CHECKED BY:		

## COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman of the Board of County Commissioners

## SANITARY RESTRICTION

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 3, are in force. No owner shall construct any building, dwelling, or other structure, or use any building, dwelling, or other structure, in either which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

# PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this 20<sup>th</sup> day of \_\_\_\_\_

Bonner County Planning Director

## COUNTY TREASURER'S CERTIFICATE

hereby certify that the required taxes on the above described property have been fully paid up to and including the year 20

day of 2020

Sevier County Tennessee

## OWNERS' CERTIFICATION

Be it known that Katy Wack and Tammy Mear are the record owners of the real property described herein and have caused the same to be divided into Lot 1 through Lot 4, the same to be known as Bear Pass Subdivision, being a portion of the Northeast Quarter (NE1/4) of Section 23, Township 57 North, Range 3 West, Boise Meridian, Bomer County, Idaho and more particularly described as follows:

[illegible]Date \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_  
Zip \_\_\_\_\_  
Country \_\_\_\_\_

Jimmy Mear \_\_\_\_\_ Date \_\_\_\_\_

## NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho

County of San Diego )  
 I hereby certify that on this 15 day of February, 2012, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Tammy Marie known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and date above mentioned.

Notary Public in and for the State of Idaho  
Residing at:

## NOTARY PUBLIC ACKNOWLEDGEMENT

State of Pennsylvania

County of \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ before me

\_\_\_\_\_, the undersigned officer, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) I have subscribed to the within instrument, and acknowledged that \_\_\_\_\_ executed the same for the purposes therein

witness whereof, I hereunto set my hand and official seals.

**Synthesis**

Title of Officer



## COORDINATE FILE : TMP2184.CRD

## INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
910	SW 16 38'01"	345.170 ✓	910	2410985.538	2406759.584	2500.00
959	SW 11 26'25"	163.680 ✓	959	2410654.812	2406660.779	
960	SW 31 34'13"	143.040 ✓	960	2410494.384	2406628.314	
961	SE 06 25'11"	177.580 ✓	961	2410372.514	2406553.426	
962	SW 86 31'11"	1162.720 ✓	962	2410196.047	2406573.281	
963	NE 08 28'10"	74.510 ✓	963	2410125.464	2405412.706	
964	NW 06 31'50"	101.420 ✓	964	2410199.162	2405423.680	
965	NE 05 28'10"	100.010 ✓	965	2410299.924	2405412.145	
966	NE 28 28'10"	101.320 ✓	966	2410399.478	2405421.677	
967	NE 17 28'10"	47.500 ✓	967	2410488.546	2405469.975	
968	NE 75 28'10"	34.540 ✓	968	2410533.855	2405484.235	
969	NE 51 28'10"	26.610 ✓	969	2410542.521	2405517.670	
970	NE 23 28'10"	27.610 ✓	970	2410559.097	2405538.486	
971	NE 42 28'10"	26.810 ✓	971	2410584.423	2405549.482	
972	NE 06 28'10"	51.660 ✓	972	2410604.199	2405567.584	
973	NE 16 54'21"	44.470 ✓	973	2410655.530	2405573.405	
974	NE 11 21'11"	70.380 ✓	974	2410698.079	2405586.337	
975	NE 68 59'13"	40.260 ✓	975	2410767.081	2405600.191	
976	NE 21 31'00"	54.160 ✓	976	2410781.518	2405637.774	
977	NW 00 51'54"	113.290 ✓	977	2410831.903	2405657.639	
978	NE 87 54'19"	1104.390 ✓	978	2410945.181	2405655.928	
979	SE 20 49'57"	.011 ✓	979	2410985.548	2406759.580	
910			910	2410985.538	2406759.584	2500.00

BEAR PASS SUBDIVISION

## INVERSE

Disagree w/ map

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
901	SW 00 01'25"	147.969	901	2411754.859	2406394.189	
923	SW 24 54'55"	282.010	923	2411606.890	2406394.128	
924	SW 87 22'15"	605.418	924	2411351.126	2406275.323	
925	NE 75 28'10"	34.540	925	2411323.355	2405670.543	
926	NE 51 28'10"	26.610	926	2411332.021	2405703.978	
927	NE 23 28'10"	27.610	927	2411348.597	2405724.794	
928	NE 42 28'10"	26.810	928	2411373.923	2405735.790	
929	NE 06 28'10"	51.660	929	2411393.699	2405753.892	
930	NE 16 54'21"	44.470	930	2411445.030	2405759.713	
931	NE 11 21'11"	70.380	931	2411487.578	2405772.645	
932	NE 68 59'13"	40.260	932	2411556.581	2405786.499	
933	NE 21 31'00"	54.160	933	2411571.017	2405824.082	
934	NW 00 51'54"	113.290	934	2411621.403	2405843.946	
935	NE 87 54'19"	552.328	935	2411734.680	2405842.236	
936	SW 31 24'15"	.011	936	2411754.869	2406394.195	
			901	2411754.859	2406394.189	

Base PASS SUBDIVISION - LOT 1

LOT 1 CLOSURE CHECK  
COORDINATE FILE : TMP2184.CRD

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
			900	2411775.038	2406945.885	2500.00
900	SW 87 54'19"	552.065 ✓	901	2411754.859	2406394.189	
901	SW 00 01'31"	147.980 ✓	902	2411606.879	2406394.124	
902	SW 24 54'55"	282.010 ✓	903	2411351.115	2406275.319	
903	NE 87 22'15"	279.430 ✓	904	2411363.933	2406554.455	
904	SE 57 40'34"	263.590 ✓	905	2411222.990	2406777.199	
905	NE 31 34'13"	71.470 ✓	906	2411283.883	2406814.616	
906	NE 11 26'25"	163.680 ✓	907	2411444.311	2406847.082	
907	NE 16 38'01"	345.170 ✓	908	2411775.037	2406945.887	
908	NW 59 48'55"	.002 ✓	900	2411775.038	2406945.885	2500.00

BEAR PASS SUBDIVISION LOT 2

905	SW	31	34'19"	71.570	905	2411222.990	2406777.199	
909	SE	06	25'12"	177.590	909	24111162.014	2406739.727	2500.00
910	SW	86	31'11"	603.861	910	2410985.538	2406759.584	2500.00
911	NE	01	46'57"	397.560	911	2410948.880	2406156.837	2500.00
912	NE	87	22'15"	385.660	912	2411346.248	2406169.204	2500.00
913	SE	57	40'34"	263.589	913	2411363.938	2406554.458	2500.00
914	SW	21	36'16"	.006	914	2411222.996	2406777.201	2500.00
					905	2411222.990	2406777.199	

BEAR PASS SUBDIVISION LOT 3

912	SW	01	46'57"	397.550	912	2411346.248	2406169.204	2500.00
915	SW	86	31'11"	558.857	915	2410948.890	2406156.838	
916	NE	08	28'10"	74.510	916	2410914.965	2405599.012	
917	NW	06	31'50"	101.420	917	2410988.662	2405609.986	
918	NE	05	28'10"	100.010	918	2411089.424	2405598.451	
919	NE	28	28'10"	101.320	919	2411188.979	2405607.983	
920	NE	17	28'10"	47.500	920	2411278.047	2405656.281	
921	NE	87	22'15"	499.189	921	2411323.356	2405670.541	
922	SW	07	33'47"	.006	922	2411346.254	2406169.205	
					912	2411346.248	2406169.204	2500.00

BEAR PASS SUBDIVISION LOT 4



Instrument # 938702

Bonner County, Sandpoint, Idaho

05/20/2019 09:37:35 AM No. of Pages: 3

Recorded for TAMMY MEAR

Michael W. Rosedale Fee \$15.00

Ex-Officio Recorder Deputy

Index to: QUIT CLAIM DEED

## QUITCLAIM DEED

FOR VALUE RECEIVED,

Kathryn Wack, an unmarried person

do(es) hereby convey, release, remise and forever quitclaim unto

Tammy Mear, an unmarried person, and Katy Wack,  
an unmarried person

whose mailing address is:

P.O. Box 503, Dover, ID 83825 & 589 Clemson Dr., Pittsburgh, PA 15243

following described premises together with any after acquired title, to-wit:

NNA Riverview Ridge, Sandpoint, ID 83864, Bonner County

See Exhibit "A" for a complete legal description.

See attached

together with their appurtenances.

Dated: May 14, 2019

\_\_\_\_\_

Kathryn Wack

STATE OF Pennsylvania )  
 ) SS.

COUNTY OF Allegheny

On this 14<sup>th</sup> day of May, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kathryn Wack, personally known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same.

Commonwealth of Pennsylvania - Notary Seal  
Donna M. DiGiulio, Notary Public  
Allegheny County  
My commission expires February 3, 2023  
Commission number 1260534

Member, Pennsylvania Association of Notaries

Donna M. DiGiulio  
Notary Public in and for said County and State  
Residing at: 1525 Park Manor Blvd, Pgh, PA 15205  
Commission Expires: 02/03/2023



*First American Title*

# Guarantee

## Subdivision Guarantee

ISSUED BY

**First American Title Insurance Company**

GUARANTEE NUMBER

**5010500-992923-C**

Subdivision or Proposed Subdivision: Mear/Wack

Order No.: 992923-C

Reference No.:

Fee: \$200.00

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY, AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, FIRST AMERICAN TITLE INSURANCE COMPANY, A CORPORATION HEREIN CALLED THE COMPANY GUARANTEES:

Tammy Mear, an unmarried person and Katy Wack, an unmarried person

FOR THE PURPOSES OF AIDING ITS COMPLIANCE WITH BONNER COUNTY SUBDIVISION REGULATIONS,

in a sum not exceeding \$200.00.

THAT according to those public records which, under the recording laws of the State of Idaho, impart constructive notice of matters affecting the title to the lands described on the attached legal description: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

(A) Parties having record title interest in said lands whose signatures are necessary under the requirements of Bonner County Subdivision Regulations on the certificates consenting to the recordation of Plats and offering for dedication any streets, roads, avenues, and other easements offered for dedication by said Plat are:

Tammy Mear, an unmarried person and Katy Wack, an unmarried person

(B) Parties holding liens or encumbrances on the title to said lands are:

(C) Easements, claims of easements and restriction agreements of record are:

## COORDINATE FILE : TMP2184.CRD

## INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
910	SW 16 38'01"	345.170	910	2410985.538	2406759.584	2500.00
959	SW 11 26'25"	163.680	959	2410654.812	2406660.779	
960	SW 31 34'13"	143.040	960	2410494.384	2406628.314	
961	SE 06 25'11"	177.580	961	2410372.514	2406553.426	
962	SW 86 31'11"	1162.720	962	2410196.047	2406573.281	
963	NE 08 28'10"	74.510	963	2410125.464	2405412.706	
964	NW 06 31'50"	101.420	964	2410199.162	2405423.680	
965	NE 05 28'10"	100.010	965	2410299.924	2405412.145	
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968	NE 75 28'10"	34.540	968	2410533.855	2405484.235	
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971	NE 42 28'10"	26.810	971	2410584.423	2405549.482	
972	NE 06 28'10"	51.660	972	2410604.199	2405567.584	
973	NE 16 54'21"	44.470	973	2410655.530	2405573.405	
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977	NW 00 51'54"	113.290	977	2410831.903	2405657.639	
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979	SE 20 49'57"	.011	979	2410985.548	2406759.580	
910			910	2410985.538	2406759.584	2500.00

BEAR PASS SUBDIVISION



## INVERSE

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936	SW 31 24'15"	.011	901	2411754.859	2406394.189	

*BEAR PASS SUBDIVISION - LOT 1*

LOT 1 CLOSURE CHECK  
COORDINATE FILE : TMP2184.CRD

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
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901	SW 00 01'31"	147.980	902	2411606.879	2406394.124	
902	SW 24 54'55"	282.010	903	2411351.115	2406275.319	
903	NE 87 22'15"	279.430	904	2411363.933	2406554.455	
904	SE 57 40'34"	263.590	905	2411222.990	2406777.199	
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BEAR PASS SUBDIVISION LOT 2

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*BEAR PASS SUBDIVISION LOT 3*

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917	NW	06	31'50"	101.420	917	2410988.662	2405609.986	
918	NE	05	28'10"	100.010	918	2411089.424	2405598.451	
919	NE	28	28'10"	101.320	919	2411188.979	2405607.983	
920	NE	17	28'10"	47.500	920	2411278.047	2405656.281	
921	NE	87	22'15"	499.189	921	2411323.356	2405670.541	
922	SW	07	33'47"	.006	922	2411346.254	2406169.205	
					912	2411346.248	2406169.204	2500.00

*BEAR PASS SUBDIVISION LOT 4*

BEAR PASS SUBDIVISION

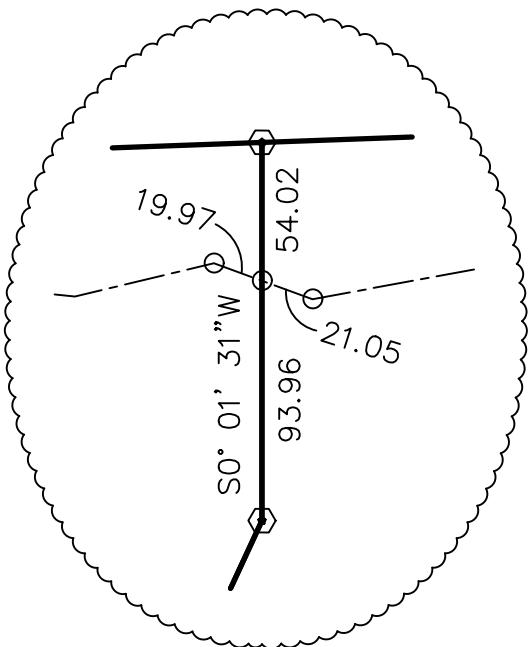
IN THE  
NE1/4 SECTION 23  
TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.  
BONNER COUNTY, IDAHO  
Sheet 1 of 2

LINE TABLE

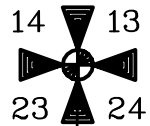
LINE	BEARING	DISTANCE
L1	N08°28'10"E	74.51
L2	N06°31'50"W	101.42
L3	N05°28'10"E	100.01
L4	N28°28'10"E	101.32
L5	N17°28'10"E	47.50
L6	N75°28'10"E	34.54
L7	N51°28'10"E	26.61
L8	N23°28'10"E	27.61
L9	N42°28'10"E	26.81
L10	N06°28'10"E	51.66
L11	N16°54'21"E	44.47
L12	N11°21'11"E	70.38
L13	N68°59'13"E	40.26
L14	N21°31'00"E	54.16
L15	N00°51'54"W	113.29
L16	N51°42'33"W	37.92
L17	N55°21'21"W	85.03

LINE TABLE

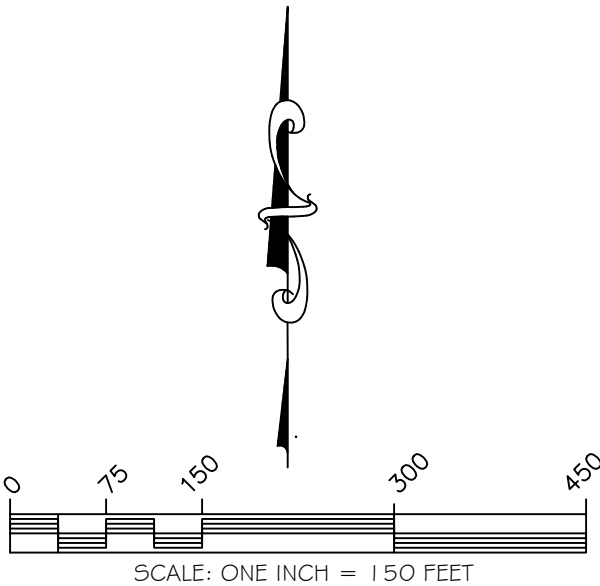
LINE	BEARING	DISTANCE
L18	N67°40'11"W	40.77
L19	N45°58'04"W	75.79
L20	N87°08'36"W	143.06
L21	S79°34'30"W	138.65
L22	N69°57'56"W	41.01
L23	S76°31'16"W	55.83
L24	N84°09'09"W	68.99
L25	S02°35'59"E	71.86
L26	S43°38'45"W	49.17
L27	S17°59'43"W	82.46
L28	S52°14'16"W	41.90
L29	S29°32'40"W	110.58
L30	S00°55'20"W	35.54
L31	N87°22'15"E	148.09
L32	S31°34'13"W	71.47
L33	S31°34'13"W	71.57



DETAIL 'A'



FD, 2" ALUM. CAP  
P.E. #1947  
C.P. & F. FILED 2-22-94



BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103),  
NAD83 Scale Factor: 0.9998703169.  
All distances shown are converted to ground.

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND PLASTIC CAP - RLS 974
- FOUND 5/8" REBAR (NO CAP)
- ⊕ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 7540
- COMPUTED POINT



1ST ADDITION TO CARR  
CREEK SUBDIVISION  
BLOCK 3

AMENDED CARR CREEK  
SUBDIVISION  
LOT 23A

NESTING BOULDER SUBDIVISION  
LOT 3

ELK HILLS  
SUBDIVISION

LOT 2

LOT 2

CARIBOU RIDGE  
SUBDIVISION

LOT 3

JORDAN'S MOUNTAIN  
VISTA  
LOT 1

NOTE

The location of Riverview Ridge road and the boundary of Parcel 3 were computed utilizing the Carr Creek Three Plat by PLS 974 recorded as Instrument 469854, records of Bonner County, Idaho. Found monumentation along Riverview Ridge and the monument on the south line of Parcel 3 were used to compute the boundary. The Plat shows the original corners along Riverview Ridge as being set on a offset from the centerline. In the details of the found monuments along the west right of way, shows the distances from the found monuments to where the actual 30 foot right of way lies.

ADJACENT SURVEYS OF RECORD

INSTRUMENT NUMBER 397491  
INSTRUMENT NUMBER 442705  
INSTRUMENT NUMBER 617151  
INSTRUMENT NUMBER 630254  
INSTRUMENT NUMBER 631176  
INSTRUMENT NUMBER 717209



FD, 2" ALUM. CAP  
P.E. #1947  
C.P. & F. FILED 2-22-94

J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN  
BONNERS FERRY, ID. 83805  
(208) 267-7555

PLAT

FOR: TAMMY MEAR & KATHRYN WACK	REVISION NO. 1
DWN BY: SJJ/KK	DATE: 06/09/2022
S23, T57N, R3W, B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 21-84

BEAR PASS SUBDIVISION

IN THE

NE1/4 SECTION 23

TOWNSHIP 57 NORTH, RANGE 3 WEST, B.M.

BONNER COUNTY, IDAHO

Sheet 2 of 2

OWNERS' CERTIFICATION

Be it known that Katy Wack and Tammy Mear are the record owners of the real property described herein and have caused the same to be divided into Lot 1 through Lot 4, the same to be known as Bear Pass Subdivision, being a portion of the Northeast Quarter (NE1/4) of Section 23, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

COMMENCING a point on the east line of said NE1/4, which is S 00°43'59" E, 1141.98 feet from the Northeast corner of the NE1/4; thence, perpendicular to said east line, N 89°16' 01" W, 1086.24 feet to the centerline of Riverview Ridge, a private road, and the TRUE POINT OF BEGINNING; thence, along said centerline the following 4 courses; S 16°38'01" W, 345.17 feet to a 5/8 inch rebar with plastic cap stamped PL5 7540; thence S 11°26'25" W, 163.68 feet to a 5/8 inch rebar with plastic cap stamped PL5 7540; thence S 31°34'13" W, 143.04 feet to a 5/8 inch rebar with plastic cap stamped PL5 3628; thence S 06°25'11" E, 177.59 feet; thence, leaving said centerline, S 86°31'11" W, 1162.72 feet to the centerline of Carr Creek as shown, Book 4 of Plats, page 117, Instrument Number 469854 in records of Bonner County, Idaho; thence along the centerline of Carr Creek the following 15 courses; N 08°28'10" E, 74.51 feet; thence N 06°31'50" W, 101.42 feet; thence N 05°28'10" E, 100.01 feet; thence N 28°28'10" E, 101.32 feet; thence N 17°28'10" E, 47.50 feet; N 75°28'10" E, 34.54 feet; thence N 51°28'10" E, 26.61 feet; thence N 23°28'10" E, 27.61 feet; thence N 42°28'10" E, 26.81 feet; thence N 06°28'10" E, 51.66 feet; thence N 16°54'21" E, 44.47 feet; thence N 11°21'11" E, 70.38 feet; thence N 68°59'13" E, 40.26 feet; thence N 21°31'00" E, 54.16 feet; thence N 00°51'54" W, 113.29 feet; thence, leaving said centerline, N 87°54'19" E, 1104.39 to the TRUE POINT OF BEGINNING; encompassing an area of 20.57 acres.

Katy Wack Date  
Tammy Mear Date

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho )  
ss.  
County of )  
I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2022, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Tammy Mear, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho  
Residing at:

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Pennsylvania  
County of )  
On this, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me \_\_\_\_\_, the undersigned officer, personally appeared Katy Wack, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that \_\_\_\_\_ executed the same for the purposes therein contained.

I witness whereof, I hereunto set my hand and official seals.

Signature  
Title of Officer

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022

Chairman of the Board of County Commissioners

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.

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this \_\_\_\_ day of \_\_\_\_\_, 2022.

Bonner County Planning Director

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 20\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2022

Bonner County Treasurer

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein Plat of BEAR PASS SUBDIVISION 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 \_\_\_\_\_, 2022

Bonner County Surveyor

SURVEYOR'S CERTIFICATION

I, Stephen J. Jeske, PLS 7540, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 23, Township 57 North, Range 3 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all Lot corners are property set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this \_\_\_\_ day of \_\_\_\_\_, 2022, at \_\_\_\_\_.m. and duly recorded as Instrument No. \_\_\_\_\_

County Recorder Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN  
BONNERS FERRY, ID. 83805  
(208) 267-7555

PLAT

FOR: TAMMY MEAR & KATHRYN WACK	REVISION NO. 1
DWN BY: SJJ/KK	DATE: 06/09/2022
S23, T57N, R3W, B.M.	SHEET 2 OF 2
BONNER COUNTY, IDAHO	JOB NO. 21-84