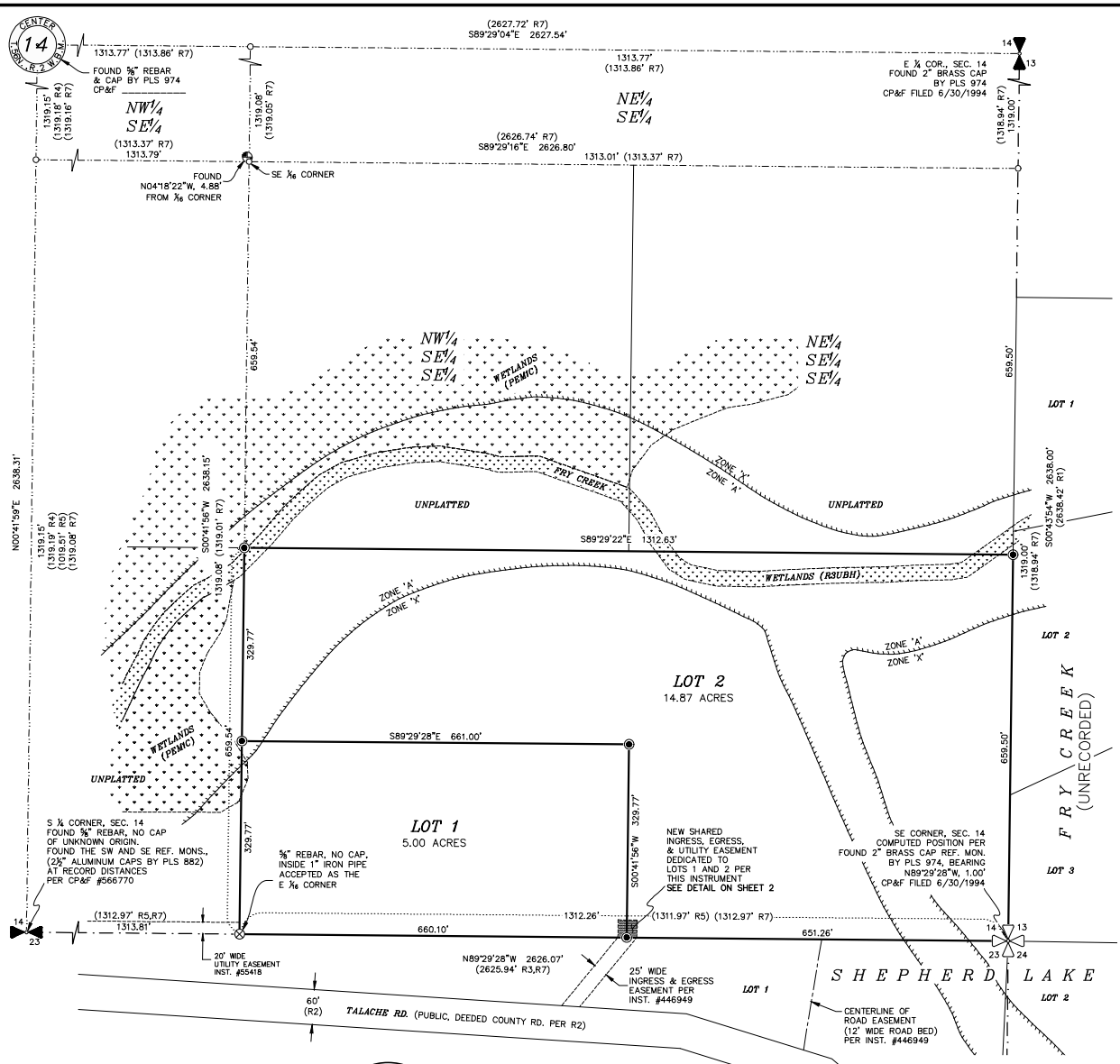
ELMER'S MINI ACRES

IN THE SE ¼ OF SECTION 14,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 882, OR AS NOTED
- FOUND MONUMENTATION, AS NOTED.
- CALCULATED POINT, NOTHING SET
- APPROXIMATE FLOOD HAZARD ZONE BOUNDARY, AS NOTED

GENERAL NOTES / SURVEYOR'S NARRATIVE

A) THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS AS SHOWN. THE MONUMENTS SHOWN AND RECORD REFERENCES LISTED WERE USED TO DEFINE THE BOUNDARY. ANY MONUMENTS FOUND TO BE OUT OF POSITION ARE NOTED.
I DID NOT HOLD THE GAP SHOWN ON (R6) BETWEEN THE NORTH LINE OF THE PLAT OF SHEPHERD LAKE (R2) AND THE NORTH LINE OF SECTION 23 BECAUSE THE DESCRIPTION OF THE PLAT DECLARES IT TO BE THOSE PORTIONS OF SECTION 23 ALL LYING NORTHERLY AND EASTERLY OF THE EXISTING COUNTY ROAD.

B) THE INTENDED USE OF THE LOTS IS RESIDENTIAL.

C) FUTURE DIVISIONS OF ANY LOT CREATED BY THIS SHORT SUBDIVISION MUST PROCEED THROUGH THE SUBDIVISION PROCESS.

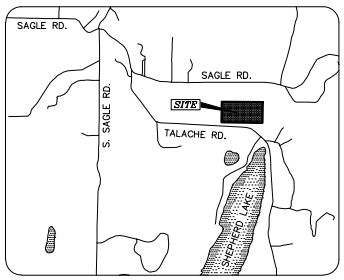
D) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

E) WETLANDS, CATEGORY PEM1C AND R3UBH, ARE PRESENT ON THE SUBJECT PROPERTY AND SHOWN APPROXIMATELY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAP.

F) THE LOTS ARE CATEGORIZED AS ZONE 'A' AND "X' PER FEMA PANEL 16017C0950E, EFFECTIVE 11/18/2009. SPECIAL FLOOD HAZARD ZONES ARE SHOWN APPROXIMATELY ONLY.

G) AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT OWNER SHALL INSTALL AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF BONNER COUNTY

VICINITY MAP



RECORD REFERENCES

(R1) FRY CREEK, UNRECORDED PLAT, NOT DATED
(R2) PLAT OF SHEPHERD LAKE, BK. 3, PG. 75, 2/26/1973
(R3) AMENDED R.O.S., PLS 5087, INST. #484529, 5/3/1995
(R4) R.O.S., PLS 7879, INST. #541003, 3/5/1999
(R5) R.O.S., PLS 882, INST. #563607, 5/12/2000
(R6) R.O.S., PLS 5713, INST. #630047, 7/25/2003
(R7) R.O.S., PLS 7879, INST. #812674, 7/19/2011

PROFESSIONAL LAND SURVEYOR LICENSE 14879 STATE OF IDAHO JASON L. A. GLAHE PRELIMINARY

PLACE RECORDING LABEL HERE

¼	Section	Township	Range
	14	56 N	2 W

MONTANA IDAHO OREGON WASHINGTON

PROJECT #: 26-116 TOTTEN
DRAWING NAME: 26-116 TOTTEN PLAT

ELMER'S MINI ACRES

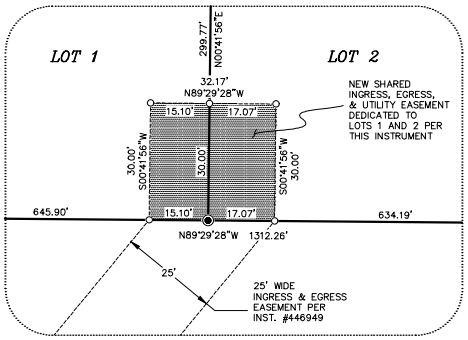
GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale:	1"=120'
Checked By:	TLAG
Drawn By:	SWO
Plot Date:	9/10/2026
Sheet:	1 of 2

ELMER'S MINI ACRES

IN THE SE ¼ OF SECTION 14,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

DETAIL
NOT TO SCALE



OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JUDY W. TOTTEN, TRUSTEE OF THE JUDY W. TOTTEN REVOCABLE LIVING TRUST, DATED FEBRUARY 15, 2024, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 AND 2, THE SAME TO BE KNOWN AS 'ELMER'S MINI ACRES' BEING A PORTION OF SECTION 14, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

A NEW SHARED INGRESS, EGRESS, AND UTILITIES EASEMENT, AS SHOWN AND DIMENSIONED IN DETAIL HEREON, IS HEREBY DEDICATED TO LOTS 1 AND 2.

_____ _____
JUDY W. TOTTEN, DATE
TRUSTEE OF THE JUDY W. TOTTEN REVOCABLE LIVING TRUST,
DATED FEBRUARY 15, 2024

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JUDY W. TOTTEN, KNOWN OR IDENTIFIED TO ME TO BE TRUSTEE OF THE JUDY W. TOTTEN REVOCABLE LIVING TRUST, DATED FEBRUARY 15, 2024, WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF SAID TRUST.

_____
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLE-ONE, FILE NO. 26620884, DATED AUGUST 17, 2026.

1. 50 FT. WIDE PUBLIC ROAD (SAGLE RD.) GRANTED TO BONNER COUNTY PER DEED, INST. #23904, 12/13/1912. NOT SHOWN HEREON; OFF SITE.
2. AN ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT GRANTED TO ARMSTEAD MINES, INC. FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC POLES AND LINES, INST. #50393, 9/12/1921. NOT SHOWN HEREON; BLANKET EASEMENT.
3. A 20 FT. WIDE ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT GRANTED TO PACIFIC POWER & LIGHT CO., INST. #55418, 12/28/1955. SHOWN HEREON.
4. AN ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT GRANTED TO NORTHERN LIGHTS, INC. OVER THE E½ SW¼ SE¼ AND THE N½ SE¼ SE¼ OF SEC. 14, INST. #187450, 6/7/1977. NOT SHOWN HEREON; BLANKET EASEMENT.
5. AN INGRESS AND EGRESS EASEMENT AND AGREEMENT GRANTED TO JAMES AND LANNY DAVIS, INST. #446949, 6/14/1994. AS SHOWN HEREON.

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 20___.

_____
CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20___.

_____
PLANNING DIRECTOR

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: 2010.000). 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 1.000137809D. GEODETIC NORTH IS AN ANGULAR ROTATION OF −0°34'52" AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

_____ _____
TYSON L.A. GLAHE, PLS 14879 DATE

PRELIMINARY
PROFESSIONAL LAND SURVEYOR LICENSED 14879 STATE OF IDAHO TYSON L. A. GLAHE

PREPARED FOR:
JUDY TOTTEN
1409 GLENGARY BAY RD.
SAGLE, ID 83860

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 20___.

_____
BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS TO BE PROVIDED BY INDIVIDUAL WELLS.
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 20___.

_____
BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 20___, AT _____ __.M.,
IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

_____ _____
COUNTY RECORDER BY DEPUTY

$_____
FEE

PLACE RECORDING LABEL HERE

1/4	Section	Township	Range	MONTANA IDAHO OREGON WASHINGTON
	14	56 N	2 W	

PROJECT #: 26-116 TOTTEN
DRAWING NAME: 26-116 TOTTEN PLAT

ELMER'S MINI ACRES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: N/A	
Checked By: TLAG	Drawn By: SWO
Plot Date: 9/10/2026	Sheet: 2 of 2