



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 **10th** day of **March 2026**.

Janna Brown

Janna Brown, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 1400 feet of the subject property, and the media on **Tuesday, March 10, 2026**.

File SS0003-26 – Short Subdivision – Longfellow: The applicant is proposing to divide one (1) approximate 25.870-acre parcel into one (1) 5-acre lot, one (1) 5.12-acre lot, one (1) 7.75-acre lot, and one (1) 8.00-acre lot. The property is zoned Rural 5 (R-5). The project is located off Steptoe Circle in Spirit Lake, generally located in Section 31, Township 54 North, Range 4 West, Boise-Meridian, Idaho. The project is within the Area of City Impact for the City of Spirit Lake, and 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 20, 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

LONGFELLOW

A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M. BONNER COUNTY, IDAHO

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INSTRUMENT NO. _____

REFERENCES

- R1) SURVEY BY J. RONALD DUNSMORE, PLS 1003, RECORDED JUNE 1983 AS INSTRUMENT NUMBER 264759.
- R2) SURVEY BY WILLIAM A. STODMAN, PLS 663, RECORDED JULY 1984 AS INSTRUMENT NUMBER 269577.
- R3) SURVEY BY JAMES P. MICKLE, PLS 3451, RECORDED AUGUST 1983 AS INSTRUMENT NUMBER 429892.
- R4) SURVEY BY GALE R. DAHLMAN, PLS 772, RECORDED SEPTEMBER 2010 AS INSTRUMENT NUMBER 729316.
- R5) SURVEY BY MARK W. DUFFNER, PLS 9905, RECORDED NOVEMBER 2012 AS INSTRUMENT NUMBER 855142.
- R6) SURVEY BY ROBERT L. STRATTON, PLS 10677, RECORDED DECEMBER 2020 AS INSTRUMENT NUMBER 971616.
- R7) JANESON INDUSTRIAL PARK BY MARK W. DUFFNER, PLS 9905, RECORDED DECEMBER 2020 AS INSTRUMENT NUMBER 972606.
- R8) VESTING WARRANTY CCD INSTRUMENT NUMBER 972693.
- R9) CUTOFFMAN DEED FOR BOUNDARY LINE ADJUSTMENT INSTRUMENT NUMBER 985418.
- R10) DAUM RANCH BY MATTHEW B. HANDBERRY, PLS 8962, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 992513.

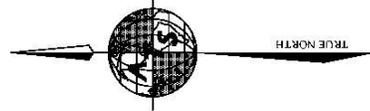
ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF 340 SECTION 31 PER R.1, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY NORTH DAKOTA TITLE COMPANY DATED OCTOBER 23, 2024. ORDER NO. 53556. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES. THE SURVEYOR HAS REVIEWED THE RECORDS AND THE SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO A/S, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEDICATED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PART ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVELING AND GPS OBSERVATIONS USING A TRIMBLE S56-2 SECOND SECOND TOTAL STATION AND TRIMBLE R4-4 G555 BASE UNIT AND A TRIMBLE R10-2 RTK ROVER UNIT.
4. THIS SURVEY WAS PERFORMED ACCORDING TO DAVID CODE FOR LAND BOUNDARY SURVEYS. THE SURVEYOR HAS REVIEWED THE RECORDS AND THE SURVEYOR HAS REVIEWED THE RECORDS TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
5. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE DESCRIBED PARCEL OF LAND ACCORDING TO THE BONNER COUNTY UNDER DIVISION ORDINANCE. BOUNDARY LINES FOR THIS PLAT ARE BASED ON RECORD OF SURVEY AND FOUND MONUMENTATION FROM (R.1).
6. PLATTED LOTS WERE SUBJECT TO A MARKET ELECTRICAL TRANSMISSION LINE EASEMENT PER INSTRUMENT NO. 160852, BONNER COUNTY RECORDS.

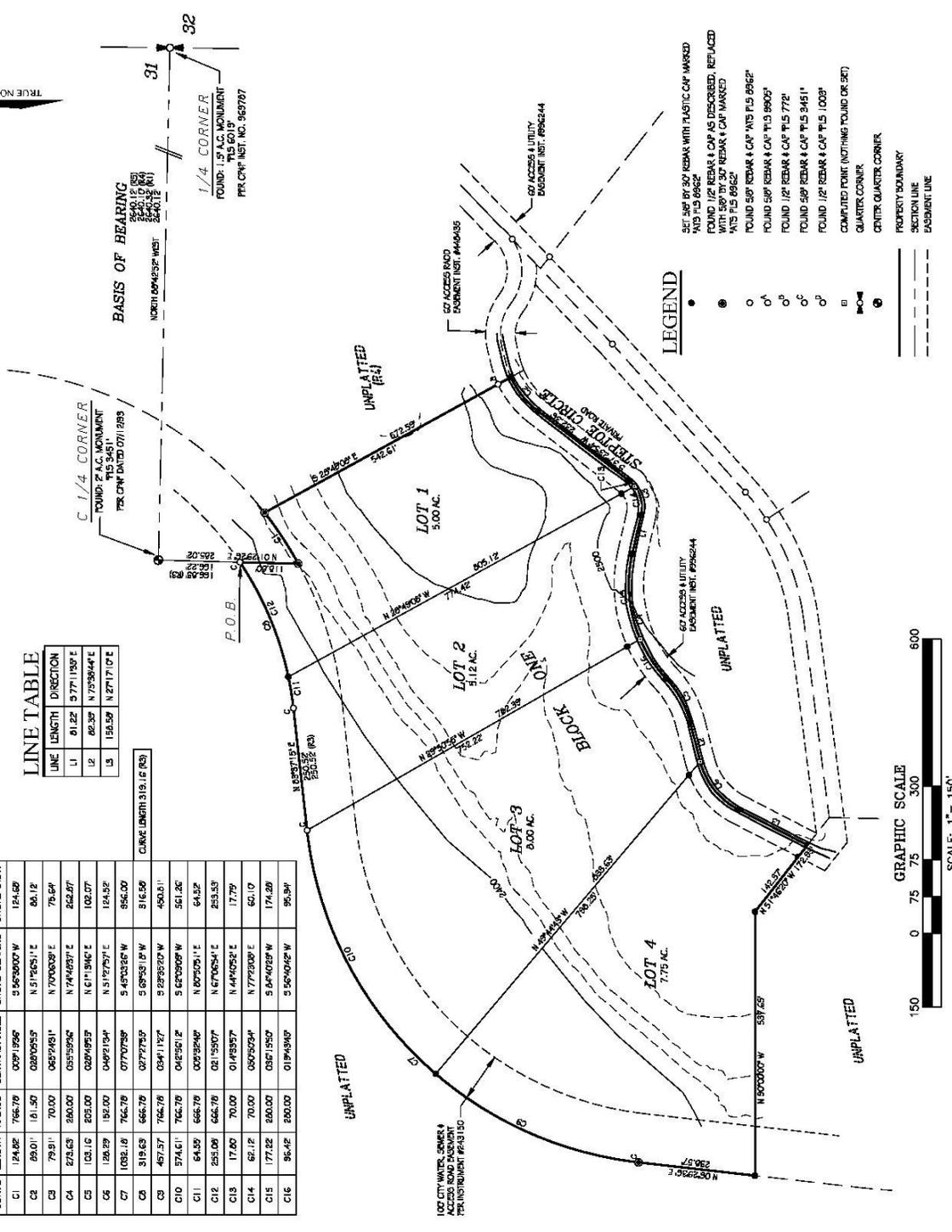


LINE TABLE

LINE	LENGTH	DIRECTION
L1	61.22	S 77° 11' 30" E
L2	62.39	N 75° 30' 44" E
L3	156.39	N 27° 17' 0" E

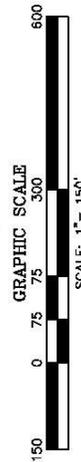
CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	124.82	766.78	029° 19' 56"	S 56° 30' 00" W	124.82
C2	89.01	181.50	030° 05' 53"	N 51° 28' 51" E	88.12
C3	79.51	70.00	045° 14' 51"	N 70° 06' 39" E	76.64
C4	273.63	260.00	051° 59' 56"	N 74° 48' 37" E	262.87
C5	103.16	205.00	028° 09' 53"	N 61° 18' 46" E	102.27
C6	126.29	192.00	049° 19' 34"	N 51° 12' 59" E	124.52
C7	1032.18	766.78	077° 07' 59"	S 47° 03' 24" W	956.00
C8	319.63	565.78	027° 17' 59"	S 69° 55' 19" W	316.58
C9	467.57	766.78	054° 11' 57"	S 29° 32' 09" W	450.81
C10	574.61	766.78	042° 50' 12"	S 62° 09' 09" W	561.26
C11	64.52	565.78	023° 28' 49"	N 80° 25' 11" E	64.52
C12	285.06	666.78	02° 15' 07"	N 67° 06' 54" E	283.53
C13	17.00	70.00	01° 43' 57"	N 44° 05' 52" E	17.79
C14	82.12	70.00	030° 05' 04"	N 77° 30' 09" E	60.10
C15	177.22	280.00	036° 15' 57"	S 64° 02' 59" W	174.28
C16	36.42	200.00	018° 43' 07"	S 56° 40' 45" W	36.59



LEGEND

- SET 50' BY 20' REBAR WITH PLASTIC CAP MARKED PLS 125 69624 & CAP AS DESCRIBED, REPLACED WITH 50' BY 20' REBAR & CAP MARKED *PIS PLS 8962*
- FOUND 50' REBAR & CAP *PIS PLS 8962*
- FOUND 50' REBAR & CAP *PIS 9909*
- FOUND 1/2" REBAR & CAP *PIS 772*
- FOUND 50' REBAR & CAP *PIS 3461*
- FOUND 1/2" REBAR & CAP *PIS 1009*
- COMPUTED POINT (NOTHING FOUND OR SET)
- QUARTER CORNER
- CENTER QUARTER CORNER
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE



ATS INC. ADVANCED TECHNOLOGY & SURVEYING & ENGINEERING

9177 HESS STREET, HAYDEN IDAHO, 83835
 * PH: (208)-772-3745 * FAX: (208)-762-7731 *

SCALE: 1" = 150'
 CHECKED BY: MEM
 DATE: 03-17-2022
 DRAWN BY: MEM
 DATE: 03-17-2022
 DWG: PLAT
 PROJ: 20-101