



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 # <p style="font-size: 24px; text-align: center;">MLD0071-22</p>	RECEIVED: <div style="text-align: center; font-size: 36px; color: blue; font-weight: bold; letter-spacing: 5px;">RECEIVED</div> <div style="text-align: center; color: red; font-weight: bold;">JUL 05 2022</div> <div style="text-align: center; color: blue; font-weight: bold; font-size: 12px;">BONNER COUNTY PLANNING DEPARTMENT</div>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: River Mountain Estates

APPLICANT INFORMATION:

Landowner's name: Gary and Laura Jorgenson

Mailing address: PO Box 29

City: Laclede	State: ID	Zip code: 83841
Telephone: 208-290-7695	Fax:	

E-mail: horizonhelicopters@hotmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave

City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-946-9203	Fax:	

E-mail: stevenb@golandsurveying.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 #: 25&36	Township: 56N	Range: 4W	Parcel acreage: 25.11 Ac
Parcel # (s): RP56N04W25&452A			
Legal description: Meets & Bounds Sections 25 and 36			
Current zoning: RURAL 5 (R-5)		Current use: AG-TIMBER	
What zoning districts border the project site? RURAL 5			

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 9.7 and 29.1 ac. undeveloped timber (owned by applicant)	
South: Non-conforming parcels: 2.8ac. Resid tract vacant, 4.77ac. MH parcel on leased land,	
East: 16.2 ac. bare forest land, and 10.1 ac Residential Improvements on cat.12	
West: 5 acre Residential Rural vacant	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>One mile west of Laclede Mill, North on Pine Leaf road .25 miles to parcel.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : <u>Minor Land Division</u>		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5.57 ac	triangle 836x467
Lot #2	Proposed acreage: 6.78 ac	triangle 836 x 726
Lot #3	Proposed acreage: 6.00 ac	1.25:1
Lot #4	Proposed acreage: 6.76 ac	1.4 : 1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>The division of land creates 4 lots out of the remainder parcel surveyed in Boundary Line Adjustment Survey, Instrument No. 1004899.</u>		

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: <u>Land is sloped and benched at greatly varied percentage. See 200404_Overlay for 1:24000 topo map.pdf.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>A seasonal stream runs through Lot 4 as shown.</u>
Springs & wells: <u>None</u>

Existing structures (size & use): None

Land cover (timber, pastures, etc): Timber

Are wetlands present on site? Yes No

Source of information:

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0895E

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: Pine Leaf Road is an existing gravel road within a 60' right-of-way, the subject of Final Judgment Instr. No. 780557, shown in Record of Survey #504603, travelled way being +/-16 feet wide until it reaches the subject property, at which point the surface has been improved to a +/- 30 foot road to the intersection of Leaf Springs Road shown in Record of Survey 504603. This road is subject of multiple easements listed on Page 2of3 in Plat Notes. Pine Leaf as it follows the South line of Lot 1 is shown as a 30' easement on said Record of Survey and ROS #219421.

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: Leaf Springs Road is an existing road, improved by the applicant. The traveled way of which is now 20 feet wide. The southwest edge of said road utilizes Easement Inst. #658878. The intent is to create a right-of-way for access and utilities for the proposed lots, reserving the same to parcels owned by the applicant lying north of the parcel being divided.

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: Lots 1 and 3 are to be burdened by a proposed private access and utilities easements 30' wide, being non-exclusive and but ultimately benefiting Lot 2 Ridge Point Road and View Point Road.

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

List existing access and utility easements on the subject property.
 Multiple See Plat Notes: (pg. 2of3)

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

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

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 All lots will be served by individual wells.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Which power company will serve the project site? Northern Lights Incorporated

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: June 29-2022

Landowner's signature:  Date: June 29, 2022

LEGEND

- COMPUTED POINT
- FOUND CORNER AS NOTED
- ⊙ FOUND 5/8" REBAR
- ⊙ FOUND 5/8" REBAR - BINNALL PLS 14214 (R7)
- ⊙ SET 5/8" x 30" WITH ORANGE PLASTIC CAP - BINNALL PLS 14214

River Mountain Estates

LOCATED IN PORTIONS OF THE NORTH HALF OF SECTION 36 AND THE
SOUTHWEST QUARTER OF SECTIONS 25, T. 56 N., R. 4 W., B.M.
BONNER COUNTY, IDAHO

RECORDER'S
CERTIFICATE

PURPOSE OF SURVEY

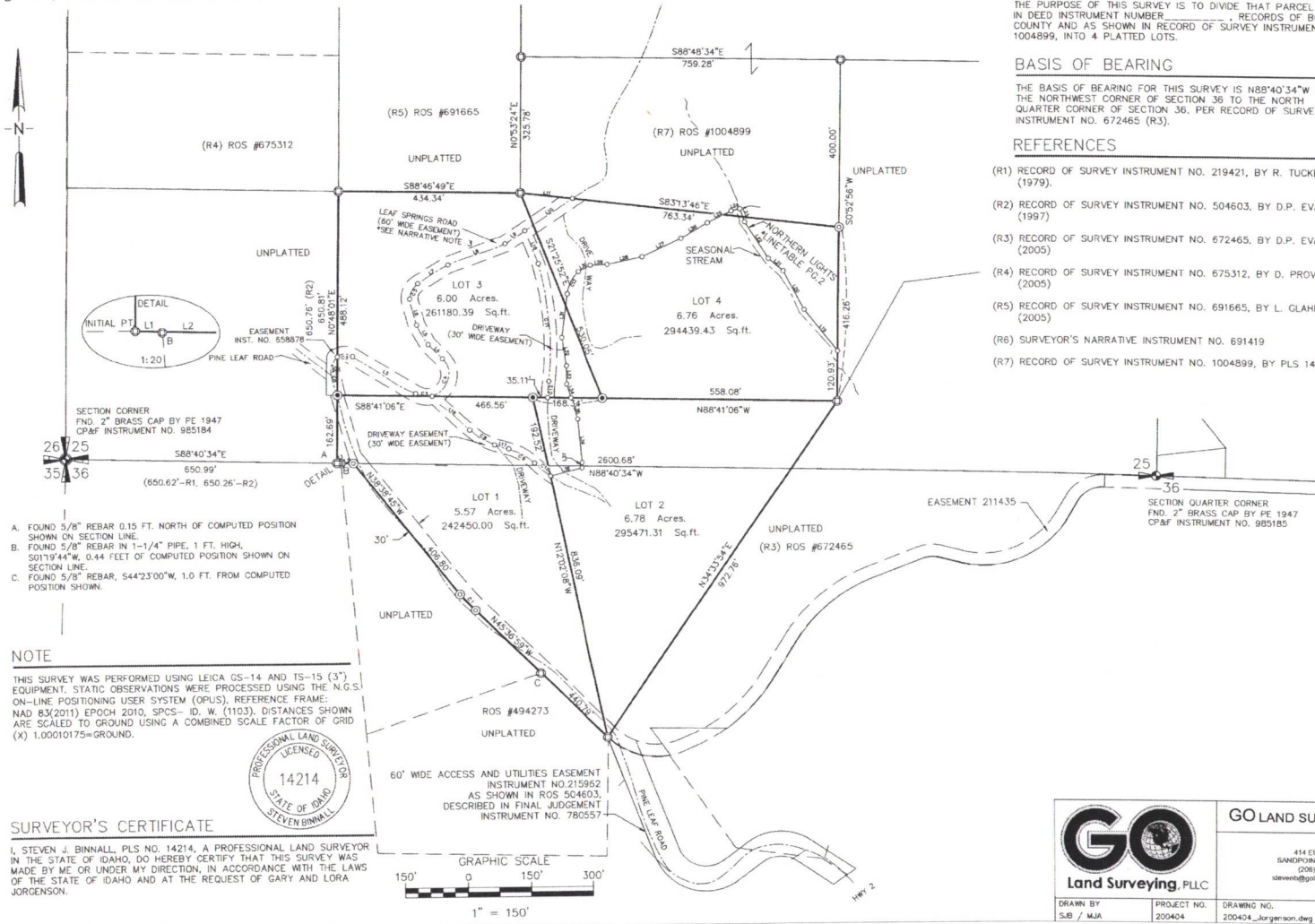
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PARCEL DESCRIBED IN DEED INSTRUMENT NUMBER _____, RECORDS OF BONNER COUNTY AND AS SHOWN IN RECORD OF SURVEY INSTRUMENT NUMBER 1004899, INTO 4 PLATTED LOTS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N88°40'34"W FROM THE NORTHWEST CORNER OF SECTION 36 TO THE NORTH QUARTER CORNER OF SECTION 36, PER RECORD OF SURVEY INSTRUMENT NO. 672465 (R3).

REFERENCES

- (R1) RECORD OF SURVEY INSTRUMENT NO. 219421, BY R. TUCKER, PE 1947 (1979).
- (R2) RECORD OF SURVEY INSTRUMENT NO. 504603, BY D.P. EVANS, PLS 5087 (1997)
- (R3) RECORD OF SURVEY INSTRUMENT NO. 672465, BY D.P. EVANS, PLS 5087 (2005)
- (R4) RECORD OF SURVEY INSTRUMENT NO. 675312, BY D. PROVOLT, PLS 7879, (2005)
- (R5) RECORD OF SURVEY INSTRUMENT NO. 691665, BY L. GLAHE, PLS 5713 (2005)
- (R6) SURVEYOR'S NARRATIVE INSTRUMENT NO. 691419
- (R7) RECORD OF SURVEY INSTRUMENT NO. 1004899, BY PLS 14214 (2022)



- A. FOUND 5/8" REBAR 0.15 FT. NORTH OF COMPUTED POSITION SHOWN ON SECTION LINE.
- B. FOUND 5/8" REBAR IN 1-1/4" PIPE, 1 FT. HIGH, S01°19'44"W, 0.44 FEET OF COMPUTED POSITION SHOWN ON SECTION LINE.
- C. FOUND 5/8" REBAR, S44°23'00"W, 1.0 FT. FROM COMPUTED POSITION SHOWN.

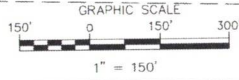
NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 (3") EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00010175=GROUND.



SURVEYOR'S CERTIFICATE

I, STEVEN J. BINMALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF GARY AND LORA JORGENSEN.



		GO LAND SURVEYING, PLLC	
		414 EUCLID AVE. SANDPOINT, IDAHO 83864 (208) 946-9203 stevenb@golandsurveying.com	
DRAWN BY S.B. / M.J.A.	PROJECT NO. 200404	DRAWING NO. 200404_Jorgenson.dwg	SHEET 1 of 3

RIVER MOUNTAIN ESTATES

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25
AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO

SURVEYOR'S NARRATIVE

- AS EXPLAINED IN SURVEYOR'S NARRATIVE FILED AS INSTRUMENT NUMBER 691419, BY PLS 8792, IT IS RECOGNIZED THAT SUBDIVISIONAL CORNERS IN SECTIONS 24 & 25 AS ESTABLISHED BY P.E. 1947 ARE INCORRECT. FURTHERMORE PLS 5713 ESTABLISHES A DIFFERENT POSITION FOR THE WEST QUARTER CORNER OF SECTION 25, PER RECORD OF SURVEY INSTRUMENT NO. 558749 AND CP&F FILED JAN. 25, 2000. RECORD PROPERTY CORNERS IN SECTION 25 BY P.E. 1947 ARE ACCEPTED IN SURVEY INSTRUMENT NUMBERS 504603 (R2), 672465 (R3), 675312 (R4), AND 691665 (R5). THIS SURVEY HOLDS THE POSITION OF THE ORIGINAL PARCEL CORNERS SET IN SECTION 25 BY PE 1947, PER THE MEETS & BOUNDS LEGAL DESCRIPTIONS FOUND IN AGREEMENT WITH THE CALLS COMMENCING FROM THE SOUTHWEST AND SOUTH ONE-QUARTER SECTION CORNERS AND 5/8-INCH REBAR RECOVERED AS SHOWN IN RECORD OF SURVEY INSTRUMENT NO. 219421 (R1).
- PINE LEAF ROAD AS SHOWN ON RECORDS OF SURVEYS 219421 (R1) AND 672465 (R3), IS DESCRIBED AS BEING 60 FEET WIDE FROM HIGHWAY 2 STATION 722+80 TO THE INTERSECTION OF THE 30 FOOT EASEMENT DESCRIBED IN INSTRUMENT NO. 215962. PINE LEAF CONTINUES WESTERLY AT THE SOUTHWEST CORNER OF LOT 3 ALONG AN UNIMPROVED ROAD REFERENCED IN BLANKET EASEMENTS OVER EXISTING ROADS LISTED IN THE PLAT NOTES.
- LEAF SPRINGS ROAD, AS SHOWN HEREIN, IS DEDICATED AS A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES, 60 FEET WIDE, 30 FEET EACH SIDE OF THE DESCRIBED CENTERLINE, DEDICATED TO LOTS 1 THROUGH 4, AND RESERVED FOR THE REMAINING PARCELS OWNED BY JØRGENSEN LYNG NORTH OF THIS PLAT.
- LOT 1 AND LOT 3 ARE SUBJECT TO NON-EXCLUSIVE EASEMENTS, 30 FEET WIDE, 15 FEET EACH SIDE OF THE DESCRIBED CENTERLINE, FOR INGRESS, EGRESS AND UTILITIES TO LOTS 2.

PLAT NOTES:

THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:

- INSTRUMENT NO. 105080--(FEB.18, 1966) RIGHT OF WAY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM SECTION 14, T.56N., R.4W., ALONG ROAD OR ROADS WHICH EXTEND THROUGH SECTIONS 24, 25 AND 13.
- PERMISSIVE EASEMENT INSTR. NO. 116883--(JULY 3, 1968) GRANTING USE OF EXISTING ROADS TO ACCESS PROPERTIES IN SECTION 15, T.56N., R.4W.
- WARRANTY DEED INSTR. NO. 116891-- (JULY 3, 1968) FOR THE S 1/2 OF SECTION 13, SUBJECT TO RIGHT OF WAY EASEMENT RECORDED IN BOOK 35 OF MISC., PG. 13 TO IDAHO REFORESTATION, INC., TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO THE PREMISES (S 1/2 SEC.13) AND TO THE E 1/2 E 1/2 OF SEC.15, ACROSS THE PORTION OF ADJOINING SECTIONS 24 AND 25, OVER EXISTING ROADS.
- EASEMENT INSTR. NO. 135260 -- (AUG. 24, 1971) EASEMENTS FOR INGRESS AND EGRESS TO THE HIGHWAY IN SEC. 36, T.56N. R.4W., B.M. (PART 4, 40 FT. WIDE, JOINT APPROACH WITH THE STATE OF IDAHO, ON THE NORTH RIGHT OF WAY LINE AT STA. 723+20).
- EASEMENT INSTR. NO. 210946 (FEB. 14, 1979) RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS, OVER AND ON ALL EXISTING ROADS WHICH EXTEND THROUGH SECTIONS 11, 13, 14, 24, AND 25, AND ROAD TO BE BUILT ACROSS THE S.W. 1/4 OF SEC. 11 TO STEVENS, HEIS AND ASSIGNS.
- EASEMENT INSTR. NO. 215962 (FEB. 28, 1979) INGRESS, EGRESS AND UTILITIES, 60 FEET IN WIDTH, ALONG WHAT IS NOW PINE LEAF ROAD, TO PARCELS 1 THROUGH 10 AS SHOWN IN (R1). SEE ALSO (R2).
- AN EASEMENT FOR THE INGRESS, EGRESS, AND UTILITIES SET FORTH IN JUDGEMENT INSTRUMENT NO. 743577 AND FINAL JUDGEMENT INSTR. NO. 780557.
- RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS INC., UNDERGROUND DISTRIBUTION POWERLINES SET FORTH IN INSTR. NO. 991072 (9-03-2021).

NORTHERN LIGHTS EASEMENT TABLE

NUM	BEARING	DISTANCE
L19	N38°31'36"W	127.09'
L20	N28°03'47"W	105.28'
L21	N48°40'01"W	45.18'
L22	N32°15'21"W	104.25'
L23	N19°56'56"W	33.54'
L24	S76°03'16"W	21.28'
L25	S64°03'47"W	63.20'
L26	S59°34'29"W	72.48'
L27	S64°48'58"W	101.63'
L28	S78°16'28"W	85.48'
L29	S87°51'09"W	40.20'
L30	S64°54'26"W	33.80'
L31	S 7°40'32"W	105.17'
L32	S 8°43'23"E	68.93'
L33	S 0°08'20"E	43.59'
L34	S16°45'46"E	34.78'
L35	S17°04'49"E	53.30'
L36	S 5°28'09"E	104.54'
L37	S 1°04'15"W	12.89'
L38	S76°33'38"W	78.71'

NORTHERN LIGHTS EASEMENT CURVE TABLE

NUM	DELTA	ARC LENGTH	RADIUS	CHORD BRG	CHORD D.
C13	38°58'42"	60.74'	89.28'	S27°09'53"W	59.57'

LINE TABLE

NUM	BEARING	DISTANCE
L1	N88°40'34"W	8.74'
L2	N88°40'34"W	30.11'

ROAD EASEMENT LINE TABLE

NUM	BEARING	DISTANCE
L3	N58°42'38"W	176.17'
L4	S45°05'26"E	48.62'
L5	N30°12'17"W	54.08'
L6	N14°49'33"W	56.86'
L7	S59°17'25"W	85.26'
L8	S70°00'37"W	144.18'
L9	N56°35'42"E	55.63'
L10	N56°33'31"E	137.05'
L11	N83°13'46"W	124.95'

ROAD CURVE TABLE

NUM	DELTA	ARC LENGTH	RADIUS	CHORD BRG	CHORD D.
C1	6°58'51"	52.39'	430.00'	S42°08'18"E	52.36'
C2	63°30'08"	38.13'	34.40'	S89°16'55"W	36.21'
C3	43°44'52"	40.82'	53.46'	S80°35'04"E	39.83'
C4	122°37'56"	114.42'	53.46'	N161°33'32"E	93.79'
C5	74°06'58"	51.13'	39.53'	S221°3'56"W	47.64'

C8	26°37'25"	69.93'	150.50'	S58°28'23"E	69.31'
C9	28°04'44"	70.89'	144.65'	N60°10'01"W	70.18'
C10	9°26'31"	48.81'	296.17'	S50°11'55"E	48.75'
C11	22°55'39"	284.59'	711.19'	N 4°32'01"W	282.70'
C12	4°04'21"	39.16'	551.00'	S 4°53'37"W	39.16'



GO LAND SURVEYING, PLLC

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DRAWN BY S.B / M.J.A	PROJECT NO. 200404	DRAWING NO. 200404_kjorgensen.dwg	SHEET 2 of 3
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RIVER MOUNTAIN ESTATES

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25
AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO

OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT I, GARY JORGENSEN AND I, LORA JORGENSEN, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, WITH RIGHT OF SURVIVORSHIP, BEING OWNERS OF THAT PROPERTY LOCATED IN THAT PORTION OF THE SOUTHWEST CORNER OF SECTION 25 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, PER WARRANTY DEED INSTRUMENT NUMBER 92B299, RECORDS OF BONNER COUNTY, IDAHO, HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS KNOWN AS RIVER MOUNTAIN ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 25, THENCE SOUTH 88°40'34" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 650.99 FEET, TO A 5/8-INCH REBAR SET BY P.E. 1947 IN RECORD OF SURVEY INSTRUMENT NUMBER 219421, RECORDS OF BONNER COUNTY; SAID POINT BEING THE INITIAL POINT;

THENCE N0°48'01"E, 650.81 FEET DISTANT, TO A 5/8-INCH REBAR BY P.E. 1947;

THENCE S88°46'49"E, 434.34 FEET DISTANT, TO A 5/8-INCH REBAR BY P.E. 1947;

THENCE S83°13'46"E, 763.34 FEET DISTANT, TO A 5/8-INCH REBAR WITH ORANGE PLASTIC CAP BY P.L.S. 14214;

THENCE S0°52'56"W, 416.26 FEET DISTANT, TO A 5/8-INCH REBAR BY P.E. 1947;

THENCE S34°33'54"W, 972.76 FEET DISTANT TO A 5/8-INCH REBAR BY P.E. 1947;

THENCE N45°36'59"W, 440.79 FEET DISTANT, TO A 5/8-INCH REBAR WITH ORANGE PLASTIC CAP BY P.L.S. 14214;

THENCE 52.39 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, TO A 5/8-INCH REBAR WITH ORANGE PLASTIC CAP BY P.L.S. 14214;

THENCE N38°38'45"W, 406.80 FEET DISTANT, TO A 5/8-INCH REBAR WITH ORANGE PLASTIC CAP BY P.L.S. 14214;

THENCE N85°10'34"W, 38.85 FEET DISTANT TO INITIAL POINT, CONTAINING 26.11 ACRES, MORE OR FEES.

Gary Jorgenson 6-29-22
GARY JORGENSEN DATE
Lora Jorgenson 6-29-22
LORA JORGENSEN DATE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ___ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GARY AND LORA JORGENSEN, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

WATER AND SEWER NOTE

WATER TO ALL LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWER DISPOSAL IS TO BE INDIVIDUAL SEPTIC SYSTEMS.

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ___ DAY OF _____, IN THE YEAR OF 2022.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ___ DAY OF _____, 2022.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20__.

APPROVED THIS ___ DAY OF _____, IN THE YEAR OF 2022.

BONNER COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC.
THIS ___ DAY OF _____, 2022, AT ___ M.

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

INSTRUMENT NO. _____
FEE \$ _____

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF RIVER MOUNTAIN ESTATES AND CHECKED THE PLAT AND 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

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF --CLIENT NAMES HERE--

DATED THIS ___ DAY OF _____, 2022.

STEVEN BINNALL, PLS 14214



GO LAND SURVEYING, PLLC
214 EUCLID AVE
SANDSPRING, IDAHO 83364
(208) 946-9203
stevenb@golandsurveying.com

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