

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 # MLD 0081-22	RECEIVED: RECEIVED AUG 16 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Clark Fork River Ranch Estates
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APPLICANT INFORMATION:

Landowner's name: Clark Fork River Ranch, LLC (DIRK ANDERSON)		
Mailing address: 3801 S. Carpenter Loop		
City: Post Falls	State: Idaho	Zip code: 83854
Telephone: 208-967-0270	Fax:	
E-mail: dewolfe1@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Tom Yeiser		
Company name: True Line Surveying		
Mailing address: 11358 N. Government Way		
City: Hayden	State: Idaho	Zip code: 83835
Telephone: 208-667-1044	Fax:	
E-mail: tom@truelineonline.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 #: 19	Township: 55 North	Range: 3 East	Parcel acreage: 38.460
Parcel # (s): RP55N03E194802A			
Legal description: QUITCLAIM DEED INST. No. 1005869 (INCLUDED WITH APP.)			
Current zoning: R10	Current use: Forestry		
What zoning districts border the project site? R10 & R5			

North: R10	East: R5/R10
South: R10	West: R10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Rural Residential/Ag/Forest Land, 25.25 ACRES, Small old buildings, liveable Cabin	
South: Rural Residential/Ag/Forest Land, 10 to 20 acres ACRES, no structures	
East: Rural Residential/Ag/Forest Land, 5 to 22 Acres, residential houses	
West: Rural Residential/Ag/Forest Land, 25.814 ACRES, Residential Cabin	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Clark Fork, Idaho, East along Highway 200 3.8 miles to Project Site	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : 4 LOT MINOR LAND DIVISION.		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 8.3	1:1
Lot #2	Proposed acreage: 10.034	1:2
Lot #3	Proposed acreage: 10.034	1:1
Lot #4	Proposed acreage: 10.093	1:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <small>Divide the parcel into four lots. Lot 1 to be 8.3 acres with an approved variance.</small>		
Lots 2-4 to be 10+ acres		

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:
<small>Portions of the lots are relatively flat with a mild rolling of terrain with portions that bench in southerly portion, sloping downwards southerly. Lot 1 is an exception to the benching. Lot 1 is mild in slope and slopes from north to south</small>
<small>The benches within lots 2 thru 4 do not prevent access to build-able areas for residential structures or utilities. These have multiple build-able areas and access points.</small>
<small>The lots have been logged for the majority of all marketable timber and leaving younger trees.</small>
Water courses (lakes, streams, rivers & other bodies of water):
<small>Clark Fork River is beyond the southern boundaries of the Lots, except for Lot 4. Lot 4 has river frontage but most of the lot is above the flood-zone area and does not restrict the ability to build structures.</small>
Springs & wells: <small>No springs or existing wells</small>

Existing structures (size & use): N/A

Land cover (timber, pastures, etc): Thinned Timber, Majority of all Marketable timber has been removed

Are wetlands present on site? Yes No

Source of information:

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017c1235e

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: The west line along Lot 1 has an existing gravel driveway and approach on the highway 200
Lots 2 thru 4 has an existing gravel roadway (Butte Drive) & (Flathead Lane).

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: Highway 200 Paved

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.
INGRESS, EGRESS & UTILITY MAINTENANCE AGREEMENT RECORDED UNDER INSTRUMENT NO. 467448, see title report attached for additional 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: Each Lot at owners expense and responsibility

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: No sewer system exists and the owners of each lot will have to install at their expense septic systems approved by affiliated agencies.

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 **Provided by the individual lot owners**

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: No water systems exist and will be the responsibility of each lot owner to install their own well approved by affiliated agencies.

Which power company will serve the project site? NORTHERN LIGHTS

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: *Dan D. Anderson* Date: 7/25/22
Managing Member

Landowner's signature: _____ Date: _____

CLARK FORK RIVER RANCH ESTATES

A MINOR LAND DIVISION

SW1/4 OF SECTION 19, TOWNSHIP 55 NORTH, RANGE 3 EAST, B.M.,
BONNER COUNTY, IDAHO

W1/4 SEC. 19
FOUND 1" IRON PIPE PER (R1)
SEE CP&F No. 658351

-BASIS OF BEARINGS-
N89°31'41"E 2631.71' (R1)

CENTER-WEST 1/16 SEC. 19
FOUND 5/8" REBAR WITH YELLOW
PLASTIC CAP MARKED "PLS 5361"
PER (R1)

MEANDER CORNER SEC. 24 & 19
FOUND 5/8" REBAR WITH A 2.5" ALUMINUM CAP,
PER (R1) SEE CP&F No. 958462, 854141, 837216

PARCEL 3 (R1)
Inst. No. 964927

PARCEL 2 (R1)
Inst. No. 964926

CENTER SOUTH-NORTH 1/64 SEC. 19
FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP
MARKED "PLS 3980" PER (R1)

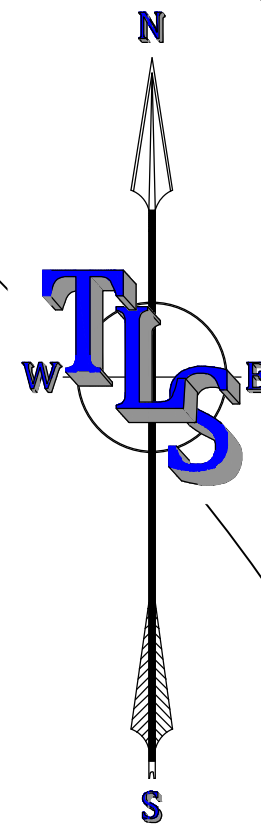
CENTER 1/4 SEC. 19
FOUND 2.5" ALUMINUM
CAP PER (R1)
SEE CP&F No. 958461

LOT 1
8.300 AC.

LOT 2
10.034 AC.

LOT 3
10.034 AC.

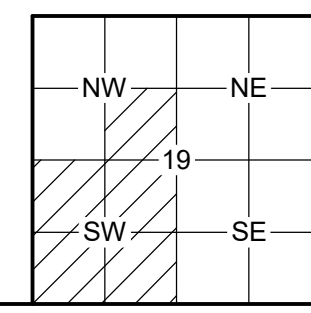
LOT 4
10.093 AC.



CURVE	RADIUS	ARC	DELTA	CHORD
C1	450.00'	235.00'	29°55'16"	N46°40'53"E 232.34'
C2	153.63'	54.23'	20°13'24"	N51°31'49"E 53.95'
C3	60.00'	63.06'	60°12'56"	N66°57'02"E 60.20'
C4	75.00'	112.34'	85°49'26"	N43°12'16"E 102.13'
C5	50.00'	38.17'	43°44'16"	N22°09'41"E 37.25'
C6	50.00'	84.99'	97°23'22"	N04°39'51"W 75.12'
C7	50.00'	96.45'	110°31'43"	N04°30'59"W 82.18'
C8	3859.72'	31.46'	0°28'01"	N47°13'59"W 31.46'
C9	3859.72'	636.95'	9°27'19"	N52°11'39"W 636.22'
C10	50.00'	53.04'	60°46'35"	N68°35'13"W 50.59'
C11	100.00'	80.74'	46°15'33"	N75°50'44"W 78.56'
C12	3779.72'	1145.00'	17°21'25"	N47°28'42"W 1140.63'

LINE	BEARING	DISTANCE
L1	N04°27'03"W	62.02'
L2	N37°06'10"W	47.32'
L3	N29°09'59"W	96.35'
L4	N41°24'22"W	91.04'
L5	N45°20'59"W	39.39'
L6	N48°01'57"W	106.82'
L7	N44°27'59"W	81.44'
L8	N40°56'17"W	147.85'
L9	N46°44'40"W	60.24'
L10	N31°46'31"E	159.14'
L11	N58°16'45"W	60.00'
L12	N31°43'15"E	76.97'
L13	N61°38'31"E	43.42'
L14	N41°25'07"E	197.71'
L15	N20°28'59"W	142.79'
L16	N32°18'05"W	109.68'
L17	N50°31'11"W	95.85'
L18	N41°25'07"E	130.85'
L19	N56°50'34"E	60.28'
L20	N00°17'33"E	197.39'
L21	N44°01'49"E	98.94'
L22	N53°21'32"W	117.52'
L23	N58°00'22"W	137.14'
L24	N50°11'08"E	53.53'
L25	N25°14'55"E	79.63'
L26	N00°56'32"E	37.24'
L27	N38°11'55"W	7.50'
L28	N81°01'30"E	64.85'
L29	N52°42'57"W	139.47'
L30	N00°56'32"E	131.64'
L31	N89°52'28"W	193.38'

WITNESS CORNER SPECIAL MEANDER CORNER SEC. 19
FOUND 5/8" REBAR WITH A 2.5" ALUMINUM CAP, PER (R1)
SEE CP&F No. 958463



RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, T.L.S., LLC ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M., RECORDED AS INSTRUMENT NO. _____, FEE: _____, COUNTY CLERK/RECORDER: MICHAEL ROSEDALE BY: _____ DEPUTY

BASIS OF BEARINGS

N89°31'41"E BETWEEN FOUND MONUMENTS AT THE WEST 1/4 SECTION AND CENTER SECTION OF 19, PER R1

SURVEYOR'S NOTES

- 1) BUTTE DRIVE AND FLATHEAD LANE (R1), INGRESS, EGRESS & UTILITY MAINTENANCE AGREEMENT RECORDED UNDER INSTRUMENT NO. 467448
- 2) THE SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED APRIL, 2021.
- 3) THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. +1 PPM ACCURACY WHICH MEETS OR EXCEEDS STATE OF IDAHO REQUIREMENTS.

REFERENCES

- R1 = RECORD OF SURVEY, BY SCOTT M. RASOR PLS 6374 OCT, 2020 INSTRUMENT #967447
- R2 = RECORD OF SURVEY, BY THOMAS A. YEISER, PLS 13727, AUGUST, 2021 INSTRUMENT #989391
- R3 = RECORD OF SURVEY, BY THOMAS A. YEISER, PLS 13727, AUGUST, 2021 INSTRUMENT #

SURVEYORS NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE BOUNDARIES OF PARCEL 1 FROM THAT SHOWN ON (R3) INTO 4 LOTS. LOT 1 HAS AN APPROVED VARIANCE, FILE No. VA0004-22, APRIL 7, 2022. THE ORIGINAL BOUNDARIES OF THESE PARCELS WERE HELD PER (R2) AND THE MONUMENTS SHOWN HEREON MATCH THAT OF (R2) UNLESS OTHERWISE NOTED. THE EASEMENT EDGE MONUMENTS ALONG THE 30' WIDTH OF BUTTE DRIVE AND FLATHEAD LANE WERE NOT SEARCHED FOR EXCEPT AT LOT LINE LOCATIONS.

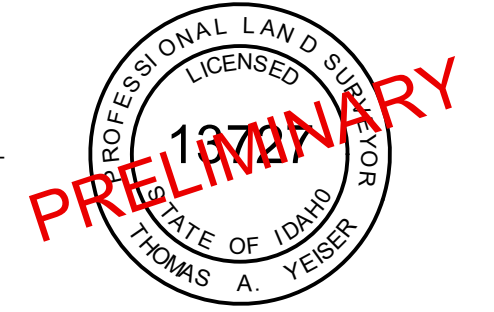
LEGEND

- = COMPUTED POINT
- = NOTHING FOUND OR SET
- = SET 5/8" BY 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 13727"
- ◇ = FOUND 5/8" BY 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 13727"
- = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED " PLS 6374", UNLESS OTHERWISE NOTED
- = ALUMINUM CAP FOUND, MONUMENT AS NOTED
- ▲ = FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "MECKEL E&S PLS 6374"
- ▲ = FOUND A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "LAMBURTH 5361"
- = E-W QUARTER CORNER, MONUMENT AS NOTED
- = CENTER OF SECTION, MONUMENT AS NOTED
- ▽▽▽ = MEAN HIGHWATER LINE (R1)

SURVEYOR'S CERTIFICATE

I, THOMAS A. YEISER, PROFESSIONAL LAND SURVEYOR NO. 13727 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION IN COMPLIANCE WITH IDAHO CODE, AT THE REQUEST OF CLARK FORK RIVER RANCH, LLC.

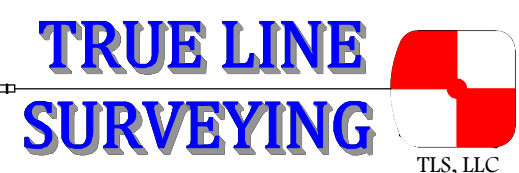
THOMAS A. YEISER, P.L.S. NO. 13727



RECORD OF SURVEY

indexing information
SE1/4 OF THE NW1/4 AND THE SW1/4 OF
SEC. 19, T. 55 N., R. 3 E., B.M.,
BONNER COUNTY, IDAHO

NAME: MLD4-2106 V4.dwg PROJECT NUMBER: 2106
DRAWN BY: SL CHECKED BY: TY
LAST EDIT: 7/28/2022 SCALE: 1:100 SHEET: 1 OF 1



11358 N. Government Way
Hayden, Idaho 83835
208-667-1044 | tom@truelineonline.com

CLARK FORK RIVER RANCH ESTATES

A MINOR LAND DIVISION

SW1/4 OF SECTION 19, TOWNSHIP 55 NORTH, RANGE 3 EAST, B.M.,
BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

BOOK _____ PAGE _____
INST.# _____

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, T.L.S., LLC ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M., RECORDED IN BOOK _____ OF PLATS, AT PAGES _____ AS INSTRUMENT NO. _____, FEE: _____, COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: _____ DEPUTY

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CLARK FORK RIVER RANCH, LLC, AN IDAHO, LIMITED LIABILITY COMPANY, IS THE RECORDED OWNER OF THE REAL PROPERTY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS CLARK FORK RANCH ESTATES:

RE-ADJUSTED PARCEL 1 QUITCLAIM DEED Inst. No. 1005889

THAT PORTION OF PARCEL 1 ACCORDING TO QUIT CLAIM DEED, INSTRUMENT NO. 988577 AND THAT PORTION OF PARCEL 4 ACCORDING TO QUIT CLAIM DEED, INSTRUMENT NO. 988578, AS SHOWN ON THE RECORD OF SURVEY, RECORDED AS INSTRUMENT NO. 988391, BONNER COUNTY RECORDS, LOCATED IN THE SE1/4 OF THE NW1/4 AND THE SW1/4 OF SECTION 19, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER OF SAID SECTION 19;
THENCE N89°31'41"E 2631.71 FEET TO THE CENTER OF SECTION 19, BEING A POINT ON THE EAST LINE OF SAID PARCEL 1, ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 19, S00°56'32"W 131.64 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 200, BEING THE POINT OF A NON-TANGENT 3779.72 FOOT RADIUS CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF N33°50'36"E;
THENCE LEAVING SAID NORTH-SOUTH CENTERLINE, ALONG SAID RIGHT OF WAY LINE, AND CURVE, THROUGH A CENTRAL ANGLE OF 17°21'25", 1145.00 FEET (CHORD N47°28'42"W 1140.63 FEET);
THENCE LEAVING SAID RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID PARCEL 1, S89°52'28"E 193.38 FEET;
THENCE CONTINUING ALONG SAID NORTH LINE, N89°57'08"E 659.36 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, BEING A POINT ON NORTH-SOUTH CENTERLINE OF SAID SECTION 19;
THENCE ALONG SAID NORTH-SOUTH CENTERLINE, S00°53'13"W 639.50 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING: 8.30 ACRES;

TOGETHER WITH

COMMENCING AT THE WEST QUARTER OF SAID SECTION 19;
THENCE N89°31'41"E 2631.71 FEET TO THE CENTER OF SECTION 19 BEING A POINT ON THE EAST LINE OF SAID PARCEL 1;
THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 19 AND THE EAST LINE OF SAID PARCEL 1, S00°56'32"W 226.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 200, BEING THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE, S00°56'32"W 835.22 FEET;
THENCE LEAVING SAID NORTH-SOUTH CENTERLINE, N89°03'28"W 660.95 FEET;
THENCE S00°56'32"W 251.73 FEET TO A POINT ON THE CENTERLINE OF FLATHEAD LANE;
THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:
N52°42'57"W 139.47 FEET TO THE POINT OF A 100.00 FOOT RADIUS CURVE TO THE LEFT,
ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°15'33", 80.74 FEET (CHORD N75°50'44"W 78.56 FEET);
S81°01'30"W 64.85 FEET TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT,
ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°46'35", 53.04 FEET (CHORD N68°35'13"W 50.59 FEET);
N38°11'55"W 7.50 FEET;
THENCE LEAVING SAID CENTERLINE, S32°52'10"W 769.73 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE CLARK FORK RIVER;

THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING NINE (9) CALLS:

- N04°27'03"W 62.02 FEET
- N37°06'10"W 47.32 FEET
- N29°09'59"W 96.35 FEET
- N41°24'22"W 91.04 FEET
- N45°20'59"W 39.39 FEET
- N48°01'57"W 106.92 FEET
- N44°27'59"W 81.44 FEET
- N40°56'17"W 147.85 FEET
- N46°44'40"W 60.24 FEET TO A POINT ON THE WESTERLY EASEMENT LINE OF BUTTE DRIVE;
THENCE ALONG SAID EASEMENT LINE, N31°46'31"E 159.14 FEET;
THENCE S58°16'45"E 60.00 FEET TO A POINT ON THE CENTERLINE OF BUTTE DRIVE;
THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHTEEN (18) COURSES:
- N31°43'15"E 76.97 FEET TO THE POINT OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT,
- ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°55'16", 235.00 FEET (CHORD N46°40'53"E 232.34 FEET);
- N61°38'31"E 43.42 FEET TO THE POINT OF A 153.63 FOOT RADIUS CURVE TO THE LEFT,
- ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°13'24", 54.23 FEET (CHORD N51°31'49"E 53.95 FEET);
- N41°25'07"E 328.56 FEET;
- N36°50'34"E 60.28 FEET TO THE POINT OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT,
- ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 60°12'56", 63.06 FEET (CHORD N66°57'02"E 60.20 FEET);
- S82°56'30"E 368.38 FEET;
- N86°06'59"E 215.01 FEET TO THE POINT OF A 75.00 FOOT RADIUS CURVE TO THE LEFT, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°49'26", 112.34 FEET (CHORD N43°12'16"E 102.13 FEET);
- N00°17'33"E 197.39 FEET TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT,
- ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°44'16", 38.17 FEET (CHORD N22°09'41"E 37.25 FEET);
- N44°01'49"E 98.94 FEET TO THE POINT OF A 50.00 FOOT RADIUS CURVE TO THE LEFT,
- ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°23'22", 84.99 FEET (CHORD N04°39'51"W 75.12 FEET);
- N53°21'32"W 117.52 FEET;
- N58°00'22"W 137.14 FEET TO THE POINT OF A NON-TANGENT 50.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF N30°13'09"E;
- ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°31'43", 96.45 FEET (CHORD N04°30'59"W 82.18 FEET);
- N50°11'08"E 53.53 FEET;
- N25°14'55"E 79.63 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 200, BEING THE POINT OF A NON-TANGENT 3859.72 FOOT RADIUS CURVE TO THE LEFT
THENCE LEAVING SAID CENTERLINE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°28'01", 31.46 FEET (CHORD S47°13'59"E 31.46 FEET) TO A POINT ON THE EASTERLY LINE OF BUTTE DRIVE;
BEING THE POINT OF A 3859.72 FOOT RADIUS CURVE TO THE LEFT,
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°27'19", 636.95 FEET (CHORD S52°11'39"E 636.22 FEET);
TO THE **TRUE POINT OF BEGINNING**;

CONTAINING: 30.16 ACRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME PERSONALLY APPEARED DIRK ANDERSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS MANAGING MEMBER OF CLARK FORK RIVER RANCH, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS _____ DAY OF _____, 20____.

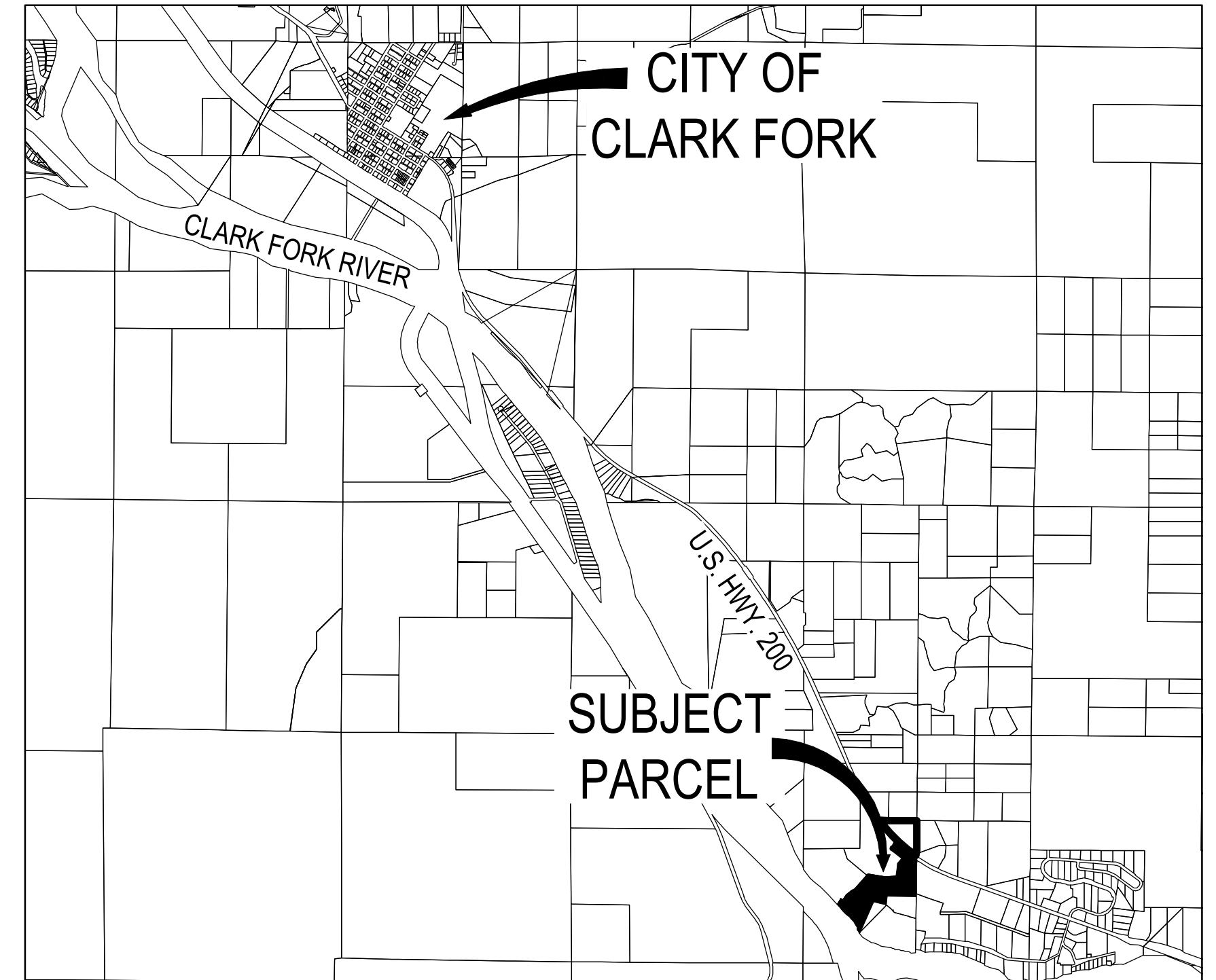
BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF CLARK FORK RANCH 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 _____, 20____.

HEALTH DISTRICT APPROVAL

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.



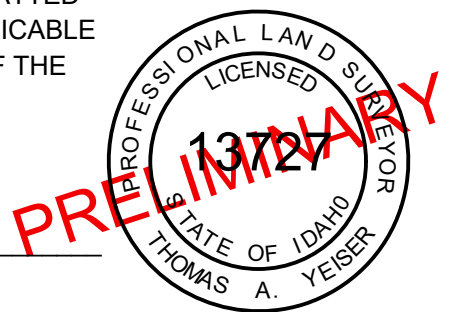
VICINITY MAP
1" = 3000'

SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, 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 THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

THOMAS A. YEISER PLS 13727

DATE



CLARK FORK RANCH ESTATES A MINOR LAND DIVISION indexing information SW1/4 OF SEC. 19, TWP. 55 N., RNG. 3 E., B.M., BONNER COUNTY, IDAHO	
NAME: MLD1-2106.dwg DRAWN BY: SL/SB LAST EDIT: 7/26/2022 SCALE: 1:200	PROJECT NUMBER: 2106 CHECKED BY: TY/SL SHEET: 1 OF 2

TRUE LINE SURVEYING
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