



# 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 #  MLD0103-22	RECEIVED:  Received by Planning Department on 10/27/2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: CANDYLAND
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### APPLICANT INFORMATION:

Landowner's name: DARRELL & CANDACE TURNER, MICHAEL & EVELYN NACCARATO		
Mailing address:		
City:	State:	Zip code:
Telephone: 208.290.2734	Fax:	
E-mail: CANDYNACCARATO@HOTMAIL.COM		

### REPRESENTATIVE'S INFORMATION:

Representative's name: HEATH HARTWIG		
Company name: H2 SURVEYING AND ENGINEERING LLC		
Mailing address: PO BOX 2916		
City: HAYDEN	State: ID	Zip code: 83835
Telephone: 2087711685	Fax:	
E-mail: HHARTWIG@H2SURVEY.COM		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Hunter Hartwig		
Company name: h2 Survey		
Mailing address: PO Box 2916		
City: Hayden	State: ID	Zip code: 83835
Telephone: (208) 699-3049	Fax:	
E-mail: hmhartwig@h2survey.com		

### PARCEL INFORMATION:

Section #: 19	Township: 56N	Range: 4W	Parcel acreage: 31.19
Parcel # (s): RP56N04W197301A			
Legal description: 19-56N-4W N 891FT N2SE W OF CO RD LESS TAX 43 S 445.5FT OF N 891 FT N2SE E OF CO RD			
Current zoning: R5		Current use: R5	
What zoning districts border the project site?			

North: R5 Rural Residential	East: R10 Rural Residential
South: R5, Transition	West: R5, Transition
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 20.7 acres N/A	
South: 17.5 Acres - Single Family Residential	
East: 80 acres Forest	
West: 208 acres Commercial	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM THE INTERSECTION OF HIGHWAY 2 AND HIGHWAY 57 TRAVEL EAST ON HIGHWAY 2 APPROXIMATELY ONE MILE TO THE INTERSECTION OF HIGHWAY 2 AND THE EAST SIDE ROAD AND TURN LEFT (NORTH) ONTO THE EAST SIDE ROAD THEN TRAVELING NORTH APPROXIMATELY ONE MILE TO THE INTERSECTION OF THE EAST SIDE ROAD AND THE EAST SETTLEMENT ROAD AND TURN RIGHT (EAST) ONTO THE EAST SETTLEMENT ROAD THEN TRAVELING EAST APPROXIMATELY A HALF MILE THE SITE IS LOCATED ON THE LEFT OR LOOKING EAST	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
This application is for : CANDYLAND		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.768	
Lot #2	Proposed acreage: 6.5	
Lot #3	Proposed acreage: 6.648	
Lot #4	Proposed acreage: 6.648	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: WE ARE PROPOSING TO SPLIT THE PROPERTY INTO FOUR LOTS, ALL OF WHICH ARE ABOVE FIVE 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: Mostly flat with native grasses slightly sloping on the east portion of the property where it is also timbered
Water courses (lakes, streams, rivers & other bodies of water): There are no water courses located on the property
Springs & wells: There are no springs or wells located on subject property.

Existing structures (size & use): West portion of the property has a hay shed

Land cover (timber, pastures, etc): Timbered on the East portion of the property

Are wetlands present on site?  Yes  No

Source of information: FEMA

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: PANEL 0867E

Other pertinent information (attach additional pages if needed): SEE ATTACHED

**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: Old Settlement Way and a 40' easement for ingress, egress, utilities and maintenance.

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:

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: \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual septic and drainfield systems will be installed with Panhandle Health District approval. \_\_\_\_\_

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: \_\_\_\_\_

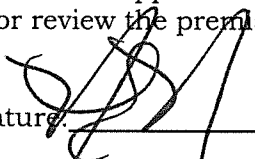
Proposed Community System - List type & proposed ownership: \_\_\_\_\_

Individual well Individual wells to be installed on each lot

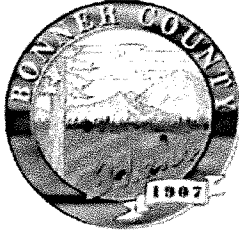
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: \_\_\_\_\_

Which power company will serve the project site? Northern Lights

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: 8/24/22

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



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: [planning@bonnercountvid.gov](mailto:planning@bonnercountvid.gov) - Web site: [www.bonnercountvid.gov](http://www.bonnercountvid.gov)

### MINOR LAND DIVISION CHECKLIST

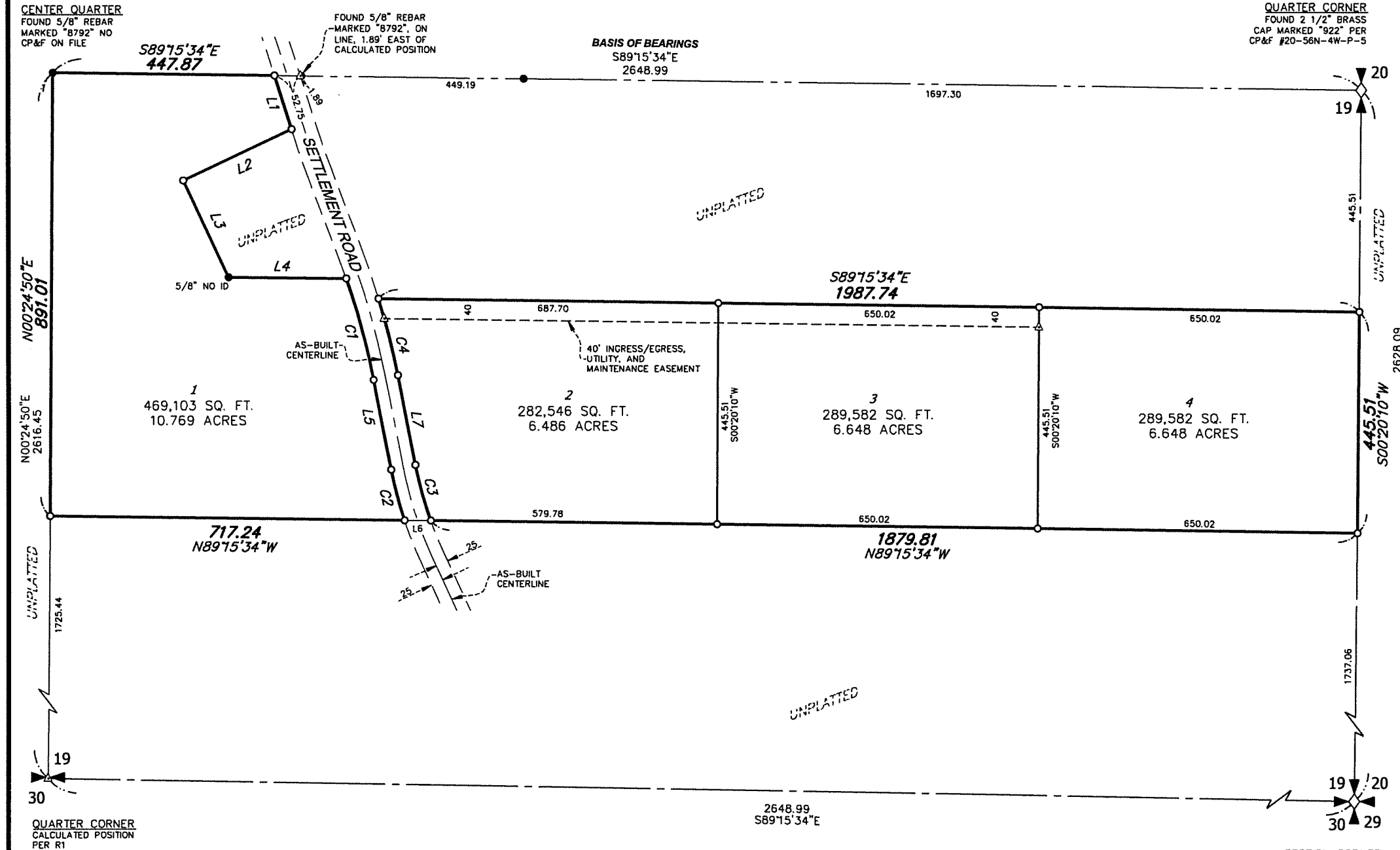
#### **Instructions:**

1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:
  - A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat.
  - Boundary closures.
  - A copy of plat certificate/preliminary title report.
  - A copy of the currently recorded deed for the subject property.
  - If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
  - Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director.
  - Any other information the applicant believes should be considered in the application.
  - Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)

# CANDY LAND

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_



## SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS PROJECT WAS SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
3. THE MONUMENTS SHOWN HERE ON WERE LOCATED ON AUGUST 3, 2021.
4. SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
5. THE AS-BUILT CENTERLINE OF SETTLEMENT ROAD SHOWN HEREON WAS DETERMINED WITH R2, WITH ADDITIONAL FIELD DATA COLLECTED AT THE TIME OF THIS SURVEY.

## BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, BEARS SOUTH 89°15'34" EAST, AS SHOWN ON R1.

## RECORD INFORMATION

- R1 - RECORD OF SURVEY, INSTRUMENT #525713, RECORDS OF BONNER COUNTY, IDAHO.
- R2 - RECORD OF SURVEY, INSTRUMENT #887909, RECORDS OF BONNER COUNTY, IDAHO.
- D1 - WARRANTY DEED, INSTRUMENT #951120, RECORDS OF BONNER COUNTY, IDAHO.
- D2 - QUITCLAIM DEED, INSTRUMENT #933949, RECORDS OF BONNER COUNTY, IDAHO.
- D3 - QUITCLAIM DEED, INSTRUMENT #699562, RECORDS OF BONNER COUNTY, IDAHO.
- D4 - AFFIDAVIT OF SCRIVENER'S ERROR, INSTRUMENT #976176, RECORDS OF BONNER COUNTY, IDAHO.

## LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ◇ = FOUND 2 1/2" BRASS CAP MARKED "922"
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "8792" (UNLESS OTHERWISE NOTED)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- = BOUNDARY LINE
- = LOT LINE
- = ADJACENT PROPERTY LINE
- - - = EASEMENT LINE
- - - = RIGHT-OF-WAY LINE
- - - = CENTER LINE
- - - = SECTION LINE
- - - = QUARTER SECTION LINE

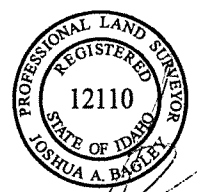
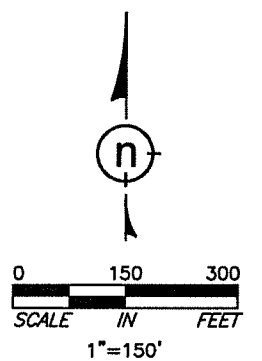
## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°49'38" E	113.27
L2	S 64°55'38" W	242.23
L3	S 25°04'20" E	214.94
L4	S 89°23'10" E	238.44
L5	S 11°08'06" E	184.17
L6	S 89°15'34" E	53.16
L7	N 11°08'06" W	184.17

## CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	211.65	1475.00	08°13'17"	S 15°14'44" E	211.47
C2	105.59	825.00	07°19'59"	S 14°48'06" E	105.52
C3	116.68	775.00	08°37'34"	N 15°26'53" W	116.57
C4	158.69	1525.00	05°57'44"	N 14°06'58" W	158.62

SECTION CORNER  
FOUND 2 1/2" BRASS CAP  
MARKED "922" PER CP&F  
#19.20.30.2-56N-4W-R-5



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815  
PHONE: (208) 772-6800 • FAX: (208) 772-6619  
WWW.HASURVEY.COM

# CANDY LAND

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INSTRUMENT # \_\_\_\_\_

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT MICHAEL S. NACCARATO AND EVELYN R. NACCARATO, HUSBAND AND WIFE, AND DARREL L. TURNER AND CANDACE L. TURNER, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS CANDY LAND.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER BEARS SOUTH 89°15'34" EAST, A DISTANCE OF 2648.99 FEET;

THENCE SOUTH 89°15'34" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 447.87 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD;

THENCE SOUTH 17°49'38" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD, A DISTANCE OF 113.27 FEET;

THENCE SOUTH 64°55'38" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD, A DISTANCE OF 242.23 FEET;

THENCE SOUTH 25°04'20" EAST, A DISTANCE OF 214.94 FEET;

THENCE SOUTH 89°23'10" EAST, A DISTANCE OF 238.44 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 15°14'44" EAST, A CHORD DISTANCE OF 211.47 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD AND SAID NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1475.00 FEET, THROUGH A CENTRAL ANGLE OF 08°13'17", AN ARC DISTANCE OF 211.65 FEET;

THENCE SOUTH 11°08'06" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD, A DISTANCE OF 184.17 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 14°48'06" EAST, A CHORD DISTANCE OF 105.52 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD AND SAID TANGENT CURVE TO THE LEFT WITH A RADIUS OF 825.00 FEET, THROUGH A CENTRAL ANGLE OF 07°19'59", AN ARC DISTANCE OF 105.59 FEET;

THENCE NORTH 89°15'34" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD, A DISTANCE OF 717.24 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

THENCE NORTH 00°24'50" EAST ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 891.01 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 19 AND THE POINT OF BEGINNING;

TOGETHER WITH:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER BEARS SOUTH 89°15'34" EAST, A DISTANCE OF 2648.99 FEET;

THENCE SOUTH 00°24'50" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 891.01 FEET;

THENCE SOUTH 89°15'34" EAST LEAVING SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 770.39 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD, THE POINT OF BEGINNING, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 15°26'53" WEST, A CHORD DISTANCE OF 116.57 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD AND SAID NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 775.00 FEET, THROUGH A CENTRAL ANGLE OF 08°37'34", AN ARC DISTANCE OF 1116.68 FEET;

THENCE NORTH 11°08'06" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD, A DISTANCE OF 184.17 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 14°06'58" WEST, A CHORD DISTANCE OF 158.62 FEET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD AND SAID NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 05°57'44", AN ARC DISTANCE OF 158.69 FEET;

THENCE SOUTH 89°15'34" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD, A DISTANCE OF 1987.74 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH 00°20'10" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 445.51 FEET;

THENCE NORTH 89°15'34" WEST LEAVING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, A DISTANCE OF 1879.81 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SETTLEMENT ROAD AND THE POINT OF BEGINNING;

CONTAINING 1,330,814 SQUARE FEET OR 30.551 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

GRANTING:

GRANTING A 60' INGRESS/EGRESS, UTILITY, AND MAINTENANCE EASEMENT.

## OWNER'S CERTIFICATE CONT.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOTS 1-4 WILL BE PROVIDED BY A INDIVIDUAL WELLS.

SANITARY SEWER SERVICE FOR LOTS 1-4 WILL BE PROVIDED BY AN ONSITE SEPTIC SYSTEM.

\_\_\_\_\_  
MICHAEL S. NACCARATO DATE \_\_\_\_\_

\_\_\_\_\_  
EVELYN R. NACCARATO DATE \_\_\_\_\_

\_\_\_\_\_  
DARRELL L. TURNER DATE \_\_\_\_\_

\_\_\_\_\_  
CANDACE L. TURNER DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, NANCY E. NICK,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BY: MICHAEL S. NACCARATO

\_\_\_\_\_  
(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT \_\_\_\_\_

NANCY E. NICK  
NOTARY PUBLIC-STATE OF IDAHO  
COMMISSION NUMBER 28829  
MY COMMISSION EXPIRES 10-31-2027

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, NANCY E. NICK,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BY: EVELYN R. NACCARATO

\_\_\_\_\_  
(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT \_\_\_\_\_

NANCY E. NICK  
NOTARY PUBLIC-STATE OF IDAHO  
COMMISSION NUMBER 28829  
MY COMMISSION EXPIRES 10-31-2027

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, NANCY E. NICK,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BY: DARRELL L. TURNER

\_\_\_\_\_  
(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT \_\_\_\_\_

NANCY E. NICK  
NOTARY PUBLIC-STATE OF IDAHO  
COMMISSION NUMBER 28829  
MY COMMISSION EXPIRES 10-31-2027

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, NANCY E. NICK,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

BY: CANDACE L. TURNER

\_\_\_\_\_  
(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT \_\_\_\_\_

NANCY E. NICK  
NOTARY PUBLIC-STATE OF IDAHO  
COMMISSION NUMBER 28829  
MY COMMISSION EXPIRES 10-31-2027

## BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF MICHAEL S. NACCARATO, EVELYN R. NACCARATO, DARRELL L. TURNER, AND CANDACE L. TURNER.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, AT \_\_\_\_\_ M. AND DULY

RECORDED IN BOOK \_\_\_\_\_ OF PLATS AT PAGE(S) \_\_\_\_\_ AS INSTRUMENT

NUMBER \_\_\_\_\_

FEE: \$ \_\_\_\_\_

BY DEPUTY: \_\_\_\_\_

BONNER COUNTY RECORDER: \_\_\_\_\_

## BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

\_\_\_\_\_  
CHAIRMAN

## BONNER COUNTY PLANNING DIRECTOR

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

OF \_\_\_\_\_ 2022.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

## BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

\_\_\_\_\_  
BONNER COUNTY TREASURER

## BONNER COUNTY SURVEYOR

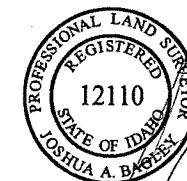
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET

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

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

## SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83615  
PHONE: (208) 772-6800 • FAX: (208) 772-6619  
WWW.JASURVEY.COM

DATE: AUGUST, 2022  
PROJECT NUMBER: 2021-237

SHEET 2 OF 2