

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 **1st** day of **May 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, May 1, 2025**.

File SS0001-25 – Short Plat – River 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) 19.39-acre lot into two (2) 9.691-acre lots. The property is zoned Rural 10 and is located off Peninsula Loop in Section 20, Township 57 North, Range 4 West, Boise-Meridian.

To review this application, go to the Planning Department web site at 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 **June 2, 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

CALCULATED POINT, NOTHING SET,
CP&F, DATED 12/30/1982, 19

18
17
20

1315.15' (P1)
N01°59'27"E
75.06' (P1)
S01°59'19"W
S88°42'14"E 440.99' (P1)

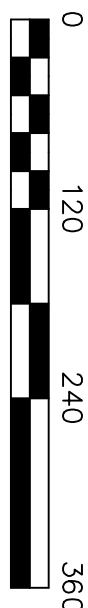
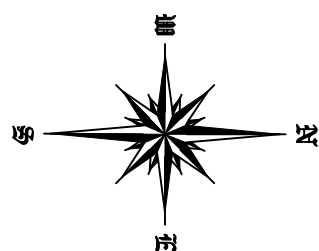
S88°42'14"E 876.55' (P1)

NW¼ NW¼
SW¼ NW¼

LOT 1

RIVER ESTATES

LYING IN A PORTION OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.

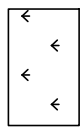
SET 5/8" X 24" REBAR AND CAP, PLS 14879

FOUND PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 14879

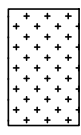
FOUND 5/8" REBAR, NO CAP

CALCULATED POINT, NOTHING SET

(P1) HENERY'S LOTS, BK. 2, PG. 156 OF PLATS, 12/22/2004.



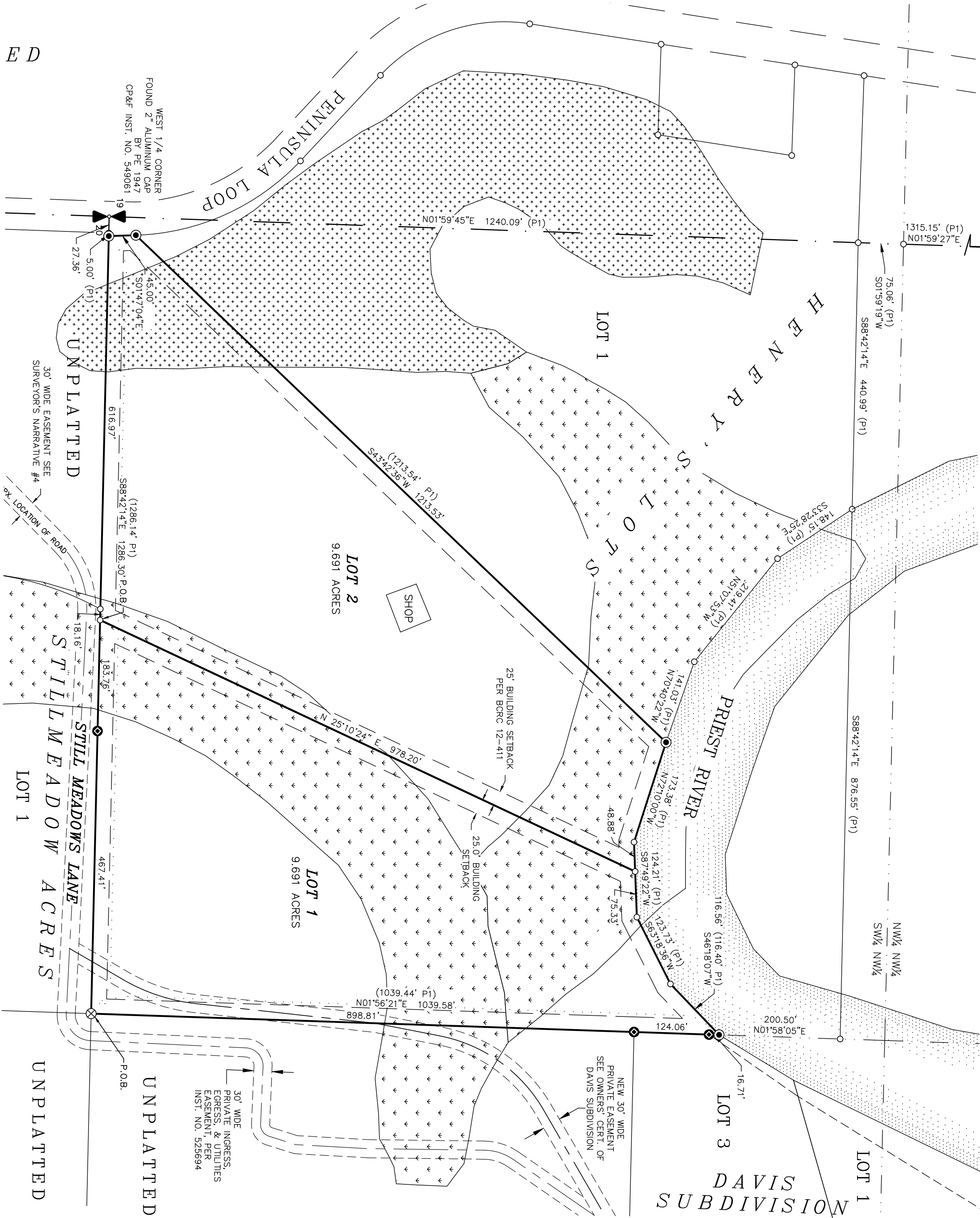
FRESHWATER EMERGENT WETLANDS AS CATEGORIZED BY U.S. FISH & WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WETLAND MAPPER



FRESHWATER FORESTED/SHRUB WETLANDS AS CATEGORIZED BY U.S. FISH & WILDLIFE SERVICE'S NATIONAL WETLANDS INVENTORY WETLAND MAPPER

GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE 0.2% ANNUAL CHANCE FLOOD HAZARD AND AE PER FEMA PANEL 16017C06B5E, EFFECTIVE 11/18/2009.



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.00). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000083967. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°50'15" AT THE WEST QUARTER CORNER OF SECTION 20.

SURVEYOR'S NARRATIVE

- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR THIS SURVEY IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA.
- THE PURPOSE OF THIS SURVEY WAS TO PERFORM A SHORT PLAT OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 882603. FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL THE TECHNIQUES USING A NIKON TOTAL STATION.
- STILL MEADOWS LANE IS A 30' WIDE INGRESS, EGRESS, AND UTILITIES EASEMENT AS SHOWN ON THE FOLLOWING QUILTCLAM DEEDS, INSTRUMENT NO. 525694, 525695, 525699.



| | | | |
|-------------------------------------|------------|-----------|----------|
| 1/4 | Section | Township | Range |
| 20 | N | 57 | 4 |
| W | | | |
| PROJECT # 21-210 DAYS | OREGON | PIOT DATE | 2/7/2025 |
| DRAWING NAME: 21-210.DWG.MJD-A-TDLG | WASHINGTON | | |

RIVER ESTATES

CLAHÉ & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-266-4474

Scale: 1"=120'
Checked By: TLAG
Drawn By: TLAG
Sheet: 1 of 2