

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blue-line Collective Report Memorandum

To: Bobbie McGhee
From: Rob Winningham, Planner
Date: February 27, 2024
Subject: **Blue-line review for MLD0002-24: MCGHEE ACRES**

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Katie Keeney**.

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

-
- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: McGhee Acres		File No: MLD0002-24
Received by: Rob Winningham, Planner	Received from: Katie Keeney	Date Received: 1/29/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	2/27/2024	RW	Bonner County Planning Department
Comment	2/1/2024	AB	Assessor's Office
X	2-1-24	MM	Bonner County Road & Bridge Department
X	1/31/2024	MC	GIS Department
X	2/10/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0002-24

DATE OF REPORT: 2/26/2024

APPLICANT: Mcghee Trust, Bobbie Mcghee

PARCEL #: RP57N01W052500A

SUBDIVISION NAME/LOTS: McGhee Acres

RP57N01W052554A

SUMMARY OF PROPOSAL:

The applicant is proposing to divide one (1) 57.56-acre parcel and one (1) 20.00-acre parcel into two (2) 10-acre lots and one (1) 59.68-acre unplatted remainder.

THE APPLICATION IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. All county setbacks shall be met. Per BCRC 12-411(Setbacks) The buildings do not need to be on plat. A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.
4. Bonner County is not liable for certifying the placement of any existing structures on this plat that are encroaching on adjacent properties, nor shall Bonner County be party to any future disputes between landowners.
5. Show the "stream or river-intermittent" and the "lake or pond-intermittent" per the National Hydrology Dataset.
6. Dash the east line of the 40' wide ingress, egress & utilities easement per Instrument No. 133564, to match the west line.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? Yes: Agricultural/Forestry 10 (A/F-10)

12-660 (D) (2) (f) Site area minimum: Yes Urban services: No

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?: No In an area of City impact: No

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: Yes 12-621 Depth to width/ Angle of intersection: Yes

12-622 Submerged Lands: No 12-626.A Environmental Features: N/A

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: Yes

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Agricultural/Forestry 10 (A/F-10).
3. The proposed lots are served by individual well, individual septic, Northside Fire District and Avista Utilities and Bonner School #84
4. Access is via Harvest Moon Dr which is a privately owned and maintained road.
5. The proposed lots contain mapped slopes in excess of 30% per USGS.
6. Lot 2 and the remainder contain wetlands.
7. Parcels RP57N01W052500A & RP57N01W052554A are within SFHA Zone X per FIRM Panel Number 16017C0730E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Planning Department

Bonner County Planning Department

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1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

February 27, 2024

Katie Keeney
Glahe and Associates
303 Church St
Sandpoint, ID 83864

SUBJECT: MLD0002-24: McGHEE ACRES

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - Parcels RP57N01W052500A & RP57N01W052554A are within SFHA Zone X per FIRM Panel Number 16017C0730E, Effective Date 11/18/2009. No further floodplain review is required on this proposal..
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.

Thank you for your submittal and the opportunity to review.

Sincerely,

Rob Winningham
Planner



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469
E-mail: gisgroup@bonnercountyid.gov

Wednesday, January 31, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – McGHEE ACRES (MLD0002-24)
SECTION 5, TOWNSHIP 57N, RANGE 1W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

Michael Bolling
Director, GIS
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Office of
Dennis Engelhardt
Bonner County Assessor

1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

[www.bonnercountyid.gov/departments/
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

February 1, 2024

Bonner County Planning Dept
MCGHEE ACRES
MLD0002-24
SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST
RP57N01W052500A
RP57N01W052554A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

The notary acknowledgement should identify the signer as the trustee of the owning trust

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard
GIS Technician
Bonner County GIS
208-265-1469
landrecords@bonnercountyid.gov

McGHEE ACRES

LYING IN THE W $\frac{1}{2}$ OF
SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT BOBBIE MCGHEE, TRUSTEE OF THE MCGHEE TRUST, DATED MARCH 25, 2019, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'MCGHEE ACRES' BEING A PORTION OF SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6 OF SAID SECTION 5, MARKED WITH A 5/8" REBAR & CAP BY PLS 14879, FROM WHICH, THE NORTH 1/4 CORNER OF SAID SECTION 5 BEARS NORTH 00°38'24" EAST, 1563.22 FEET,

THENCE ALONG EAST LINE OF SAID GOVERNMENT LOT 6, SOUTH 00°38'24" WEST, 984.17 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE LEAVING SAID EAST LINE, NORTH 89°16'57" WEST, 445.06 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 00°44'50" EAST, 484.20 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 89°23'02" WEST, 872.06 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 6, MARKED WITH A 5/8" REBAR & CAP BY PLS 14879;

THENCE ALONG SAID WEST LINE, NORTH 00°36'40" EAST, 501.45 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 6, SOUTH 89°17'09" EAST, 1316.46 FEET TO THE POINT OF BEGINNING;

BOBBIE MCGHEE, TRUSTEE OF THE MCGHEE TRUST, DATED MARCH 25, 2019 _____ DATE _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR _____

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST _____ OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE

PLACE RECORDING LABEL HERE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BOBBIE MCGHEE, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 _____ DATE _____



PREPARED FOR:
BOBBIE MCGHEE
1775 N. VISTA RD.
APACHE JUNCTION, AZ 85119

1/4	Section	Range	Township	Range	Meridian	Idaho
5	57	1	N	W		
PROJECT # 23-165 H2L6 DRAWING NAME: 23-165 H2L6 HLD						


McGHEE ACRES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
800-285-4474

Scale: N/A
Checked By: TLG
Drawn By: SWO
Plot Date: 1/11/2024
Sheet: 2 of 2

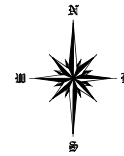
Summary of Comments on MLD0002-24 Preliminary Plat.pdf

Page: 1

 Number: 1 Author: Andrea Ballard Date: 2/1/2024 7:16:39 AM
Bobbie McGhee, trustee of the McGhee Trust

McGHEE ACRES

LYING IN THE 1/2 OF SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 12221
- CALCULATED POINT, NOTHING SET
- x-x-x- FENCE
- WETLANDS, AS NOTED
- (D1) WARRANTY DEED, INST. NO. 936627, 4/2/2019
- (R1) RECORD OF SURVEY BY PLS 12221, INST. NO. 763136, 12/2/2008
- (R2) RECORD OF SURVEY BY PLS 14879, INST. NO. 831975, 9/6/2012

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE-ONE, FILE NO. 23482793, DATED JULY 25, 2023.

1. A PUBLIC UTILITY EASEMENT GRANTED TO NORTHERN IDAHO & MONTANA POWER COMPANY, LIMITED PARTNERSHIP, INST. NO. 18338, 8/12/1991, NOT SHOWN HEREON (BLANKET EASEMENT ACROSS THE N1/2 SEC. 5).
2. A PUBLIC UTILITY EASEMENT, GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INST. NO. 126500, 3/23/1970, NOT SHOWN HEREON (BLANKET EASEMENT).
3. A 20' WIDE PUBLIC UTILITY EASEMENT GRANTED TO ODEN WATER ASSOCIATION, INST. NO. 129038, 8/26/1970.
4. A 40' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT, INST. NOS. 133564, (6/4/1971), 149084 (5/14/1973), 250553 (12/24/1981), 296171 (12/4/1984), & 438660 (1/11/1994), AS SHOWN HEREON.
5. PUBLIC UTILITY EASEMENTS GRANTED TO PACIFIC POWER & LIGHT COMPANY, INST. NOS. 248289, 248291, 248295 (10/20/1981), & 397563 (11/5/1991), NOT SHOWN HEREON (BLANKET EASEMENTS).
6. A 10 FT. WIDE NATURAL GAS PIPELINE EASEMENT GRANTED TO WASHINGTON WATER POWER COMPANY, INST. NO. 517396 (1/14/1998), RE-RECORDED AS INST. NO. 520067 (3/16/1998), NOT SHOWN HEREON; NO SPECIFIC LOCATION DESCRIBED.
7. A COURT ORDERED EASEMENT DEED FOR A PERMANENT TELECOMMUNICATIONS EASEMENT IN THE RIGHT OF WAY ADJACENT TO PROPERTY OF EACH CLASS MEMBER, INST. NO. 815904, 9/28/2011, NOT SHOWN HEREON (SUBJECT PROPERTY NOT LISTED AS AFFECTED).

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS, CATEGORIZED AS PEM1C, PEM1A, & R4SBC, ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL AND SHOWN APPROXIMATELY.
- C) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0730E, EFFECTIVE 11/17/2009.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY (PARCELS A & B OF WARRANTY DEED, INST. NO. 936627) INTO 2 CONFORMING LOTS WITH ONE REMAINDER PARCEL AS SHOWN.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE. (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001363500. GEODEIC NORTH IS AN ANGULAR ROTATION OF -0°32'17" AT THE CENTER 1/4 CORNER OF SECTION 5.

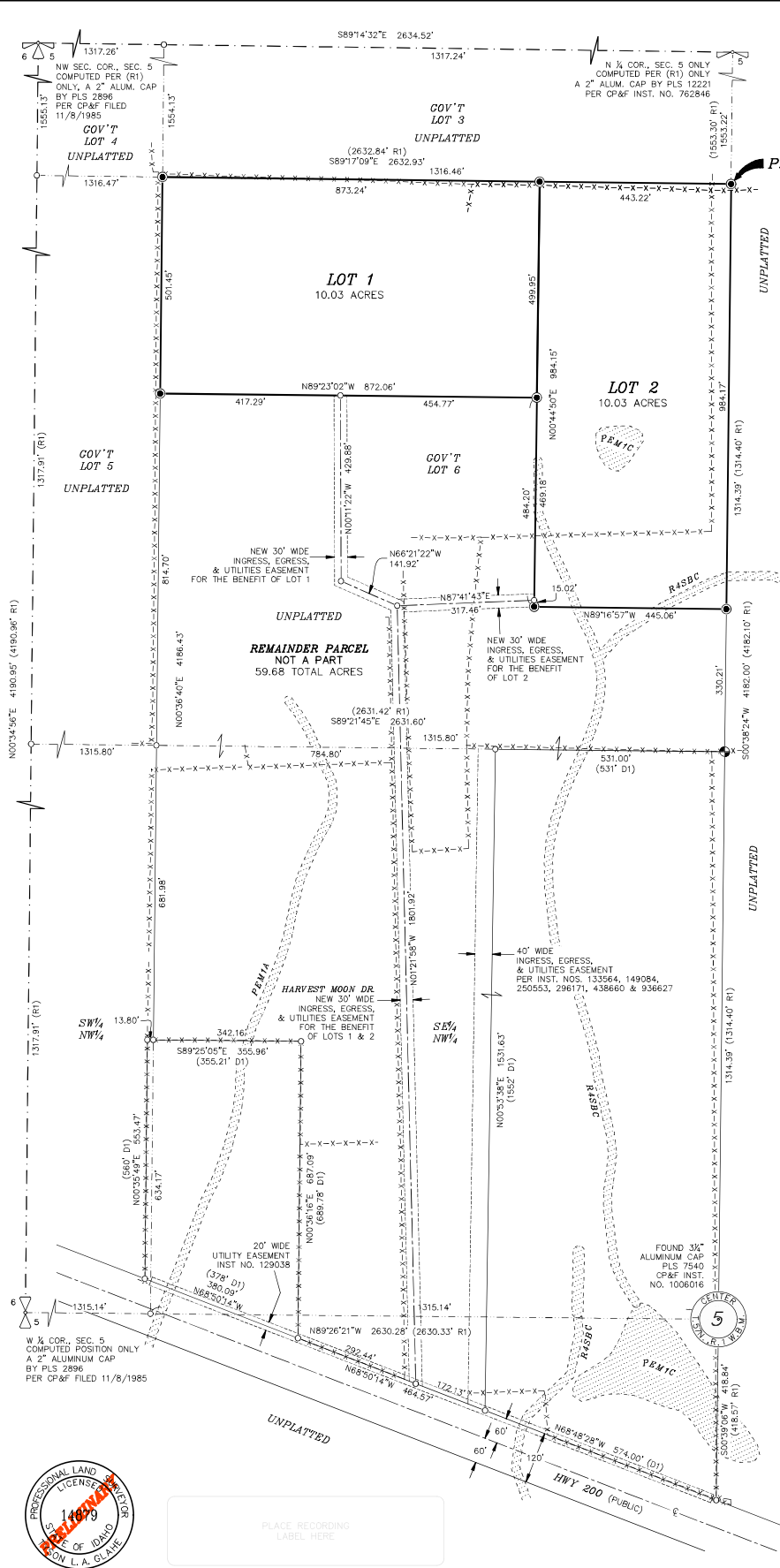
McGHEE ACRES

GLAHR & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-262-4474

Scale: 1" = 160'

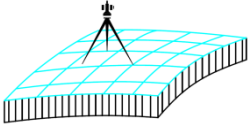
Checked By: TLAG
Drawn By: SWO
Plot Date: 1/11/2024
Sheet: 1 of 2

1/4	Section	Township	Range	MONTANA IDAHO
	5	57 N	1 W	
PROJECT # 23-165 KYLE				
DRAWING NAME: 23-165 KYLE MD				



PLACE RECORDING LABEL HERE

This page contains no comments



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864

Phone: (208) 265-4474

Fax: (208) 265-0675

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

February 10, 2024

Bonner County Planning Dept.
1500 Hwy. 2, Suite 208
Sandpoint, ID 83864

Re: Plat Review – MLD0002-24 - McGhee Acres

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Identify the Basis of Bearing along a line on the map.
- 2) It appears that the new easement over Harvest Moon Dr. is an easement over an existing road and does not need additional monumentation. However, the 30' easements that tee off from there will need to be monumented unless they are also defined by existing driveways/roads.
- 3) A statement in the owners' certificate dedicating the new easements may be prudent.

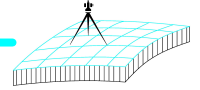
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Joel L. Andring, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Phone: (208) 265-4474
Fax: (208) 265-4474
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

Invoice #	14108
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Date

Bill To:
Glahe

2/2/2024

Project / Job #

24-001i Review MLD0002-24 - McGhee Acres

Please submit payment by: 2/2/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0002-24 - McGhee Acres	

Retainer / Credits:	\$0.00
Invoice Amount:	\$308.14
Job Total Balance Due:	\$308.14



THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

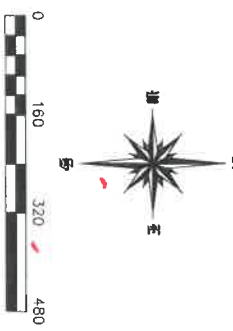
BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD PAYMENTS OVER \$250.00

MCGHEE ACRES

LYING IN THE W 1/2 OF SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

P.O.B.



LEGEND

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- ⊕ FOUND 5/8" REBAR AND CAP, PLS 12221
- CALCULATED POINT, NOTHING SET
- x-x- FENCE
- WETLANDS, AS NOTED
- (01) WARRANTY DEED, INST. NO. 936627, 4/2/2018
- (R1) RECORD OF SURVEY BY PLS 12221, INST. NO. 763136, 12/2/2008
- (R2) RECORD OF SURVEY BY PLS 14879, INST. NO. 831975, 8/6/2012

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER PRELIMINARY RESEARCH REPORT BY TITLE-ONE, FILE NO. 23482793, DATED JULY 25, 2023.
- A PUBLIC UTILITY EASEMENT GRANTED TO NORTHERN IDAHO & MONTANA WATER COMPANY, LIMITED PARTNERSHIP ACROSS THE W 1/2 SEC. 5), NOT SHOWN HEREON (BLANKET EASEMENT FOR THE BENEFIT OF LOT 1).
 - A PUBLIC UTILITY EASEMENT, GRANTED TO GENERAL TRI-PHASE COMPANY (BLANKET EASEMENT), INST. NO. 128500, 3/23/1970, NOT SHOWN HEREON (BLANKET EASEMENT).
 - A 20' WIDE PUBLIC UTILITY EASEMENT GRANTED TO COOEN WATER ASSOCIATION, INST. NO. 129038, 8/28/1970.
 - A 40' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT, INST. NOS. 133964, (8/4/1971), 14804 (5/14/1972), 250553 (12/24/1981), 296171 (12/4/1984), & 438860 (1/11/1984), AS SHOWN HEREON.
 - PUBLIC UTILITY EASEMENTS GRANTED TO PACIFIC POWER & LIGHT COMPANY, INST. NOS. 248288, 248291, 248295 (10/20/1981), & 397593 (11/5/1991), NOT SHOWN HEREON (BLANKET EASEMENTS).
 - A 10-FT. WIDE NATURAL GAS PIPELINE EASEMENT GRANTED TO WASHINGTON WATER POWER COMPANY, INST. NO. 517296 (1/14/1988), RE-RECORDED AS INST. NO. 320657 (3/18/1998), NOT SHOWN HEREON; NO SPECIFIC LOCATION DESCRIBED.
 - A COURT ORDERED EASEMENT DEED FOR A PERMANENT TELECOMMUNICATIONS EASEMENT IN THE RIGHT OF WAY ADJACENT TO PROPERTY OF EACH CLASS MEMBER, INST. NO. 815994, 9/28/2011, NOT SHOWN HEREON (SUBJECT PROPERTY NOT LISTED AS AFFECTED).

GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS, CATEGORIZED AS PEWIC, PEWIA, & R4S9C, ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL, AND SHOWN APPROXIMATELY.
- THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEWA PANEL 1807002702E, EFFECTIVE 11/17/2009.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY (PARCELS A & B OF WARRANTY DEED, INST. NO. 936627) INTO 2 CONFORMING LOTS WITH ONE REMAINDER PARCEL, AS SHOWN.

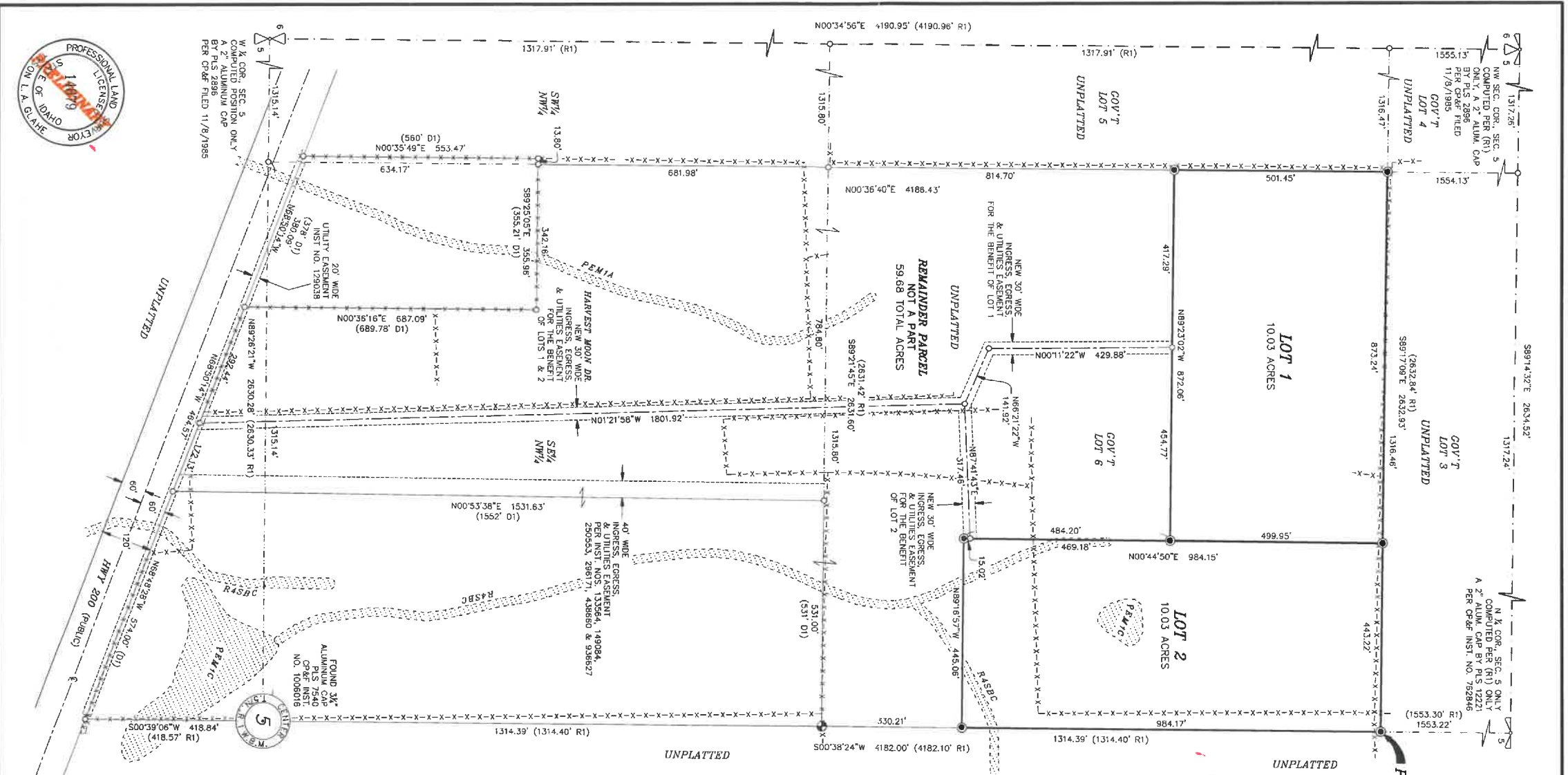
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE (1103) UNLESS OTHERWISE NOTED. DISTANCES TO THE CENTER LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0007853500. GEODETIC NORTH IS AN ANGULAR ROTATION OF -03217" AT THE CENTER 1/4 CORNER OF SECTION 5.

MCGHEE ACRES

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-260-4144		Scale 1" = 160'						
Drawn By TLG	Drawn By SMO							
Print Date 1/11/2024	Sheet 1 of 2							
<table border="1"> <tr> <td>Section</td> <td>Township</td> <td>Range</td> </tr> <tr> <td>5</td> <td>N 57</td> <td>W 1</td> </tr> </table>		Section	Township	Range	5	N 57	W 1	
Section	Township	Range						
5	N 57	W 1						
PROJECT # 23-151 ACRES DRAWING NAME 23-151 ACRES A.D.		BOISER WASHINGTON						



McGHEE ACRES

LYING IN THE W $\frac{1}{2}$ OF
SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT BOBBIE McGHEE, TRUSTEE OF THE McGHEE TRUST, DATED MARCH 25, 2019, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'McGHEE ACRES' BEING A PORTION OF SECTION 5, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6 OF SAID SECTION 5, MARKED WITH A 5/8" REBAR & CAP BY PLS 14879, FROM WHICH, THE NORTH 1/4 CORNER OF SAID SECTION 5 BEARS NORTH 00°38'24" EAST, 1553.22 FEET,

THENCE ALONG EAST LINE OF SAID GOVERNMENT LOT 6, SOUTH 00°38'24" WEST, 984.17 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE LEAVING SAID EAST LINE, NORTH 89°16'57" WEST, 445.06 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 00°44'50" EAST, 484.20 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 89°23'02" WEST, 872.06 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 6, MARKED WITH A 5/8" REBAR & CAP BY PLS 14879;

THENCE ALONG SAID WEST LINE, NORTH 00°36'40" EAST, 501.45 FEET TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 6, SOUTH 89°17'09" EAST, 1316.46 FEET TO THE POINT OF BEGINNING;

BOBBIE McGHEE, TRUSTEE OF THE McGHEE TRUST, DATED MARCH 25, 2019

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BOBBIE McGHEE, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE



PREPARED FOR:
BOBBIE McGHEE
1715 N VISTA RD.
APACHE JUNCTION, AZ 85119

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	5	57 N	1 W		
PROJECT # 23-165 KEHLE DRAWING NAME: 23-165 KEHLE MLD				McGHEE ACRES	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A	
				Checked By: TLAG	Drawn By: SWO
				Plot Date: 1/11/2024	Sheet: 2 of 2

LOT 1

Northing	Easting	Bearing	Distance
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2426283.526	2458981.911		
		S 89°17'09" E	873.244
2426272.641	2459855.087		
		S 00°44'50" W	499.952
2425772.732	2459848.568		
		N 89°23'02" W	872.055
2425782.107	2458976.563		
		N 00°36'40" E	501.448
2426283.526	2458981.911		

Closure Error Distance > 0.00000

Total Distance > 2746.699

Polyline Area: 436935 sq ft, 10.0307 acres

LOT 2

Northing	Easting	Bearing	Distance
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2426272.641	2459855.087	S 89°17'09" E	443.216
2426267.116	2460298.269	S 00°38'24" W	984.174
2425283.003	2460287.277	N 89°16'57" W	445.057
2425288.576	2459842.254	N 00°44'50" E	984.149
2426272.641	2459855.087		

Closure Error Distance > 0.00000

Total Distance > 2856.596

Polyline Area: 437102 sq ft, 10.0345 acres

OUTER BOUNDARY

Northing	Easting	Bearing	Distance
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2425111.908	2460294.575	S 00°38'24" W	984.174
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2424127.795	2460283.583	N 89°16'57" W	445.057
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2424133.368	2459838.561	N 00°44'50" E	484.196
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2424617.523	2459844.874	N 89°23'02" W	872.055
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2424626.899	2458972.870	N 00°36'40" E	501.448
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2425128.318	2458978.218	S 89°17'09" E	1316.459
-------------	-------------	---------------	----------

2425111.908	2460294.575		
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Closure Error Distance > 0.00000

Total Distance > 4603.391

Polyline Area: 874037 sq ft, 20.0651 acres