

# NOTICE OF AGENCY REVIEW



I hereby certify that a true and correct copy of this "Notice of Agency Review" was digitally transmitted or mailed (postage prepaid) on this **30th** day of **January 2025**.

  
Jenna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Thursday, January 30, 2025**.

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## **File SS0004-24 – Short Plat – Kraseed Estates**

The above-named application has been submitted to the Bonner County Planning Department for processing and has been determined to be complete. The applicant is requesting to divide one (1) 30-acre parcel into two (2) 10.01-acre lots, and one (1) 10.32-acre lot. The property is zoned Agricultural/Forestry 10. The project is located off Reeder Bay Road in Nordman, generally located in Section 24, Township 61 North, Range 5 West, Boise-Meridian, Idaho.

To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

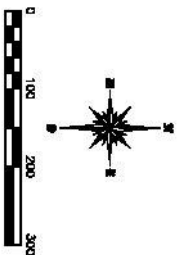
Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **March 3, 2025**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT \_\_\_\_\_  
Name Date

# KRASEED ESTATES

LYING IN A PORTION OF SECTION 24,  
TOWNSHIP 61 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

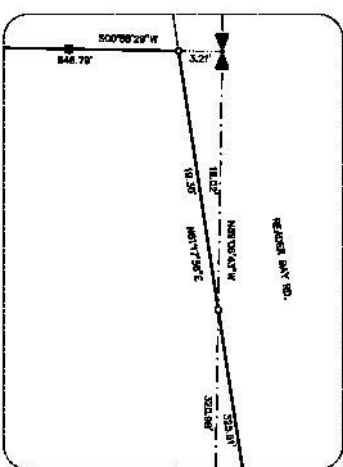
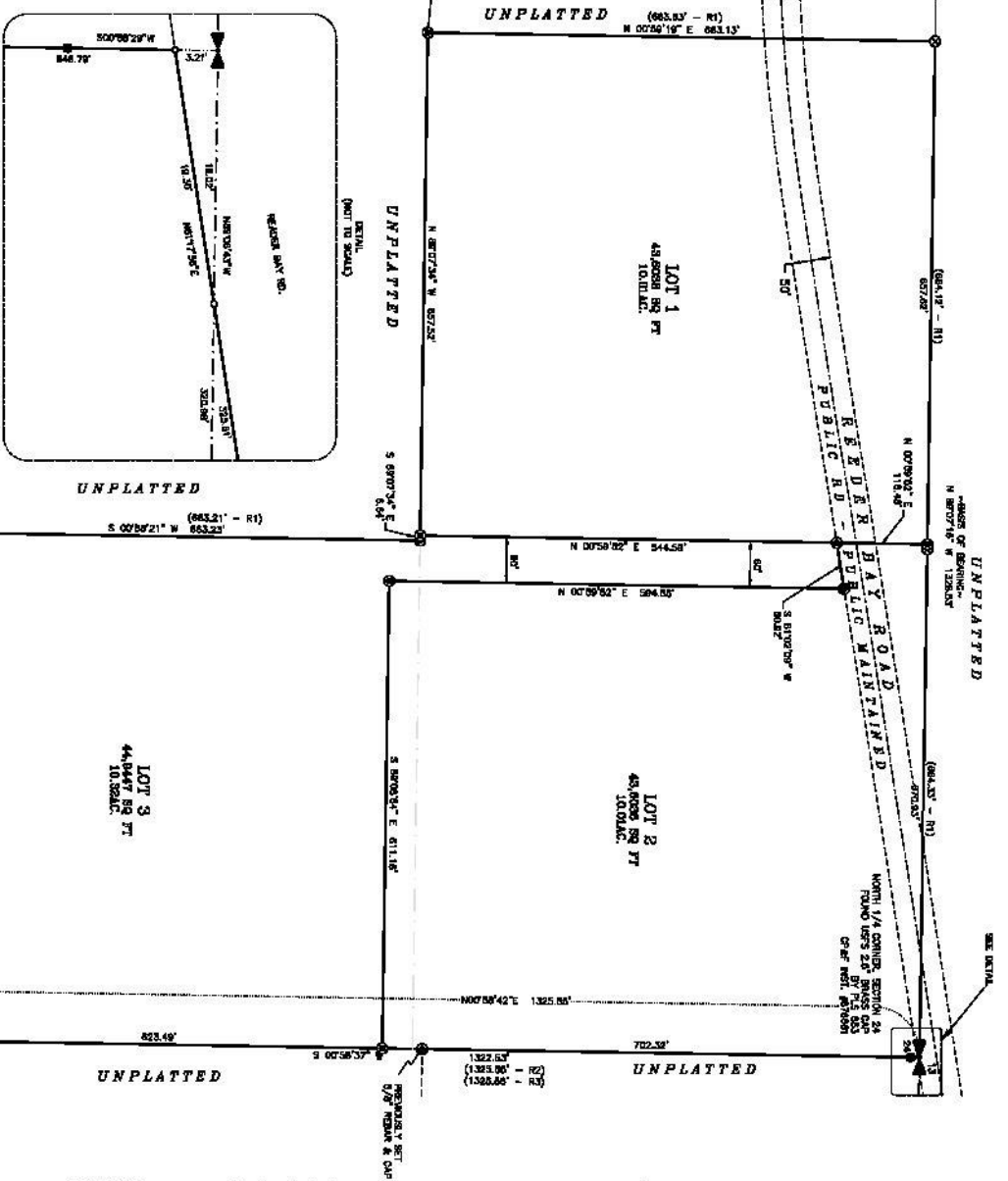
- SECTIONAL CORNER, AS NOTED.
- SET 5/8" x 36" BEAR AND CAP, PLS 14878
  - FOUND USDA FOREST SERVICE 1/2" ALUMINUM CAP, PLS 4343
  - FOUND USFS-FOREST SERVICE ALUMINUM CAP, PLS 5713
  - CALCULATED POINT, NOTHING SET
- (01) RECORD OF SURVEY BY PLS 4343, INSTR. NO. 43446, 09/24/1981.  
 (02) RECORD OF SURVEY-AMENDED BY PLS 14878, INSTR. NO. 101875, 02/11/2003.  
 (03) RECORD OF SURVEY BY PLS 15046, INSTR. NO. 181653, 09/02/2003.

## GENERAL NOTES

- A) SOLD WHITE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.  
 B) SET BEARS AND CAP BEARING ON THE ADJACENT PROPERTY FOR THE  
 LOTS HEREIN & BEARING WITHIN BOUNDARY SURVEY TOOL.  
 C) THE LOTS ARE CONVEYED AS 20% V. FOR ROAD PANEL.  
 D) THIS DIVISION EXCLUDES AN APPROVED NUMERATIVE EXCEPTION FOR  
 BONNER COUNTY FILE NO. 80201-24.

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD ARE SUBJECT TO THE PLAT CERTIFICATE, FILE NO.  
 64871, GUARANTEE NO. 9-225-0000644, DATED JULY 28, 2003.  
 AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF  
 WAY AND EASEMENT, NUMBERED, AS GRANTED TO MONTANA POWER CO., INC. IN 2003  
 RECORDED INSTRUMENT NO. 141494, BONNER COUNTY RECORDS.



## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY ONE  
 CONTROL COORDINATED OPENED FROM THE STATE OF IDAHO. THE  
 REFERENCE PLATE OF ALUMINUM (2011/2003) 2010.000. ALL BEARINGS  
 WERE MEASURED BY THE SURVEYOR. THE BEARING WAS MEASURED  
 - US SURVEY FT. REFER TO THE SURVEY FOR BEARING LINE AND  
 DISTANCES WERE.  
 DISTANCES WERE HAVE BEEN CONVERTED FROM GROUND TO SMOOED  
 USING A CORRECTION FACTOR (0.997) OF 1.0000000000.  
 MEASUREMENTS OF BEARING AND DISTANCE OF 1.0000000000  
 MEASUREMENTS OF BEARING AND DISTANCE OF 1.0000000000

## SURVEYOR'S NARRATIVE

- 1) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE  
 RULES AND REGULATIONS OF THE PROFESSIONAL LAND SURVEYORS  
 AND ENGINEERS OF THE STATE OF IDAHO.  
 2) THE PURPOSE OF THIS SURVEY IS TO CREATE A NEW EASEMENT LOT  
 WITHIN AN EXISTING LOT. THE SURVEY WAS CONDUCTED IN  
 ACCORDANCE WITH THE RULES AND REGULATIONS OF THE  
 PROFESSIONAL LAND SURVEYORS AND ENGINEERS OF THE  
 STATE OF IDAHO.  
 3) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE  
 RULES AND REGULATIONS OF THE PROFESSIONAL LAND  
 SURVEYORS AND ENGINEERS OF THE STATE OF IDAHO.  
 4) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE  
 RULES AND REGULATIONS OF THE PROFESSIONAL LAND  
 SURVEYORS AND ENGINEERS OF THE STATE OF IDAHO.



1/4	61	5
24	N	W

**KRASEED ESTATES**

DATE: 12/1/2004

PROFESSIONAL LAND SURVEYOR

David L. Kruse

12/1/2004

1" = 100'

Scale of 1" = 100'