



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 **11th** day of **August 2026**.



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, August 11, 2026**.

File SS0010-26 – Short Subdivision – Replat of Lot 14 of Muskrat Lake: Request to divide one 19.55-acre lot into three (3) 6.51-acre lots. The property is zoned Rural 5 and is located off Muskrat Lake Road in Section 35, Township 57 North, Range 3 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 **September 10, 2026, at 5 p.m.** 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

REPLAT OF LOT 14 OF MUSKRAT LAKE

SITUATE IN THE SW1/4 OF SECTION 35
TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO
2026

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AT THE SOUTHWEST CORNER AND WEST QUARTER CORNER OF SECTION 35, BEING N10°30'00"E.

REFERENCES:

- (R1) MUSKRAT LAKE SUBDIVISION, RECORDED IN BOOK 4 OF PLATS AT PAGE 84 AS INSTR. NO. 38673 ON NOVEMBER 8TH, 1989 BY DAVID P. EVANS PLS 5987, BONNER COUNTY RECORDS.
- (R2) REPLAT OF LOT 15 OF MUSKRAT LAKE SUBDIVISION, RECORDED IN BOOK 12 OF PLATS AT PAGE 23 AS INSTR. NO. 30705 ON JANUARY 31, 2017 BY ERNEST M. WARNER PLS 4565, BONNER COUNTY RECORDS.
- (R3) RECORD OF SURVEY FOR LOT 14 OF MUSKRAT LAKE SUBDIVISION, RECORDED IN BOOK 12 OF PLATS AT PAGE 23 AS INSTR. NO. 161754 ON NOVEMBER 4, 2008 BY MARK W. DUFFERER PLS 8965, BONNER COUNTY RECORDS.
- (R4) RECORD OF SURVEY FOR MAIBAUM BY GLAHE & ASSOCIATES, INSTR. NO. 45424, RECORDED ON OCTOBER 19, 1994 BY LAWRENCE A. GLAHE PLS 5713, BONNER COUNTY RECORDS.

NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY ALLIANCE TITLE & ESCROW, FILE NO. 1058938 WITH AN EFFECTIVE DATE OF FEBRUARY 9, 2026. THE FOLLOWING EXCEPTIONS LISTED IN SAID TITLE REPORT AFFECT THE SUBJECT PROPERTY:
 - 1.1. CORNER OF LOT 14 OF MUSKRAT LAKE SUBDIVISION, RECORDED IN BOOK 12 OF PLATS AT PAGE 23 AS INSTR. NO. 30705.
 - 1.2. NORTHERN LIGHTS, INC. RIGHT OF WAY EASEMENT, INSTR. NO. 382148.
 - 1.3. NORTHERN LIGHTS, INC. RIGHT OF WAY EASEMENT, INSTR. NO. 1026326.
 - 2. PARALLEL TO THE CODE 55-1241-11, PER PERMANENT AND HAZARDOUS MATERIALS SAFETY, GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 100 FEET OF THIS SUBDIVISION, OF BUILDING PERMIT OR BUILDING, LOCATION PERMIT, THE LOT CHANGER SHALL INSTALL AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF BONNER COUNTY.

LEGEND:

- FOUND 2-1/2" BRASS CAP MARKED "BRISTOL 1979 PLS 882"
- FOUND 3/4" REBAR WITH ALUMINUM CAP MARKED "PLS 9805"
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 5987" OR AS DESCRIBED
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 5987" OR AS DESCRIBED
- SET 5/8x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLCEB PLS 20888"
- SET 1/2x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLCEB PLS 20888"
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- (R) RECORD INFORMATION
- SUBJECT PROPERTY BOUNDARY
- LOT LINE
- ADJACENT PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	211.58	N89°35'03"W	L9	59.35	S32°21'25"W
L2	164.29	S84°52'37"W	L10	79.83	S42°06'13"W
L3	52.52	S83°45'00"W	L11	115.81	S63°32'41"W
L4	46.57	S29°42'41"W	L12	85.18	S72°37'30"W
L5	85.10	S48°05'02"E	L13	78.59	S77°38'57"W
L6	83.00	S35°41'17"E	L14	68.08	N88°08'14"W
L7	68.14	S9°16'00"E	L15	75.86	N77°51'01"W
L8	72.90	S10°38'48"W	L16	56.99	S88°09'48"W

Curve Table			Curve Table		
Curve #	Length	Delta	Curve #	Length	Chord Bearing
C1	63.65	512.13	707°16'	63.61	S41°8'00"W
C2	95.50	862.24	87°54'S	95.42	S3°43'45"W

SURVEYOR'S NARRATIVE:

THIS REPLAT WAS PREPARED AT THE REQUEST OF MARKLEY FAMILY LLC AND DAHMO LIMITED. THE SURVEY WAS CONDUCTED ON SEPTEMBER 25, 2024, AND THE RESULTS OF THE SURVEY ARE SHOWN ON THE EXTERIOR BOUNDARY OF LOT 14. SUBSTANTIALLY ALL RECORD INFORMATION AND WERE HELD TO CONTROL THE EXTERIOR BOUNDARY OF SAID LOT 14.



DANIEL O. INCELES, PLS 20888

PN-526 103

PAGE 2 OF 2

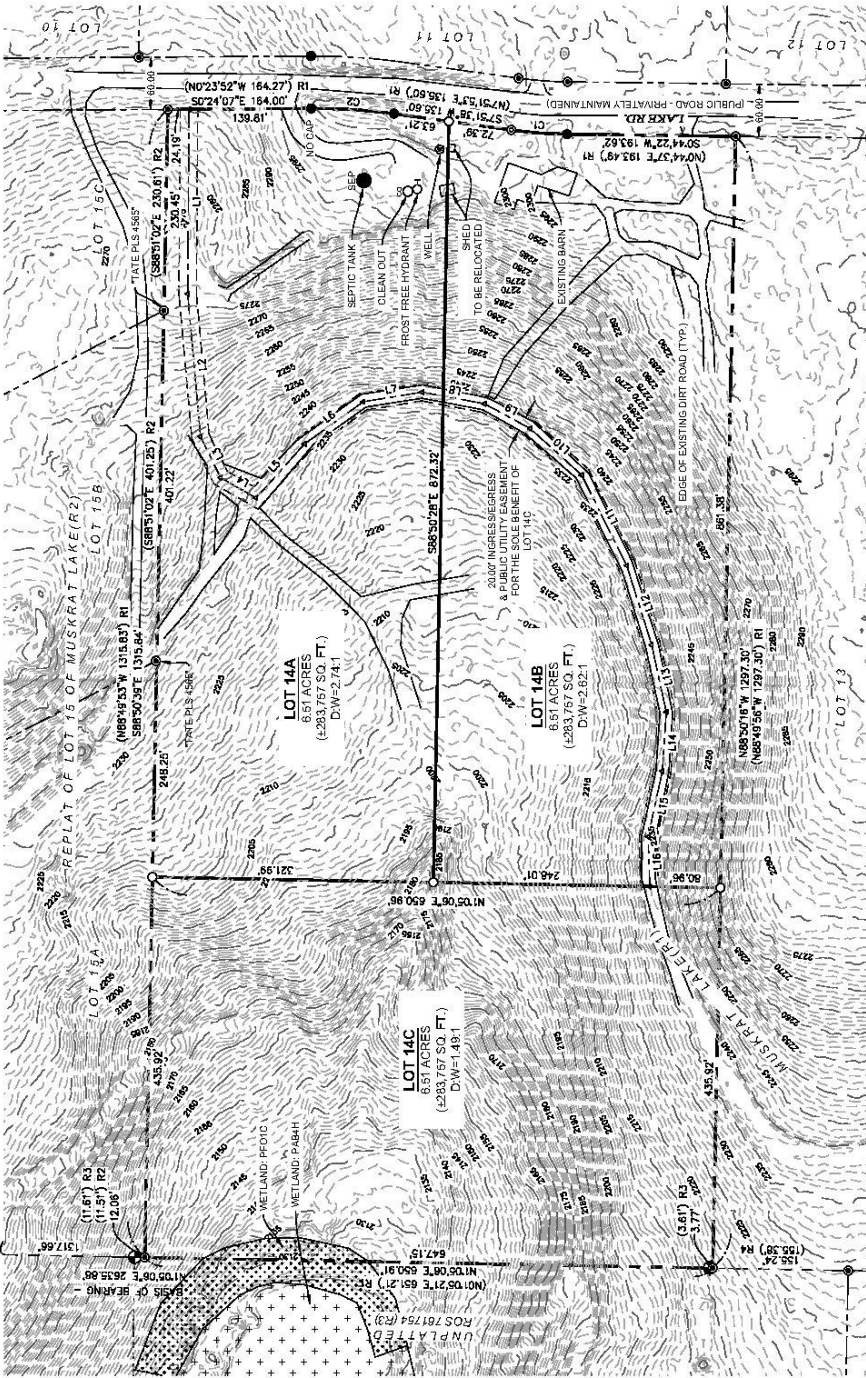
HMMH 3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
engineering (208) 635-5825

WEST QUARTER CORNER
SEC. 35 T.57N. R.3W. B.M.
C946 FILED SEP. 25 1984

S.34 S.35

100'

SCALE: 1" = 100'



SOUTHWEST CORNER
SEC. 35 T.57N. R.3W. B.M.
C946 FILED ON SEP. 25 1984

S.34 S.35

100'