



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  <b>MLDØ191-21</b>	RECEIVED:  <b>RECEIVED</b>  <b>NOV 16 2021</b>  BONNER COUNTY PLANNING DEPARTMENT
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: <b>First Hill Homes</b>
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### APPLICANT INFORMATION:

Landowner's name: <b>Kaitlyn Jordan</b>		
Mailing address: <b>11836 N. Reed Rd.</b>		
City: <b>Hayden</b>	State: <b>ID</b>	Zip code: <b>83835</b>
Telephone: <b>208-651-2248</b>	Fax: <b>—</b>	
E-mail: <b>Kjordan@gmail.com</b>		

### REPRESENTATIVE'S INFORMATION:

Representative's name: <b>ATS, INC</b>		
Company name: <b>Advanced Technology Surveying</b>		
Mailing address: <b>PO Box 3457</b>		
City: <b>Hayden</b>	State: <b>ID</b>	Zip code: <b>83835</b>
Telephone: <b>208-772-2745</b>	Fax: <b>—</b>	
E-mail: <b>tiffanieespe@hotmail.com</b>		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: <b>N/A</b>		
Company name: <b>—</b>		
Mailing address: <b>—</b>		
City: <b>—</b>	State: <b>—</b>	Zip code: <b>—</b>
Telephone: <b>—</b>	Fax: <b>—</b>	
E-mail: <b>—</b>		

### PARCEL INFORMATION:

Section #: <b>31</b>	Township: <b>54N</b>	Range: <b>4W</b>	Parcel acreage: <b>23 Acres</b>
Parcel # (s): <b>RP54N04W-31-0601A</b>			
Legal description: <b>31-54N-4W TAX 33</b>			
Current zoning: <b>Rural-5</b>	Current use: <b>vacant</b>		
What zoning districts border the project site?			

North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Rural - vacant	
South: Rural - vacant	
East: Transitional - vacant	
West: Rural - one residence	
Within Area of City Impact: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> If yes, which city?: —	
Detailed Directions to Site: South Hwy 95 from Sandpoint, take ID-54 Exit 449, right onto Hwy 54, right onto 5th Ave, continue to follow ID 41 2 miles to Steptoe Circle (20404 Hwy 41 nearby address)	

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :**

Proposed lots:	Depth to Width Ratio (D:W)
four lots	
Lot #1 Proposed acreage: 6.5	71 x 1000 <del>71</del>
Lot #2 Proposed acreage: 5	655 : 310
Lot #3 Proposed acreage: 6	639 : 409
Lot #4 Proposed acreage: 6.2	411 : 750
Remainder Proposed acreage: N/A	N/A

Describe the land division proposal and resulting acreage: using the existing road as partial division boundary, 3 lots touch road, one would need easement for future access. All lots meet minimum lot size.

**SITE INFORMATION:**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:  
Relatively flat in nature, no slope exceeds 15% with plenty of buildable area.

Water courses (lakes, streams, rivers & other bodies of water): No water on this project site. There is a creek west of this property as indicated on the wetlands map.

Springs & wells: No spring discharges have been seen on-site.

Existing structures (size & use): The property is currently vacant.

Land cover (timber, pastures, etc): Native vegetation and trees such as pine trees are located throughout this parcel.

Are wetlands present on site?  Yes  No Source of information: NWI.

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP:

Other pertinent information (attach additional pages if needed):

**ACCESS INFORMATION:**

Please check the appropriate boxes:

Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:  
Steptoe Circle is an existing private road that has a recorded access easement for all owners.

Public Road  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing:

Combination of Public Road/Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

Is public road dedication proposed as part of this minor land division?  
 Yes  No

List existing access and utility easements on the subject property.

**SERVICES:**

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>Septic / drainfields</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Sanitary Restrictions will remain until future owners apply to build single-family residences</u>	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Wells probable as is common practice, unless nearby water supply able to connect at a later date.</u>	
Which power company will serve the project site? <u>Arista</u>	

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 11-7-21

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# FIRST HILL HOMES

A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M. BONNER COUNTY, IDAHO  
PAGE 2 OF 2

INSTRUMENT NO. \_\_\_\_\_

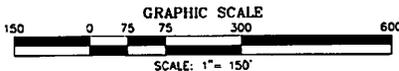
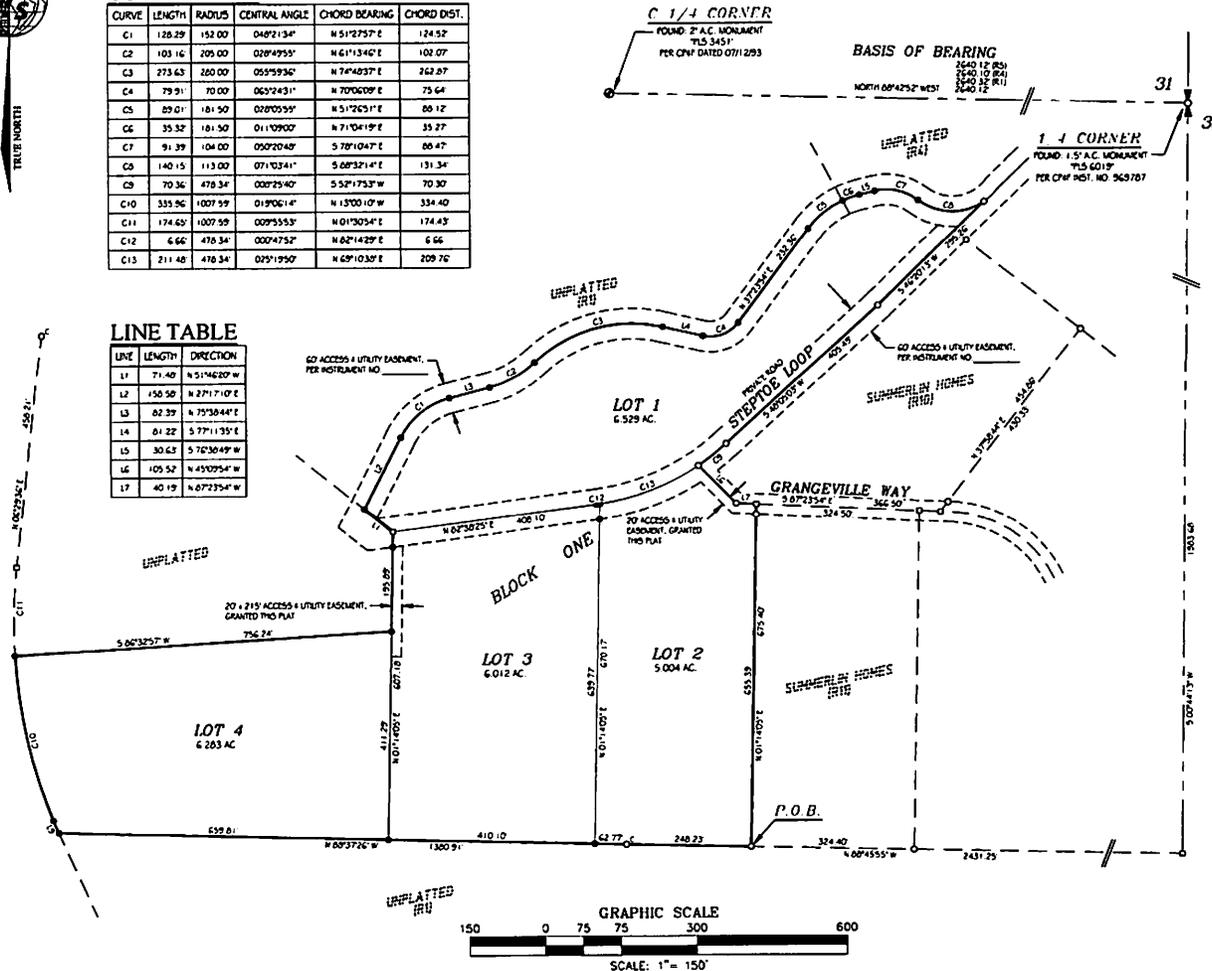


**CURVE TABLE**

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	126.29	152.00	048°21'34"	N 51°27'57" E	124.52
C2	103.16	205.00	028°49'55"	N 61°13'40" E	102.07
C3	273.63	260.00	055°59'36"	N 74°43'37" E	262.87
C4	79.91	70.00	062°24'31"	N 70°06'09" E	75.64
C5	89.01	181.50	028°05'55"	N 51°26'51" E	86.12
C6	35.32	181.50	011°09'00"	N 71°10'19" E	35.27
C7	91.39	104.00	050°20'48"	S 78°10'47" E	88.47
C8	140.15	113.00	071°12'41"	S 68°32'14" E	131.34
C9	70.36	478.34	007°25'40"	S 52°17'53" W	70.30
C10	335.96	1007.59	013°06'14"	N 13°00'10" W	334.40
C11	174.65	1007.59	009°55'53"	N 01°30'54" E	174.43
C12	6.66	478.34	000°47'52"	N 82°14'29" E	6.66
C13	211.48	478.34	025°19'50"	N 69°10'30" E	209.70

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	71.40	N 51°46'20" W
L2	158.50	N 27°17'10" E
L3	82.39	N 75°30'44" E
L4	81.22	S 77°11'35" E
L5	30.63	S 70°30'49" W
L6	105.52	N 45°09'54" W
L7	40.19	N 67°33'54" W



**REFERENCES**

- R1) SURVEY BY J. RONALD DUNSMORE, PLS 1003, RECORDED JUNE 1983 AS INSTRUMENT NUMBER 264738.
  - R2) SURVEY BY WILLIAM A. STOCHEMAN, PLS 853, RECORDED JULY 1904 AS INSTRUMENT NUMBER 206677.
  - R3) SURVEY BY JAMES F. MCKEE, PLS 3451, RECORDED AUGUST 1993 AS INSTRUMENT NUMBER 429292.
  - R4) SURVEY BY GALE R. DARLMAN, PLS 772, RECORDED SEPTEMBER 2010 AS INSTRUMENT NUMBER 750316.
  - R5) SURVEY BY MARK W. DUFFNER, PLS 9505, RECORDED NOVEMBER 2012 AS INSTRUMENT NUMBER 635142.
  - R6) SURVEY BY ROBERT L. STRATTON, PLS 10677, RECORDED DECEMBER 2020 AS INSTRUMENT NUMBER 971616.
  - R7) JAMESON INDUSTRIAL PARK BY MARK W. DUFFNER, PLS 9505, RECORDED DECEMBER 2020 AS INSTRUMENT NUMBER 972464.
  - R8) VESTING WARRANTY DEED INSTRUMENT NUMBER 972093.
  - R9) OUTLINE DEED FOR BOUNDARY LINE ADJUSTMENT INSTRUMENT NUMBER 905418.
  - R10) CLAIM RANCH BY MATTHEW B. MAYBERRY, PLS 0562, RECORDED \_\_\_\_\_ 2021 AS INSTRUMENT NUMBER \_\_\_\_\_.
  - R11) SAGEHORN HOMES BY MATTHEW B. MAYBERRY, PLS 0562, RECORDED \_\_\_\_\_ 2021 AS INSTRUMENT NUMBER \_\_\_\_\_.
- 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 SOUTHEAST QUARTER OF SAID SECTION 31 PER R1, HEREIN.

**SURVEYOR'S NARRATIVE/NOTES**

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY NORTH IDAHO TITLE COMPANY DATED OCTOBER 23, 2020, ORDER NO. 53506. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DEFINED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE 56-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE RB-4 GASD BASE UNIT AND A TRIMBLE R10-2 RTK ROVER UNIT.
4. THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS ANY TERRESTRIAL MEASUREMENTS AND TRAVERSING WERE PERFORMED AND ANALYZED 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 MAJOR SUBDIVISION ORDINANCE. BOUNDARY LINES FOR THIS PLAT ARE BASED ON RECORD OF SURVEY AND FOUND MONUMENTATION FROM (R1).



**ADVANCED TECHNOLOGY SURVEYING & ENGINEERING**  
9177 HESS STREET, HAYDEN IDAHO, 83835  
• PH: (208)-772-2745 • FAX: (208)-762-7731

SCALE: 1" = 150'
CHECKED BY MEM
DATE 08-05-2021
DRAWN BY MEM
DATE 07-16-2021
DWG: PLAT-2
PROJ: 20-161

# FIRST HILL HOMES

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

PAGE 1 OF 2

## OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT KATHLYN JORDAN, AN UNMARRIED PERSON DOES OWN THE LAND AS DEPICTED WITHIN THE DETAILED BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS "FIRST HILL HOMES", BEING A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31 AS MARKED BY A 1.5" x 1.5" C. MONUMENT PER C/P/ INSTRUMENT NUMBER 965707, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 IS MARKED BY A 3.25" DIA. A.C. MONUMENT PER C/P/ INSTRUMENT NUMBER 967860 BEARS SOUTH 00°44'13" WEST, 2644.06 FEET; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 00°44'13" WEST, 1963.60 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID NORTH HALF, NORTH 89°45'55" WEST, 1833.04 FEET TO THE SOUTHWEST CORNER THEREOF AND BEING THE SOUTHWEST CORNER OF JAMMSEN INDUSTRIAL PARK AS RECORDED IN BOOK 16 OF PLATS AT PAGE 005, BONNER COUNTY RECORDS AND MARKED BY A 5.0" REDDAR 4 CAP "PLS 9909"; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, NORTH 89°45'55" WEST, 1090.21 FEET TO THE TRUE POINT-OF-BEGINNING.

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°45'55" WEST, 234.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER.

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°37'26" WEST, 1146.00 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF THE ORIGINAL ALIGNMENT OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD (ABANDONED) AS DESCRIBED IN A DEED RECORDED IN BOOK 24 OF DEEDS AT PAGE 276, BONNER COUNTY RECORDS.

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 24°50'55" WEST, 26.42 FEET TO THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY NORTHERLY, 335.96 FEET ALONG SAID CURVE HAVING A RADIUS OF 1027.59 FEET, A CENTRAL ANGLE OF 19°06'14" AND A CHORD BEARING NORTH 13°00'10" WEST, 334.40 FEET TO THE POINT OF NON-TANGENCY;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH 86°32'57" EAST, 756.24 FEET.

THENCE, NORTH 01°14'05" EAST, 195.60 FEET.

THENCE, NORTH 51°46'20" WEST, 71.40 FEET TO THE CENTERLINE OF AN EXISTING ACCESS ROAD.

THENCE ALONG SAID EXISTING ACCESS ROAD CENTERLINE AS FOLLOWS:

NORTH 27°17'10" EAST, 158.58 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT;

NORTHEASTERLY, 126.29 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 152.00 FEET, A CENTRAL ANGLE OF 49°21'34" AND A CHORD BEARING NORTH 51°27'57" EAST, 124.52 FEET TO THE POINT OF TANGENCY;

NORTH 73°50'44" EAST, 82.39 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

NORTHEASTERLY, 103.16 FEET ALONG SAID CURVE HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 28°49'55" AND A CHORD BEARING NORTH 61°13'46" EAST, 102.07 FEET TO THE POINT OF TANGENT REVERSE CURVATURE;

EASTERLY, A DISTANCE OF 273.63 FEET ALONG SAID CURVE HAVING A RADIUS OF 780.00 FEET AND A CENTRAL ANGLE OF 35°29'36" AND A CHORD BEARING NORTH 74°48'37" EAST, 262.87 FEET TO THE POINT OF TANGENCY;

SOUTH 77°11'35" EAST, 81.22 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

EASTERLY, 79.91 FEET ALONG SAID CURVE HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 65°24'31" AND A CHORD BEARING NORTH 70°06'09" EAST, 75.64 FEET TO THE POINT OF TANGENCY;

NORTH 37°23'54" EAST, 232.36 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT;

NORTHEASTERLY, 69.01 FEET ALONG SAID CURVE HAVING A RADIUS OF 181.51 FEET, A CENTRAL ANGLE OF 28°05'55" AND A CHORD BEARING NORTH 51°26'31" EAST, 68.12 FEET TO THE SOUTHWEST CORNER OF WARRANTY DEED INSTRUMENT NUMBER 950904, BONNER COUNTY RECORDS;

THENCE CONTINUING ALONG SAID ACCESS ROAD CENTERLINE AND THE SOUTHERLY BOUNDARY OF SAID DEED EASTERLY, 33.32 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 181.50 FEET, A CENTRAL ANGLE OF 11°09'00" AND A CHORD BEARING NORTH 71°04'19" EAST, 33.27 FEET TO THE POINT OF TANGENCY;

NORTH 76°38'49" EAST, 30.63 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT;

EASTERLY, 91.39 FEET ALONG SAID CURVE HAVING A RADIUS OF 104.00 FEET, A CENTRAL ANGLE OF 50°20'48" AND A CHORD BEARING SOUTH 78°10'47" EAST, 88.47 FEET TO THE POINT OF TANGENT REVERSE CURVATURE;

EASTERLY, A DISTANCE OF 140.15 FEET ALONG SAID CURVE HAVING A RADIUS OF 113.00 FEET AND A CENTRAL ANGLE OF 71°03'41" AND A CHORD BEARING SOUTH 69°32'14" EAST, 131.34 FEET TO THE POINT OF NON-TANGENT CURVE AND BEING THE INTERSECTION WITH A SECOND ACCESS ROAD CENTERLINE;

THENCE LEAVING THE CENTERLINE OF THE FIRST ACCESS ROAD AND FOLLOWING THE SECOND ACCESS ROAD AS FOLLOWS:

SOUTH 46°20'13" WEST, 295.26 FEET;

SOUTH 48°05'03" WEST, 405.49 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT;

SOUTHWESTERLY, 70.36 FEET ALONG SAID CURVE HAVING A RADIUS OF 470.34 FEET, A CENTRAL ANGLE OF 69°25'40" AND A CHORD BEARING SOUTH 52°11'73" WEST, 70.30 FEET TO THE POINT OF TANGENCY;

THENCE LEAVING SAID ACCESS ROAD CENTERLINE, SOUTH 45°09'54" EAST, 105.52 FEET.

THENCE, SOUTH 87°23'54" EAST, 40.19 FEET;

THENCE, SOUTH 01°14'05" WEST, 675.40 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 23.93 ACRES, MORE OR LESS.

## OWNERS' CERTIFICATE (CONTINUED)

- BE IT FURTHER KNOWN THAT:
- 1) THE OWNER HEREBY GRANTS A 20 FOOT WIDE EASEMENT FOR THE BENEFIT OF THE LOT OWNERS OF THIS PLAT AND FUTURE ADDITIONS, AS DEPICTED HEREIN.
  - 2) THE OWNER HEREBY GRANTS A 20 FOOT BY 215 FOOT EASEMENT FOR THE BENEFIT OF LOT 4 OF THIS PLAT, AS DEPICTED HEREIN.
  - 3) THE OWNER HEREBY RESERVES A 10 FOOT WIDE UTILITY EASEMENT ADJOINING ALL PLATTED 50X AND 75X LOT LINES.
  - 4) THE WATER PURVEYOR SHALL BE SPIRIT LAKE INDUSTRIAL PARK UTILITY FOR EACH LOT OF THIS PLAT.
  - 5) THE SEWER PURVEYOR SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

KATHLYN JORDAN

## NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO }  
COUNTY OF BOONVILLE } ss.  
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021,  
BY KATHLYN JORDAN

NOTARY PUBLIC FOR THE STATE OF IDAHO



## 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.

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

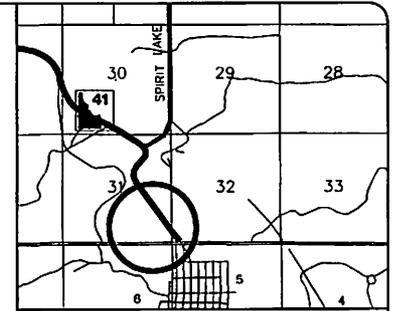
BONNER COUNTY PLANNING DIRECTOR

## COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BONNER COUNTY SURVEYOR



VICINITY MAP  
NO SCALE

## COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, AT \_\_\_\_ O'CLOCK \_\_\_\_ M.  
AS INSTRUMENT \_\_\_\_\_  
MICHAEL ROSDAL, RECORDER  
BY \_\_\_\_\_  
DEPUTY

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGHOUT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.  
BONNER COUNTY TREASURER

## COUNTY COMMISSIONER'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.  
CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. 88562, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF NOVEMBER 2020. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



	<b>ADVANCED TECHNOLOGY SURVEYING &amp; ENGINEERING, INC.</b>	SCALE: NTS
	9177 HESS STREET, HAYDEN IDAHO, 83835	CHECKED BY MMW
	• PH. (208)-772-2745 • FAX (208)-762-7731 •	DATE: 11-05-2021
		DRAWN BY MMW
		DATE: 10-25-2021
		DWG: PLAT-3
		PRD: 20-181