

NOTICE OF ADMINISTRATIVE PLAT REVIEW



I hereby certify that a true and correct copy of this "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **3rd** day of **March 2026**.

Jenna Brown

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 **Tuesday, March 3, 2026**.

File SS0001-26 – Short Subdivision – Replat of Lots 1 and 2 of Sorenson Acres

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 proposing to divide one (1) 10.00-acre lot and one (1) 10.01-acre lot into four (4) 5.00-acre lots. The properties are zoned Rural 5. The project is located off State Highway 41 in Blanchard, generally located in Section 23, Township 54 North, Range 5 West, Boise-Meridian, Idaho. The project is within the service area of Spirit Lake Fire District.

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 **April 2, 2026**. 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

SORENSEN ACRES

PORTIONS OF THE SOUTHEAST AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, B.M., BONNER COUNTY, IDAHO

PAGE 2 OF 2

INSTRUMENT NO. 1028664

Instrument # 1028664 B. 21 P. 2B
Bonner County, Idaho
12/15/2023 12:08:17 PM
PAGES: 2
DATE: 02-22-2023
DRAWN BY: MM
DATE: 02-22-2023
DWG: PLAT
PROJ: 25-074



REFERENCES

- R1) SURVEY BY T. MARION BROWN, PLS 7010, RECORDED MARCH 1987 AS INSTRUMENT NUMBER 301120.
- R2) SURVEY BY MILTON L. BOOTH, PLS 7748, RECORDED MARCH 1991 AS INSTRUMENT NUMBER 357595.
- R3) SURVEY BY LAWRENCE A. GAHE, PLS 5713, RECORDED DECEMBER 1993 AS INSTRUMENT NUMBER 556446.
- R4) SURVEY BY ROBERT L. STRATTON, PLS 10677, RECORDED DECEMBER 2009 AS INSTRUMENT NUMBER 754546.
- R5) SURVEY BY ROBERT L. HALL, PLS 4997, RECORDED JUNE 2013 AS INSTRUMENT NUMBER 644597.
- R6) DEED OF TRUST INSTRUMENT NO. 729972 AND NOTICE OF DEFAULT INSTRUMENT NO. 1021839.

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

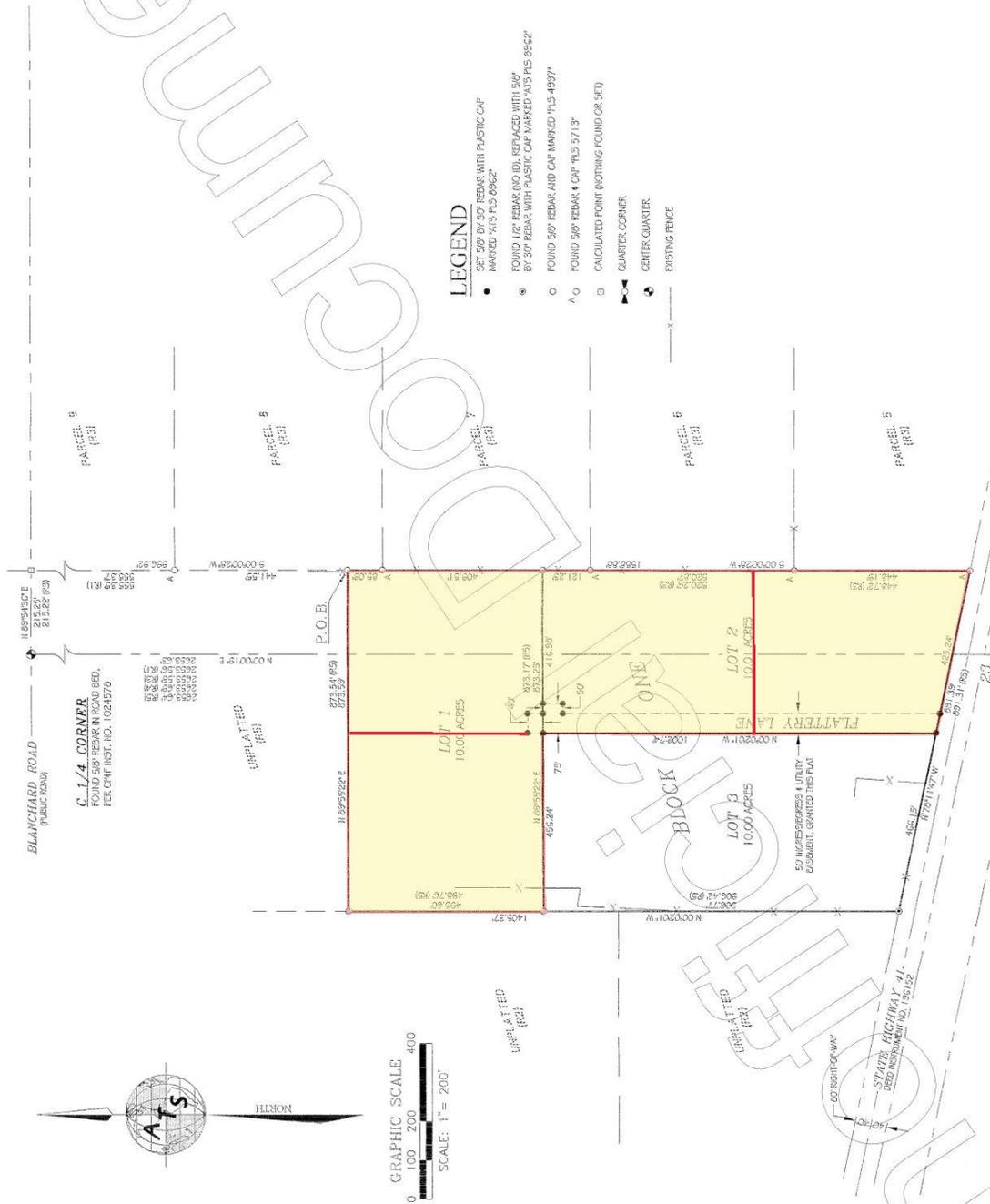
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TRUE MERIDIAN. THE SOUTHWEST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24 ARE BOUND BY THE CENTER LINE OF THE SOUTHWEST QUARTER OF SECTION 23 TO BEAK NORTH LOOKING EAST BETWEEN FOUND MONUMENTS AT THE SOUTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION.

SURVEYOR'S NARRATIVE/NOTES

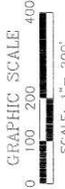
- NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL EVIDENCES OF THIS PROPERTY OR SHOW ANY UNRECORDED AGREEMENTS, LITIGAS SUCH AS BUILDINGS & FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FLYING S TITLE AND ESCROW OF IDAHO, INC. ORDER NO. 1106415 DATED JUNE 30, 2023. ALL MONUMENTS SHOWN ARE AS SHOWN ON SAID TITLE REPORT.
- MONUMENTS SHOWN IN THIS SURVEY WERE VISITED IN AUGUST 2023.
- THIS SURVEY WOULD BE SUBJECT TO THE PRECISION REQUIREMENT FOR MATHEMATICAL ERROR OF CLOSURE AS SET FORTH IN DAED CODE TITLE CHAPTER 55-1911, RECORDING OF SURVEYS. THIS SURVEY WAS PERFORMED BY ACCEPTED GIS DATA COLLECTION PRACTICES USING A TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12 RTK ROVER UNIT.
- PORTION OF THE PLATTED LOTS WITHIN THE SOUTHWEST QUARTER OF SECTION 23 MAY BE SUBJECT TO A UTILITY EASEMENT PER INSTRUMENT NO. 162753.
- PLATTED LOTS 2 AND 3 ARE SUBJECT TO AN UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREIN ALONG THE CENTERLINE OF EXISTING UTILITY LINES NEAR THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 41 PER INSTRUMENT NO. 476652.

11/7/23
[Signature]



LEGEND

- SET 5/8" BY 3/8" REBAR WITH PLASTIC CAP MARKED "ATS #15 8962"
- FOUND 1/2" REBAR (NO ID), REPLACED WITH 5/8" BY 3/8" REBAR WITH PLASTIC CAP MARKED "ATS #15 8962"
- FOUND 5/8" REBAR AND CAP MARKED "15-4997"
- FOUND 5/8" REBAR & CAP "15 3713"
- CALCULATED POINT (NOTHING FOUND OR SET)
- ⊙ QUARTER CORNER
- ⊙ CENTER QUARTER
- X — EXISTING FENCE



1/4 CORNER
FOUND 1" I.D. IRON PIPE,
PER CHAIN INST. NO. 1024579

ATS INC.
ADVANCED TECHNOLOGY SURVEYING & ENGINEERING

P.O. BOX 3437, HAYDEN IDAHO, 83833
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