

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 # ML00000-22	RECEIVED: RECEIVED JUN 03 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: PASSAGE WAY

APPLICANT INFORMATION:

Landowner's name: JAMES DOUGHTY		
Mailing address: 6101 W LONEWOLF CT		
City: SPOKANE	State: WA	Zip code: 99208
Telephone: 509-599-9050	Fax:	
E-mail: ABLAZENOW@ICLOUD.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: ATS, INC		
Company name: ADVANCED TECHNOLOGY SURVEYING, 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:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 05	Township: 55N	Range: 01W	Parcel acreage: 14 ACRES
Parcel # (s): RP55N01W-05-4500A			
Legal description: TRACT OF LAND IN SECTION 05, TOWNSHIP 55N, RANGE 01 WEST			
Current zoning: RURAL 5 (R5)		Current use: RURAL RESIDENTIAL	
What zoning districts border the project site?			

North: RURAL 5	East: RURAL 5
South: RURAL 5	West: RURAL 5
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 13 ACRES, RESIDENTIAL STRUCTURES	
South: 1.5 AND 5 ACRES, RESIDENTIAL STRUCTURES	
East: 5-ACRE PIECE WITH RESIDENTIAL STRUCTURES	
West: TREE FARM ON 95 ACRES	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM SANDPOINT, HIGHWAY 95 SOUTH TO DUFORT ROAD, TURN LEFT, TAKE A RIGHT AT TALACHE ROAD, TURN LEFT ONTO PONDEROSA ROAD, PROPERTY IS APPROX. 1 MILE ON THE LEFT SIDE, PASSAGE DRIVE RUNS THROUGH IT.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for : SUBDIVIDING PARCEL INTO TWO PIECES.

Proposed lots:	Depth to Width Ratio (D:W)
Lot #1 Proposed acreage: 5 Acres	270' : 1054 ft
Lot #2 Proposed acreage: 3.5 Acres	270' : 652 ft
Lot #3 Proposed acreage:	
Lot #4 Proposed acreage:	
Remainder Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: EACH LOT IS PROPOSED TO HAVE INDIVIDUAL WELLS AND SEPTIC/DRAINFIELDS FOR DOMESTIC USE. EXISTING PASSAGE DRIVE WILL SERVE AS ACCESS TO EACH LOT.

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:
 THERE ARE VARIED SLOPES THROUGHOUT THE PROPERTY. FUTURE PROPERTY OWNERS WILL BE RESPONSIBLE FOR BUILDING STANDARDS BEING MET DURING CONSTRUCTION AND POSSIBLE SOILS ANALYSIS IF BUILDING WHERE SLOPES ARE STEEP.
 THERE ARE FLAT BUILDING SITES ON EACH PARCEL NEAR THE EXISTING ROAD.

Water courses (lakes, streams, rivers & other bodies of water): THERE ARE NO BODIES OF WATER ON THIS PROPERTY.

Springs & wells: THERE ARE NO SPRINGS ON THIS PROPERTY. THE NEARBY WATER ASSOCIATION HAS WELLS LOCATED IN THE SOUTHEAST SECTION

Existing structures (size & use): PUMP HOUSE ON-SITE THAT CAN BE SEEN IN AERIALS. VERY EAST SIDE OF PROPERTY.

Land cover (timber, pastures, etc): THE LAND IS COVERED WITH NATIVE VEGETATION SUCH AS TIMBER.

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): OUTSIDE OF ANY FLOOD ZONE.

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: _____

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: PONDEROSA ROAD IS A PUBLICLY USED ROAD THAT ABUTS THIS PROPERTY. PASSAGE DRIVE CONNECTS TO PONDEROSA AND IS PRIVATE.

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

List existing access and utility easements on the subject property.
THE TITLE REPORT PAPERWORK AND PLAT WILL INDICATE ALL EASEMENTS.

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 TANKS WITH DRAINFIELDS ARE PROPOSED.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____
THIS IS THE COMMON PRACTICE IN THIS AREA WHERE NO COMMUNITY SEWAGE SYSTEM IS IN PLACE.

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: _____

Proposed Community System – List type & proposed ownership: _____

Individual well INDIVIDUAL WELLS ARE PROPOSED.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: THERE IS A COMMUNITY WATER SYSTEM NEARBY AS WELL AS INDIVIDUAL WELLS.

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: _____ Date: _____

Landowner's signature: _____ Date: _____

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 TANKS WITH DRAINFIELDS ARE PROPOSED.

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- Yes No

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- Existing public or community system - List name of provider: _____
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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: 6/7/22
ATS, Inc Authorized Representative for James Doughty

Landowner's signature: _____ Date: _____

PASSAGE WAY

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 55 NORTH, RANGE 01 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 2 OF 2

REFERENCES

- R1) PONDEROSA TERRACE ESTATES BY WILLIAM W. WYATT, PE 1148, OCTOBER 1968, RECORDED AS INSTRUMENT NUMBER 119139.
- R2) 1ST ADDITION TO PONDEROSA TERRACE ESTATES BY WILLIAM W. WYATT, PE 1148, NOVEMBER 1969, RECORDED AS INSTRUMENT NUMBER 125875.
- R3) SURVEY BY ROBERT G. BRISTOL, LS 882, MARCH 1982, RECORDED AS INSTRUMENT NUMBER 253128.
- R4) SURVEY BY ROBERT G. BRISTOL, LS 882, FEBRUARY 1985, RECORDED AS INSTRUMENT NUMBER 299193.
- R5) SURVEY BY MICHAEL P. LEJEUNE, PL5 5002, DECEMBER 1986, RECORDED AS INSTRUMENT NUMBER 328288.
- R6) SURVEY BY EARL E. SANDERS, PL5 3614, JUNE 1988, RECORDED AS INSTRUMENT NUMBER 349760.
- R7) SURVEY BY DAVID P. EVANS, PL5 5067, NOVEMBER 1991, RECORDED AS INSTRUMENT NUMBER 397632.
- R8) OUR HOME SUBDIVISION BY JOHN D. MARQUETTE, PL5 7877, SEPTEMBER 2017, RECORDED AS INSTRUMENT NUMBER 911243.
- R9) WARRANTY DEED INSTRUMENT NUMBER 979401.
- R10) QUITCLAIM DEED INSTRUMENT NUMBER 845622.
- R11) WARRANTY DEED INSTRUMENT NUMBER 885577.
- R12) QUITCLAIM DEED INSTRUMENT NUMBER 876924.
- R13) QUITCLAIM DEED INSTRUMENT NUMBER 881031.

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

BASIS OF BEARINGS

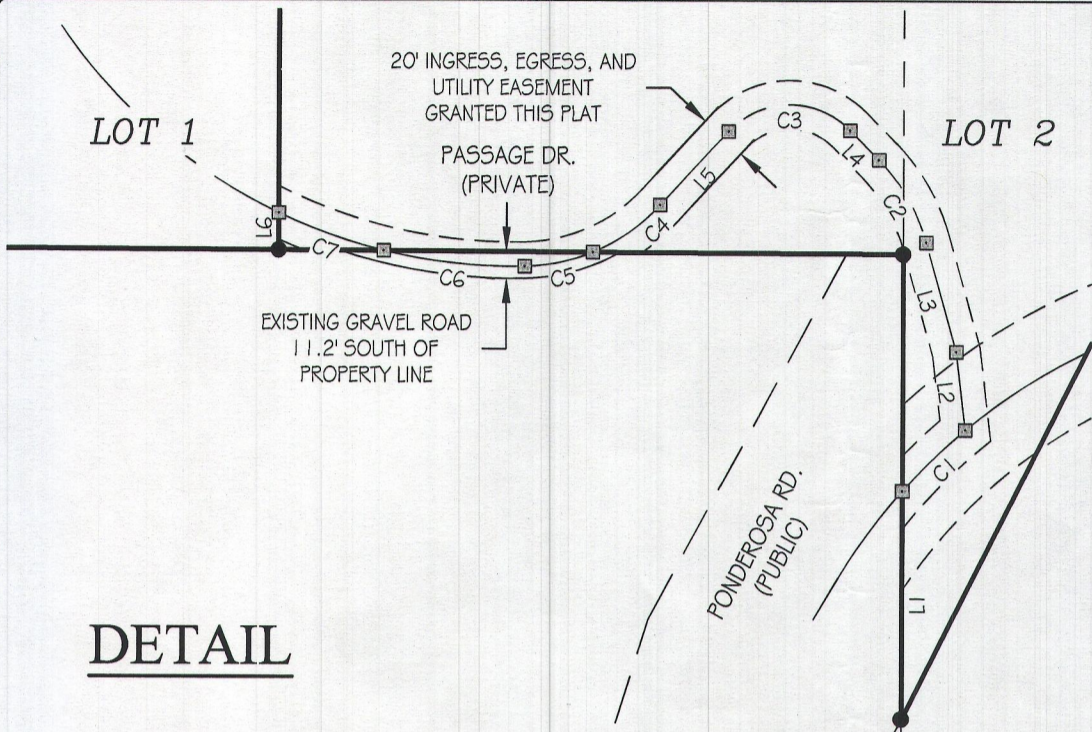
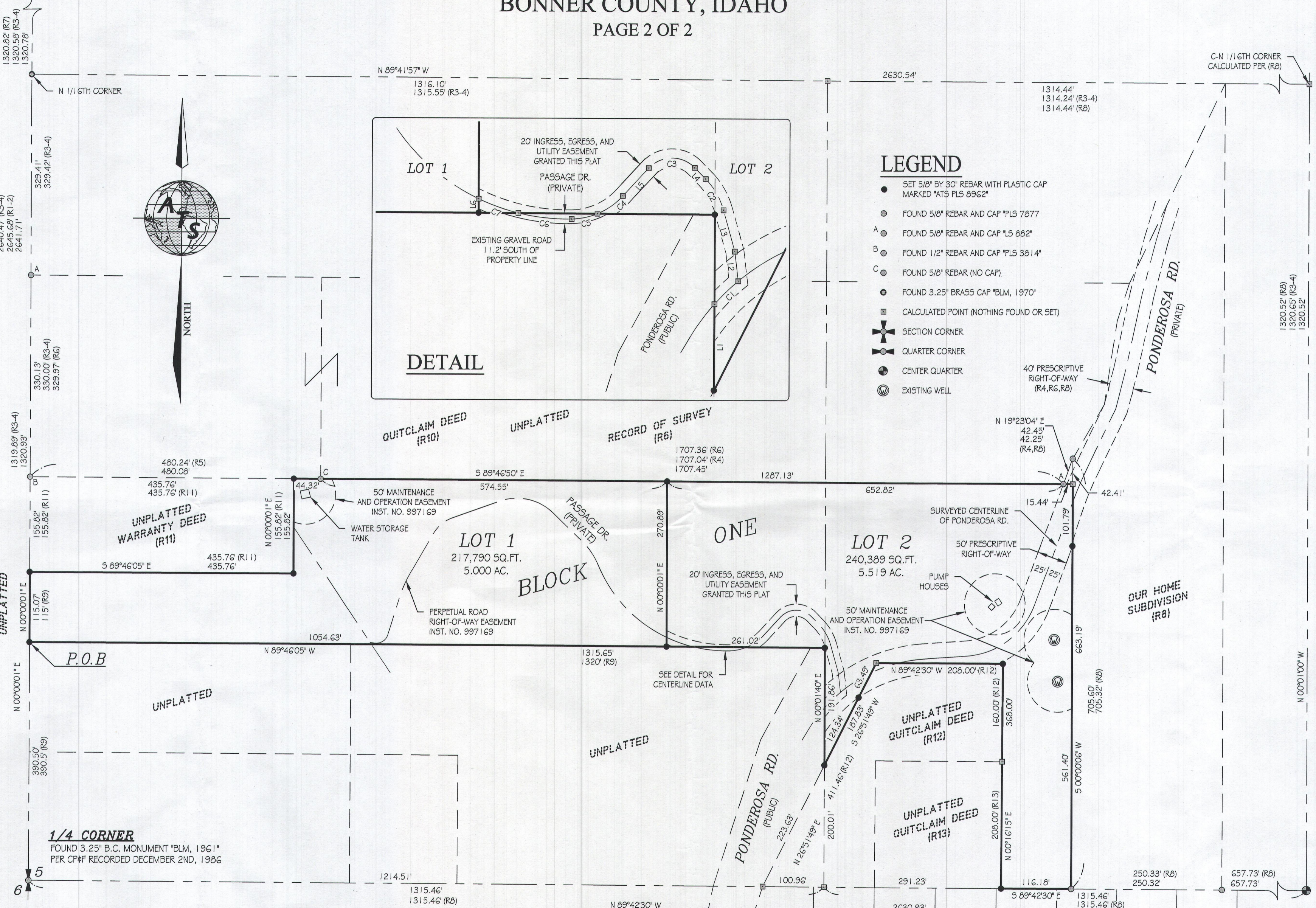
THE BEARING OF NORTH 89°42'30" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 05 PER (R8) BETWEEN FOUND MONUMENTS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY AS SHOWN HEREIN.

SURVEY NARRATIVE/ NOTES

1. NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY, OR SHOW ANY NON-RECORDED EASEMENTS. ITEMS SUCH AS BUILDINGS & FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE FILE NUMBER 1030620-5, DATED FEBRUARY 01, 2022.
3. MONUMENTS SHOWN IN THIS SURVEY WERE VISITED IN APRIL, 2022.
4. THIS SURVEY MEETS OR EXCEEDS THE PRECISION REQUIREMENT FOR MATHEMATICAL ERROR OF CLOSURE AS SET FORTH IN IDAHO CODE TITLE-CHAPTER 55-1911, RECORDING OF SURVEYS.
5. THIS SURVEY WAS PERFORMED BY ACCEPTED GPS DATA COLLECTION PRACTICES USING A TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12i RTK ROVER UNIT.
6. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE DESCRIBED PARCEL OF LAND ACCORDING TO THE BONNER COUNTY MINOR SUBDIVISION ORDINANCE. THE BOUNDARY FOR THIS PLAT IS BASED ON (R9-12), BONNER COUNTY RECORDS, AND FOUND MONUMENTATION OF RECORD.
7. THIS PLAT IS SUBJECT TO A PACIFIC POWER AND LIGHT COMPANY BLANKET RIGHT-OF-WAY EASEMENT INSTRUMENT NUMBER 144906.
8. THIS PLAT IS SUBJECT TO PONDEROSA TERRACE ESTATES WATER SYSTEM STATEMENT OF OWNERSHIP AND OPERATION INSTRUMENT NUMBER 234423.

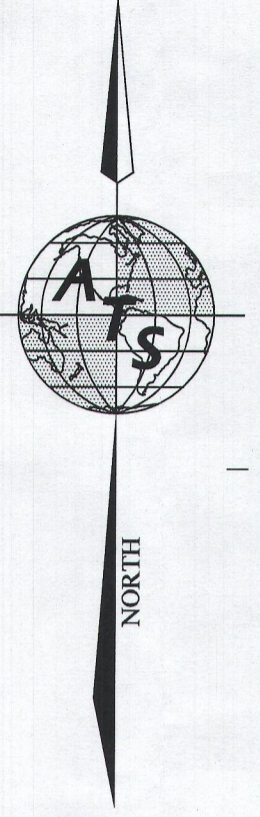
SECTION CORNER
FOUND 3.25" B.C. MONUMENT "BLM, 1961"
PER CP#F RECORDED DECEMBER 2ND, 1986.

1/4 CORNER
FOUND 3.25" B.C. MONUMENT "BLM, 1961"
PER CP#F RECORDED DECEMBER 2ND, 1986.



LEGEND

- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR AND CAP "PLS 7877"
- FOUND 5/8" REBAR AND CAP "LS 882"
- FOUND 1/2" REBAR AND CAP "PLS 3814"
- FOUND 5/8" REBAR (NO CAP)
- FOUND 3.25" BRASS CAP "BLM, 1970"
- CALCULATED POINT (NOTHING FOUND OR SET)
- ⊕ SECTION CORNER
- ⊙ QUARTER CORNER
- CENTER QUARTER
- ⊙ EXISTING WELL

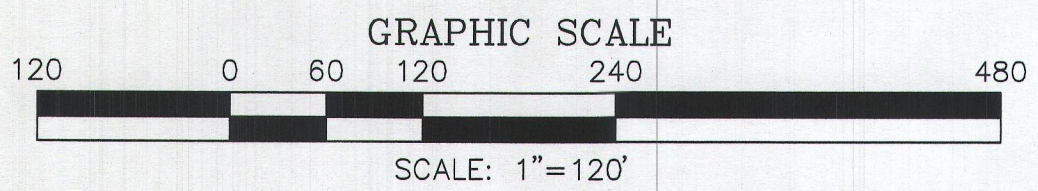


LINE TABLE

LINE	LENGTH	DIRECTION
L1	94.19'	N 00°01'40" E
L2	32.42'	N 06°47'22" W
L3	46.80'	N 15°43'25" W
L4	17.08'	N 44°12'45" W
L5	41.71'	S 42°55'46" W
L6	15.25'	N 00°00'01" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	36.36'	240.00'	008°40'49"	N 45°57'54" E	36.33'
C2	39.78'	80.00'	028°29'20"	N 29°58'05" W	39.37'
C3	56.72'	35.00'	092°51'28"	S 89°21'31" W	50.72'
C4	34.60'	80.00'	024°46'46"	S 55°19'09" W	34.33'
C5	29.23'	80.00'	020°56'10"	S 78°10'38" W	29.07'
C6	59.72'	230.00'	014°52'35"	N 83°55'00" W	59.55'
C7	46.68'	230.00'	011°37'40"	N 70°39'52" W	46.60'



CENTER QUARTER
FOUND 3.25" B.C. MONUMENT "BLM, 1970"
CP#F FILED THIS SURVEY

ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: 1" = 120'

CHECKED BY MBM
DATE: 05-09-2022

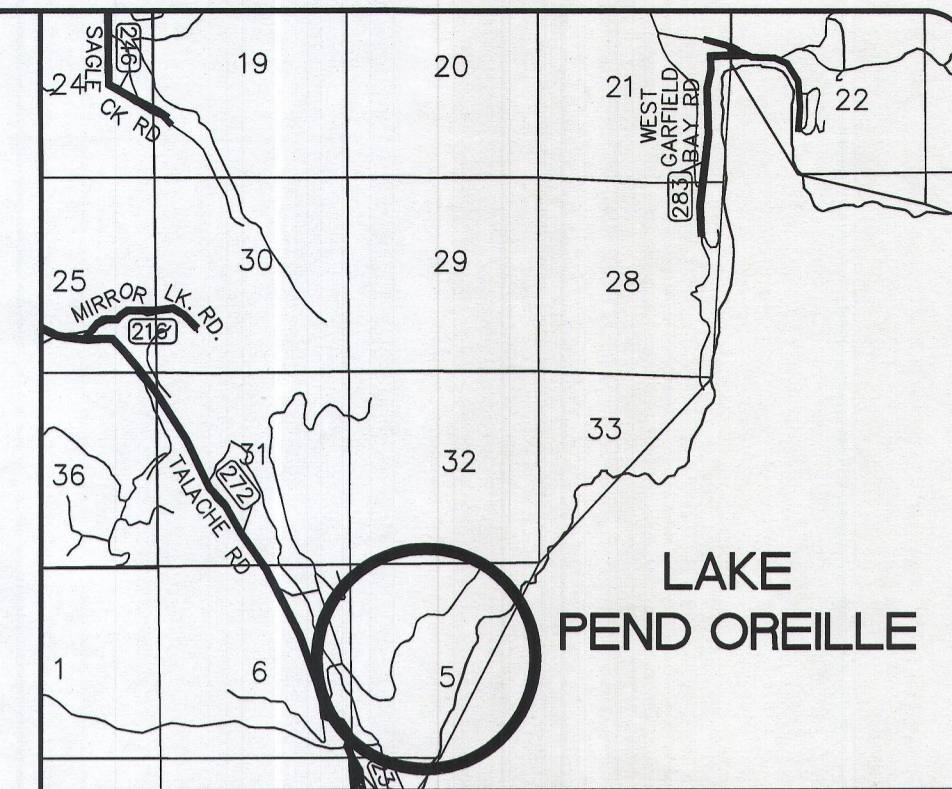
DRAWN BY MBM
DATE: 05-09-2022

DWG: PLAT
PROJ: 22-025

PASSAGE WAY

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 55 NORTH, RANGE 01 WEST, B.M. BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT JAMES H. DOUGHTY, A SINGLE MAN 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 "PASSAGE WAY". SITUATE IN A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 05, TOWNSHIP 55 NORTH, RANGE 01 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 05 AS MARKED BY A 3.25" BUREAU OF LAND MANAGEMENT BRASS CAP MONUMENT FROM WHICH THE CENTER QUARTER THEREOF, AS MARKED BY A 3.25" BUREAU OF LAND MANAGEMENT BRASS CAP MONUMENT, BEARS SOUTH 89°42'30" EAST, A DISTANCE OF 2630.93 FEET; THENCE, NORTH 00°00'01" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 390.50 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 979401, RECORDS OF BONNER COUNTY, IDAHO AND TRUE POINT-OF-BEGINNING;

THENCE, CONTINUING NORTH 00°00'01" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 115.07 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 885577, RECORDS OF BONNER COUNTY, IDAHO;

THENCE, SOUTH 89°46'05" EAST, ALONG THE SOUTH LINE OF SAID WARRANTY DEED, A DISTANCE OF 435.76 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE, NORTH 00°00'01" EAST, ALONG THE EAST LINE OF SAID WARRANTY DEED, A DISTANCE OF 155.82 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 845622, RECORDS OF BONNER COUNTY, IDAHO;

THENCE, SOUTH 89°46'05" EAST, ALONG SAID SOUTH LINE AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 1,287.13 FEET TO THE WEST LINE OF LOT 1, OUR HOME SUBDIVISION, ACCORDING TO THE PLAT RECORDED AS INSTRUMENT NUMBER 911243, RECORDS OF BONNER COUNTY, IDAHO;

THENCE, SOUTH 00°00'06" WEST, ALONG SAID WEST LINE, A DISTANCE OF 663.19 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND NORTH LINE OF BLOCK 6, 1ST ADDITION TO PONDEROSA TERRACE ESTATES, ACCORDING TO THE PLAT RECORDED AS INSTRUMENT NUMBER 125875, RECORDS OF BONNER COUNTY, IDAHO;

THENCE, NORTH 89°42'30" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 116.18 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 881031, RECORDS OF BONNER COUNTY, IDAHO;

THENCE, NORTH 00°16'15" EAST, ALONG THE EAST LINE OF SAID QUITCLAIM DEED, A DISTANCE OF 208.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL 3 IN QUITCLAIM DEED INSTRUMENT NUMBER 876924, RECORDS OF BONNER COUNTY, IDAHO;

THENCE, CONTINUING NORTH 00°16'15" EAST, ALONG THE EAST LINE OF SAID QUITCLAIM DEED, A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE, NORTH 89°42'30" WEST, ALONG THE NORTH LINE OF SAID QUITCLAIM DEED, A DISTANCE OF 208.00 FEET TO THE NORTHWEST QUARTER THEREOF;

THENCE, SOUTH 26°51'49" WEST, ALONG THE WEST LINE OF SAID QUITCLAIM DEED, A DISTANCE OF 187.83 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE, NORTH 00°01'40" EAST, ALONG SAID EAST LINE, A DISTANCE OF 191.86 FEET TO THE SOUTH LINE OF SAID WARRANTY DEED INSTRUMENT NUMBER 979401;

THENCE, NORTH 89°46'05" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,315.65 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 458,178 SQUARE FEET OR 10.518 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

BE IT FURTHER KNOWN THAT;

THE WATER PURVEYOR SHALL BE INDIVIDUAL WELLS ON EACH LOT OF THIS PLAT.

THE SEWER PURVEYOR SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

THE OWNER OF THIS PLAT HEREBY GRANTS A 20' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES FOR THE BENEFIT OF LOT 1, BLOCK 1 OF THIS PLAT AS DEPICTED ON PAGE 2.

JAMES H. DOUGHTY

DATE

NOTARY PUBLIC CERTIFICATE

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

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2022,
BY JAMES H. DOUGHTY, A SINGLE MAN.

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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 CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

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, 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 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 APRIL 2022. 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.



	ADVANCED TECHNOLOGY SURVEYING & ENGINEERING	SCALE: NTS
	9177 HESS STREET, HAYDEN IDAHO, 83835	CHECKED BY MBM
	* PH. (208)-772-2745 * FAX (208)-762-7731 *	DATE: 05-25-2022
		DRAWN BY BFO
		DATE: 05-25-2022
	DWG: PLAT	
	PROJ: 22-025	