



# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0030.22	RECEIVED: <b>RECEIVED</b>  MAR 25 2022  Bonner County Planning Department
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: LONGFELLOW

### APPLICANT INFORMATION:

Landowner's name: DAUM CONSTRUCTION, LLC		
Mailing address: PO BOX 3381		
City: HAYDEN	State: ID	Zip code: 83835
Telephone: 208-699-4840	Fax:	
E-mail: BILL@DAUMCONSTRUCTION.COM		

### REPRESENTATIVE'S INFORMATION:

Representative's name: ADVANCED TECHNOLOGY SURVEYING, INC		
Company name: ATS, INC		
Mailing address: PO BOX 3457		
City: HAYDEN	State: ID	Zip code: 83835
Telephone: 208-772-2745	Fax:	
E-mail: TIFFANIEESPE@HOTMAIL.COM		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

### PARCEL INFORMATION:

Section #: 31	Township: 54N	Range: 04W	Parcel acreage: 25.00 ACRES
Parcel # (s): RP54N04W-31-5153A			
Legal description: SOUTHEAST QUARTER OF SECTION 31			
Current zoning: RURAL-5	Current use: VACANT		
What zoning districts border the project site?			

North: RURAL-5

East: INDUSTRIAL

South: RURAL-5

West: RURAL-5

Comprehensive plan designation: RURAL RESIDENTIAL

Uses of the surrounding land (describe lot sizes, structures, uses):

North: INDUSTRIAL

South: RESIDENTIAL

East: RESIDENTIAL

West: RESIDENTIAL

Within Area of City Impact: Yes: No:  If yes, which city?: N/A

Detailed Directions to Site: SOUTH HWY 95, TAKE ID-54 EXIT 449, RIGHT ONTO HWY 54, RIGHT ONTO 5TH AVE, CONTINUE TO FOLLOW ID-41, RIGHT ONTO STEPTOE CIRCLE, PROPERTY AT END ON RIGHT.

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :** LONGFELLOW

Proposed lots: 4

Depth to Width Ratio (D:W)

Lot #1 Proposed acreage: 5.00 ACRES

700':300'

Lot #2 Proposed acreage: 5.12 ACRES

774':250'

Lot #3 Proposed acreage: 8.00 ACRES

782':574'

Lot #4 Proposed acreage: 7.75 ACRES

798':700'

Remainder Proposed acreage:

N/A

Describe the land division proposal and resulting acreage: DIVIDING 25 ACRES INTO 4 BUILDABLE PARCELS. ALL AT 5-ACRE MINIMUM REQUIREMENT TO SUIT ZONING. EXISTING PRIVATE ROAD NAMED STEPTOE CIRCLE PROVIDES ACCESS TO ALL LOTS.

THE EXISTING ROAD IS PAVED WITH 60FT EASEMENT FOR ACCESS AND UTILITIES.

**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:

THE PROJECT SITE HAS VARIED SLOPES WITH PLENTY OF BUILDABLE AREA UNDER 15% SLOPE.

Water courses (lakes, streams, rivers & other bodies of water):

NO BODIES OF WATER EXIST ON THE PROPERTY.

Springs & wells: THERE ARE NO SPRING DISCHARGES OR WELLS ON THE PROPERTY.

Existing structures (size & use): THE PROPERTY IS CURRENTLY VACANT.

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Land cover (timber, pastures, etc): NATIVE VEGETATION COVERS THIS PROPERTY MADE UP OF SHRUBS, GRASSES AND PINE TREES.

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Are wetlands present on site?  Yes  No Source of information: N.W.I.

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

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

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**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: THE PRIVATE ROAD COMES OFF OF HIGHWAY 41 TO PROVIDE ACCESS TO ALL OF THESE PROPOSED LOTS.  
EACH PARCEL HAS FRONTAGE ON THE ROAD WITH ENOUGH SPACE FOR SEPARATED INDIVIDUAL DRIVEWAYS LATER ON.

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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: \_\_\_\_\_

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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: \_\_\_\_\_

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

List existing access and utility easements on the subject property.  
EXISTING 60FT UTILITY EASEMENT #466804.

**SERVICES:**

Sewage disposal will be provided by:

- Existing Community System - List name of sewer district or provider and type of system:  
\_\_\_\_\_
- Proposed Community System – List type & proposed ownership: \_\_\_\_\_
- Individual system – List type: INDIVIDUAL SEPTIC/DRAINFIELDS PER LOT

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: INDIVIDUAL SEPTIC TANKS WITH DRAINFIELDS IS THE STANDARD PRACTICE IN THIS AREA. EACH OWNER WOULD BE RESPONSIBLE FOR THEIR SYSTEM, AT A LATER DATE.

Will the sanitary restriction be lifted by the Panhandle Health District?

- Yes  No

Water will be supplied by:

- Existing public or community system - List name of provider: SPIRIT LAKE INDUSTRIAL PARK
- Proposed Community System – List type & proposed ownership: \_\_\_\_\_
- Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: SPIRIT LAKE INDUSTRIAL PARK UTILITY IS IN THE PROCESS OF ACCEPTING APPROVAL OF EXPANSION FOR THIS DEVELOPMENT.

Which power company will serve the project site? AVISTA

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: TE Date: MARCH 22, 2022

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

PAGE 2 OF 2

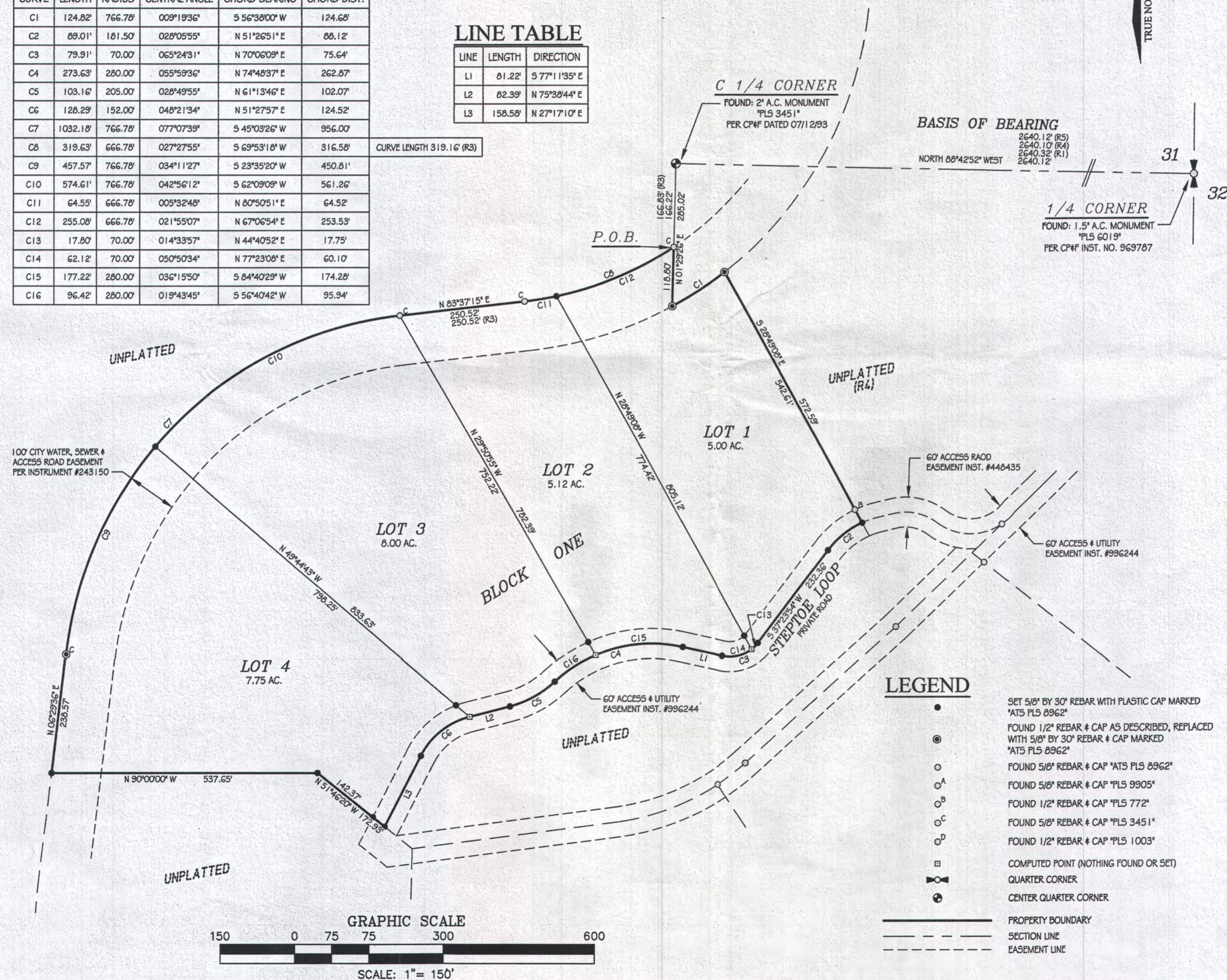


**CURVE TABLE**

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	124.82'	766.78'	009°19'36"	S 56°38'00" W	124.68'
C2	89.01'	181.50'	028°05'55"	N 51°26'51" E	88.12'
C3	79.91'	70.00'	065°24'31"	N 70°06'09" E	75.64'
C4	273.63'	280.00'	055°59'36"	N 74°48'37" E	262.87'
C5	103.16'	205.00'	028°49'55"	N 61°13'46" E	102.07'
C6	128.29'	152.00'	048°21'34"	N 51°27'57" E	124.52'
C7	1032.18'	766.78'	077°07'39"	S 45°03'26" W	956.00'
C8	319.63'	666.78'	027°27'55"	S 69°53'18" W	316.58'
C9	457.57'	766.78'	034°11'27"	S 23°35'20" W	450.81'
C10	574.61'	766.78'	042°56'12"	S 62°09'09" W	561.26'
C11	64.55'	666.78'	005°32'48"	N 80°50'51" E	64.52'
C12	255.08'	666.78'	021°55'07"	N 67°06'54" E	253.53'
C13	17.80'	70.00'	014°33'57"	N 44°40'52" E	17.75'
C14	62.12'	70.00'	050°50'34"	N 77°23'08" E	60.10'
C15	177.22'	280.00'	036°15'50"	S 84°40'29" W	174.28'
C16	96.42'	280.00'	019°43'45"	S 56°40'42" W	95.94'

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	81.22'	S 77°11'35" E
L2	82.39'	N 75°38'44" E
L3	158.58'	N 27°17'10" E



**REFERENCES**

- R1) SURVEY BY J. RONALD DUNSMORE, PLS 1003. RECORDED JUNE 1983 AS INSTRUMENT NUMBER 264758.
- R2) SURVEY BY WILLIAM A. STOCKMAN, PLS 853. RECORDED JULY 1984 AS INSTRUMENT NUMBER 288677.
- R3) SURVEY BY JAMES P. MECKLE, PLS 3451. RECORDED AUGUST 1993 AS INSTRUMENT NUMBER 429992.
- R4) SURVEY BY GALE R. DAHLMAN, PLS 772. RECORDED SEPTEMBER 2010 AS INSTRUMENT NUMBER 798316.
- R5) SURVEY BY MARK W. DUFFNER, PLS 9905. RECORDED NOVEMBER 2012 AS INSTRUMENT NUMBER 835142.
- R6) SURVEY BY ROBERT L. STRATTON, PLS 10677. RECORDED DECEMBER 2020 AS INSTRUMENT NUMBER 971616.
- R7) JANHSEN INDUSTRIAL PARK BY MARK W. DUFFNER, PLS 9905. RECORDED DECEMBER 2020 AS INSTRUMENT NUMBER 972484.
- R8) VESTING WARRANTY DEED INSTRUMENT NUMBER 972893.
- R9) QUITCLAIM DEED FOR BOUNDARY LINE ADJUSTMENT INSTRUMENT NUMBER 985418.
- R10) DAUM RANCH BY MATTHEW B. MAYBERY, PLS 8962. RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 988213.

**BASIS OF BEARING**

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

**SURVEYOR'S NARRATIVE/NOTES**

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY NORTH IDAHO TITLE COMPANY DATED OCTOBER 23, 2020, ORDER NO. 53586. 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.
- ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
- THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE S6-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE R8-4 GNSS BASE UNIT AND A TRIMBLE R10-2 KIT ROVER UNIT.
- THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE DESCRIBED PARCEL OF LAND ACCORDING TO THE BONNER COUNTY MINOR SUBDIVISION ORDINANCE. BOUNDARY LINES FOR THIS PLAT ARE BASED ON RECORD OF SURVEY AND FOUND MONUMENTATION FROM (R1).
- PLATTED LOTS MAYBE SUBJECT TO A BLANKET ELECTRICAL TRANSMISSION LINE EASEMENT PER INSTRUMENT NO. 160852, BONNER COUNTY RECORDS.
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**ADVANCED TECHNOLOGY SURVEYING & ENGINEERING**  
 INC.  
 9177 HESS STREET, HAYDEN IDAHO, 83835  
 PH. (208)-772-2745 \* FAX (208)-762-7731 \*

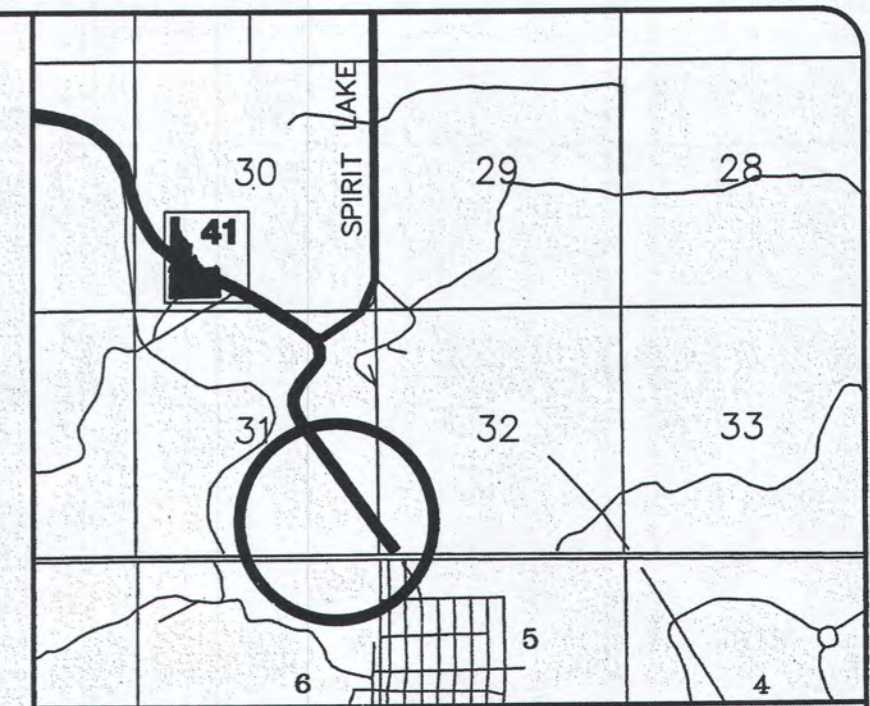
SCALE: 1" = 150'  
 CHECKED BY MBM DATE: 03-17-2022  
 DRAWN BY MBM DATE: 03-17-2022  
 DWG: PLAT  
 PROJ: 20-181



# 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

PAGE 1 OF 2



VICINITY MAP  
NO SCALE

## OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT ROM MOORE, AN UNMARRIED PERSON DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS "LONGFELLOW", 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" A.C. MONUMENT PER CP#F INSTRUMENT NUMBER 969787; FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 AS MARKED BY A 3.25" IDL A.C. MONUMENT PER CP#F INSTRUMENT NUMBER 969788 BEARS SOUTH 00°44'13" WEST, 2644.88 FEET; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88°42'52" WEST, 2640.12 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31 AS MARKED BY A 2" A.C. MONUMENT PER CP#F ON FILE WITH BONNER COUNTY RECORDS; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST QUARTER, SOUTH 01°29'26" WEST, 166.22 FEET TO THE INTERSECTION WITH THE NORTHERLY & WESTERLY RIGHT-OF-WAY LINE 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 278, BONNER COUNTY RECORDS AND MARKED BY A 5/8" REBAR (NO CAP) AND BEING THE TRUE POINT-OF-BEGINNING;

THENCE CONTINUING ALONG SAID WEST BOUNDARY OF THE SOUTHEAST QUARTER, SOUTH 01°29'26" WEST, 118.80 FEET TO THE INTERSECTION WITH THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID ORIGINAL ALIGNMENT OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD (ABANDONED) AND MARKED BY A 1/2" REBAR & ILLEGIBLE CAP. SAID POINT ALSO BEING THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE NORTHEASTERLY, 124.82 FEET ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 766.78 FEET, A CENTRAL ANGLE OF 09°19'36" AND A CHORD BEARING NORTH 56°38'00" EAST, 124.68 FEET TO A 1/2" REBAR & CAP "PL5 772" MARKING THE NORTHWESTERLY CORNER OF WARRANTY DEED INSTRUMENT NUMBER 950904, BONNER COUNTY RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID DEED AND LEAVING THE RIGHT-OF-WAY LINE, SOUTH 28°49'08" EAST, 572.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID DEED AND THE POINT ON THE CENTERLINE OF AN EXISTING ACCESS ROAD AND THE POINT OF NON-TANGENT CURVATURE TO THE LEFT;

THENCE ALONG SAID EXISTING ACCESS ROAD CENTERLINE AS FOLLOWS:

SOUTHWESTERLY, 89.01 FEET ALONG SAID CURVE HAVING A RADIUS OF 181.50 FEET, A CENTRAL ANGLE OF 28°05'55" AND A CHORD BEARING SOUTH 51°26'51" WEST, 88.12 FEET TO THE POINT OF TANGENCY;

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

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

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

WESTERLY, 273.63 FEET ALONG SAID CURVE HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 55°59'36" AND A CHORD BEARING SOUTH 74°48'37" WEST, 262.87 FEET TO THE POINT OF TANGENT REVERSE CURVATURE;

SOUTHWESTERLY, A DISTANCE OF 103.16 FEET ALONG SAID CURVE HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 28°49'55" AND A CHORD BEARING SOUTH 61°13'46" WEST 102.07 FEET TO THE POINT OF TANGENCY;

SOUTH 75°38'44" WEST, 82.39 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT;

SOUTHWESTERLY, 128.29 FEET ALONG SAID CURVE HAVING A RADIUS OF 152.00 FEET, A CENTRAL ANGLE OF 48°21'34" AND A CHORD BEARING SOUTH 51°27'57" WEST, 124.52 FEET TO THE POINT OF TANGENCY;

SOUTH 27°17'10" WEST, 158.58 FEET;

THENCE LEAVING SAID ACCESS ROAD CENTERLINE, NORTH 51°46'20" WEST, 172.93 FEET;

THENCE, NORTH 90°00'00" WEST, 537.65 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF THE ORIGINAL ALIGNMENT OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD (ABANDONED);

THENCE ALONG SAID NORTHERLY AND WESTERLY RIGHT-OF-WAY AS FOLLOWS:

NORTH 06°29'36" EAST, 238.57 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT AND MARKED BY A 1/2" REBAR;

NORTHEASTERLY, 1032.18 FEET ALONG SAID CURVE HAVING A RADIUS OF 766.78 FEET, A CENTRAL ANGLE OF 77°07'39" AND A CHORD BEARING NORTH 45°03'26" EAST, 956.00 FEET TO THE POINT OF TANGENCY AND MARKED BY A 5/8" REBAR & CAP "PL5 3451";

NORTH 83°37'15" EAST, 250.52 FEET TO THE POINT OF TANGENT CURVATURE TO THE LEFT AND MARKED BY A 5/8" REBAR & CAP "PL5 3451";

EASTERLY, 319.63 FEET ALONG SAID CURVE HAVING A RADIUS OF 666.78 FEET, A CENTRAL ANGLE OF 27°27'55" AND A CHORD BEARING NORTH 69°53'18" EAST, 316.58 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 25.87 ACRES, MORE OR LESS;

BE IT FURTHER KNOWN THAT:

- 1) THE OWNER HEREBY RESERVES A 10 FOOT WIDE UTILITY EASEMENT ADJOINING ALL PLATTED SIDE AND REAR LOT LINES.
- 2) THE WATER PURVEYOR SHALL BE INDIVIDUAL WELLS ON EACH LOT OF THIS PLAT.
- 3) THE SEWER PURVEYOR SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

ROM MOORE

## NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO }  
COUNTY OF KOOTENAI } S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022,  
BY ROM MOORE

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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

BONNER COUNTY SURVEYOR

## 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 \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

AS INSTRUMENT \_\_\_\_\_

MICHAEL ROSEDALE, RECORDED

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 THROUGH \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, 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.



	SCALE: NTS
	CHECKED BY MBM DATE: 03-17-2022
	DRAWN BY MBM DATE: 03-17-2022
	DWG: PLAT PROJ: 20-181
9177 HESS STREET, HAYDEN IDAHO, 83835 * PH. (208)-772-2745 * FAX (208)-762-7731 *	