

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: Jon Mowery

From: Alex Feyen, Planner

Date: May 13, 2024

Subject: Blue-line review for MLD0020-24 Irontop Ridge

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: **Provolt Land Surveying**.

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: Irontop Ridge		File No: MLD0020-24
Received by: Alex Feyen, Planner	Received from: Provolt Land Surveying	Date Received: 4/23/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	5/13/2024	AF	Bonner County Planning Department
X	4/23/2024	AB	Assessor's Office
X	4-23-24	MM	Bonner County Road & Bridge Department
See letter	4/23/2024	MC	GIS Department
X	5/6/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0020-24**

DATE OF REPORT: 5/13/2024

APPLICANT: Jon Mowery

PARCEL #: RP56N02E085250A

SUBDIVISION NAME/LOTS: Irontop Ridge

SUMMARY OF PROPOSAL:

Dividing one (1) 60-acre parcel into one (1) 9.71-acre lot, one (1) 9.77-acre lot, with a remainder of 39.03-acres.

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. A waiver of land division must be approved by the Planning Department and recorded for the 39.03-acre remainder following the recording of this plat.
4. Show status of all adjoining lands.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5-acres** **Rural 5 (R-5)**

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

In an area of City impact: **No**

lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes**

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

12-621 Depth to width/ Angle of intersection: **Yes**

12-622 Submerged Lands: **N/A**

12-626.A Environmental Features: **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 Rural 5, and meet the criteria of that zone.
3. The proposed lots will be accessed off of Tahoe Drive, a privately owned and maintained road.
4. The proposed lots will be served by individual wells and individual septic systems.
5. The proposed lots will be served by Avista Utilities.

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

"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



Blueline Review Letter

May 13, 2024

Provolt Land Surveying
PO Box 580
Ponderay, ID 83852

SUBJECT: MLD0020-24 Irontop Ridge

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
 - JRJ, 5.2.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1005E, 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.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Feyen".

Alex Feyen
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

Tuesday, April 23, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – IRONTOP RIDGE (MLD0020-24)**
SECTION 8, TOWNSHIP 56N, RANGE 2E

To Whom It May Concern:

The 40' easement on this plat should be labeled as "Tahoe Drive". The applicant has already applied for the road name.

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)

April 23, 2024

Bonner County Planning Dept
IRONTOP RIDGE
MLD0020-24
SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST
RP56N02E085250A

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.

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

IRONTOP RIDGE

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JONATHAN L. MOWERY AND CHELSEA F. MOWERY, HUSBAND AND WIFE ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "IRONTOP RIDGE" LOCATED IN A PORTION OF SECTION , TOWNSHIP , RANGE , BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

AND

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

JONATHAN L. MOWERY

CHELSEA F. MOWERY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED JONATHAN L. MOWERY AND CHELSEA F. MOWERY 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 THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

SUBJECT TO THE FOLLOWING:

1. TERMS AND CONDITIONS CONTAINED IN A QUITCLAIM DEED RECORDED MARCH 14, 1989 AT INST. NO. 120793
2. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED MARCH 5, 1987 AT INST. NO. 332051
3. AN EASEMENT GRANTED TO GTE NORTHWEST INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 19, 1993 AT INST. NO. 424835
4. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED FEBRUARY 4, 2002 AT INST. NO. 595782
5. AN EASEMENT GRANTED TO JONATHAN L. MOWERY AND CHELSEA F. MOWERY FOR INGRESS, EGRESS AND UTILITIES RECORDED MARCH 29, 2024 AT INST. NO. 1031787

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "IRONTOP RIDGE" 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____.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

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.

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 _____, 20____.

BONNER COUNTY TREASURER

BY: _____

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 COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.25, T.56N., R.3W., B.M.



IRONTOP RIDGE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 4-18-24

BOOK: NONE

PAGE: JP

FILED BY: 1001

CERTIFIED BY: M.D. MOWERY

SHT. 2 OF 2

BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

1. RECORD OF SURVEY BY PLS 930, INST. NO. 327964
2. RECORD OF SURVEY BY PLS 939, INST. NO. 345946
3. RECORD OF SURVEY BY PLS 5713, INST. NO. 658726

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF 38.5 ACRES INTO 2 ALIQUOT LOTS AND AN ALIQUOT REMAINDER. TIES TO SECTION MONUMENTS WERE HELD FOR THE BOUNDARIES OF THIS SURVEY.

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER

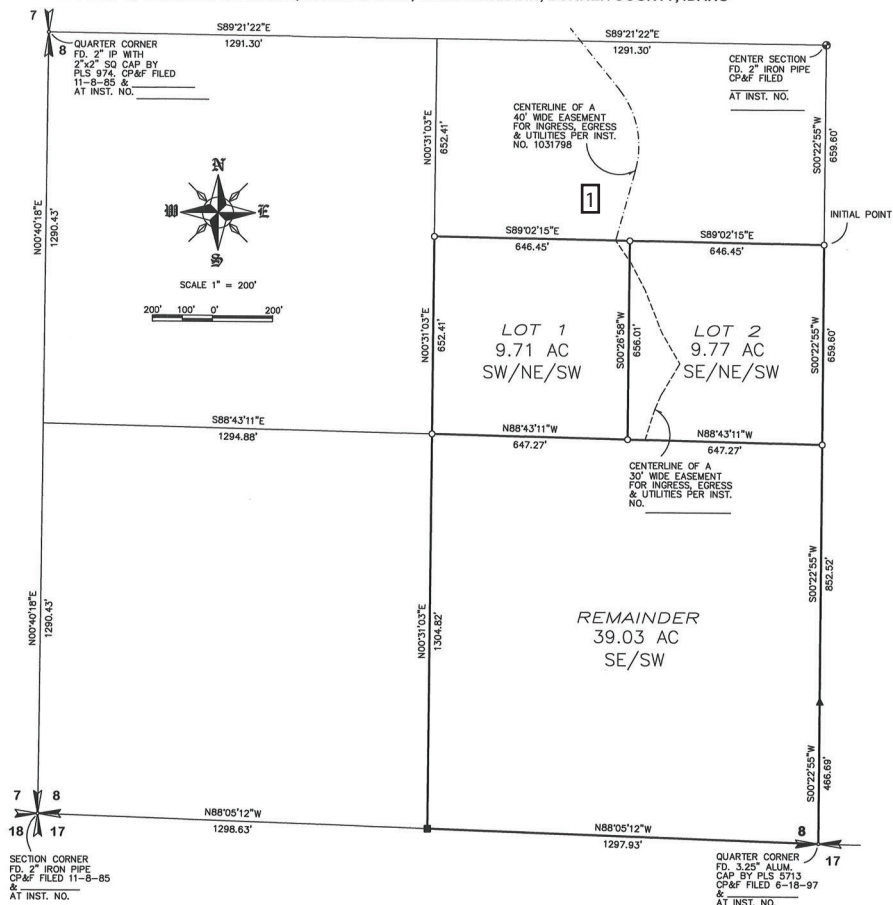
LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 1" IRON PIPE WITH PLASTIC CAP, PLS 974, N51°40'24"E, 0.45' FROM CALCULATED ALIQUOT POSITION, ACCEPTED AS CORNER MONUMENT FOR THIS SURVEY
- ▲ FOUND 1" IRON PIPE



IRONTOP RIDGE

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



IRONTOP RIDGE

DATE: 6-18-24
SCALE: 1"=200'
PROJ. NO.: 1
SHT. 1 OF 2

PROVOLT LAND SURVEYING, INC.
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

Summary of Comments on MLD0020-24 Preliminary Plat.pdf

Page: 2



Number: 1

Author: Monica Carash

Date: 4/23/2024 11:37:28 AM

Label road as Tahoe Drive

IRONTOP RIDGE

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

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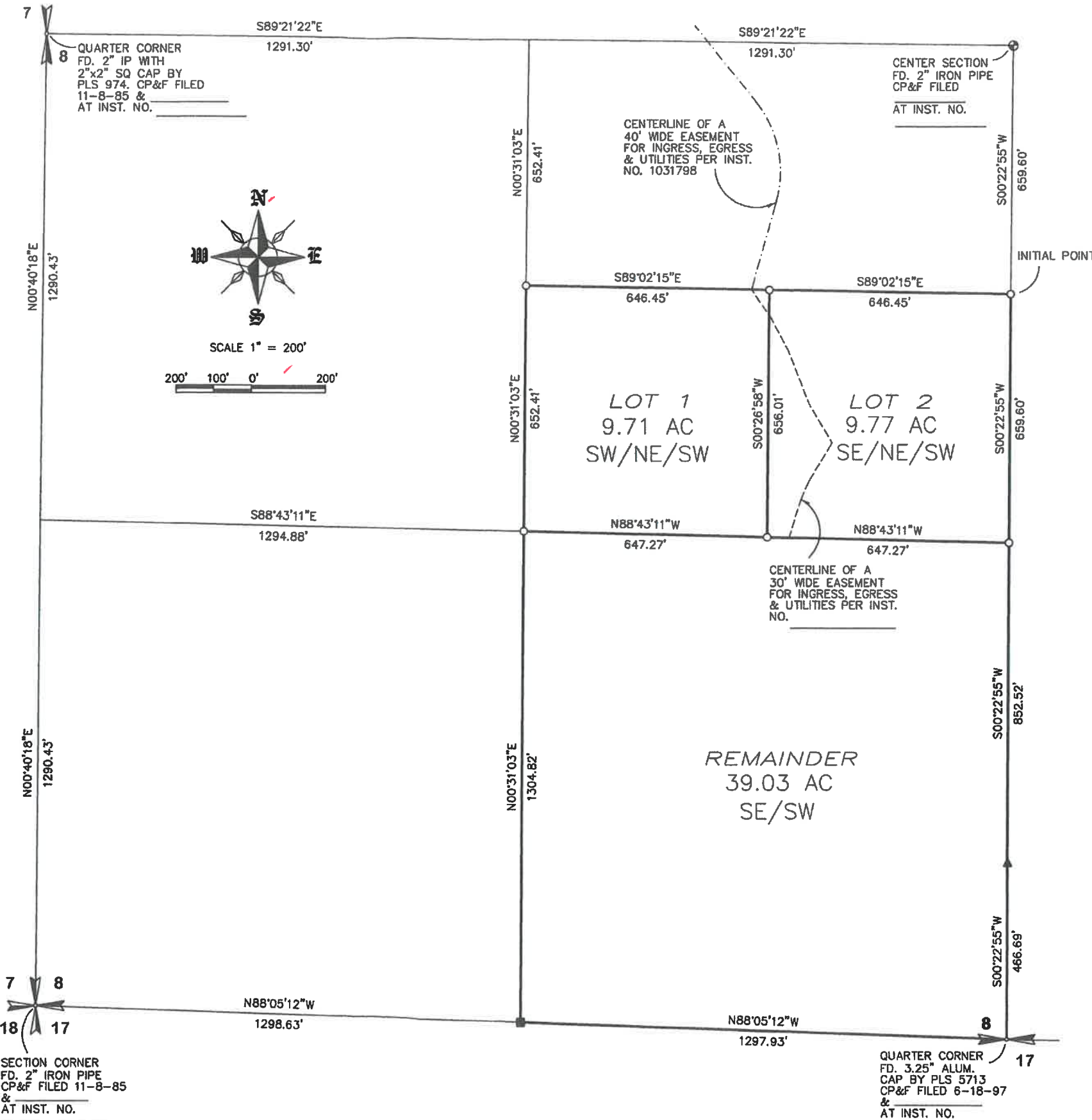
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IRONTOP RIDGE

PROVOLT LAND SURVEYING, INC
PO. BOX 580 PONDERAY, ID. 83852
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JONATHAN L. MOWERY

CHelsea F. MOWERY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED JONATHAN L. MOWERY AND CHelsea F. MOWERY 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 THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

BY: _____

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 COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M.,
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

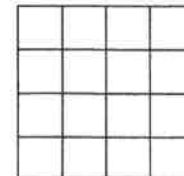
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

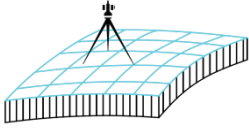
S.25, T.56N., R.3W., B.M.



IRONTOP RIDGE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 4-18-24
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1510
CAD FILE: MLD-MOWERY
SHT 2 OF 2



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

May 2, 2024

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

Re: Plat Review – MLD0020-24- Irontop Ridge

Dear Planning Dept.,

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

- 1) Monument easements, where appropriate.
- 2) Indicate line for Basis of Bearing on map.
- 3) Complete C1/4 filing info at time of recording.

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

Sincerely,

A handwritten signature in blue ink that reads "Tyson L.A. Glahe". The signature is fluid and cursive, with a long horizontal line extending from the end.

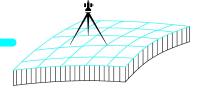


Digitally signed by Tyson L.A. Glahe, PLS
Date: 2024.05.02 09:21:06 -07'00'

Tyson L.A. Glahe, 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 #	14373
-----------	-------

Bill To:

Provolt

Date

5/6/2024

Project / Job #

24-001AX Review MLD0020-24- Irontop Ridge

Please submit payment by: 5/6/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0020-24- Irontop Ridge	



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

PntNo	Bearing	Distance	Northing	Easting	Description
603			-8565.83	14920.50	
	S 00°22'55" W	1319.21			
104			-9885.01	14911.71	
	N 88°05'12" W	1297.93			
PP			-9841.67	13614.50	
	N 00°31'03" E	1304.82			
605			-8536.90	13626.28	
	S 88°43'11" E	1294.54			
603			-8565.83	14920.50	

Closure Error Distance> 0.0000
Total Distance Inversed> 5216.50

Area: 1700310, 39.03

PntNo	Bearing	Distance	Northing	Easting	Description
602			-7906.24	14924.89	
	S 00°22'55" W	659.60			
603			-8565.83	14920.50	
	N 88°43'11" W	647.27			
604			-8551.36	14273.39	
	N 00°26'58" E	656.01			
601			-7895.38	14278.54	
	S 89°02'15" E	646.45			
602			-7906.24	14924.89	

Closure Error Distance> 0.0000

Total Distance Inversed> 2609.33

Area: 425473, 9.77

PntNo	Bearing	Distance	Northing	Easting	Description
600			-7884.52	13632.18	
	S 89°02'15" E	646.45			
601			-7895.38	14278.54	
	S 00°26'58" W	656.01			
604			-8551.36	14273.39	
	N 88°43'11" W	647.27			
605			-8536.90	13626.28	
	N 00°31'03" E	652.41			
600			-7884.52	13632.18	

Closure Error Distance> 0.0000

Total Distance Inversed> 2602.13

Area: 423152, 9.71

IRONTOP RIDGE

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JONATHAN L. MOWERY AND CHELSEA F. MOWERY, HUSBAND AND WIFE ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "IRONTOP RIDGE" LOCATED IN A PORTION OF SECTION , TOWNSHIP , RANGE , BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

AND

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

JONATHAN L. MOWERY

CHELSEA F MOWERY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED JONATHAN L MOWERY AND CHELSEA F MOWERY 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 THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

SUBJECT TO THE FOLLOWING:

- TERMS AND CONDITIONS CONTAINED IN A QUITCLAIM DEED RECORDED MARCH 14, 1969 AT INST. NO. 120793
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED MARCH 5, 1987 AT INST. NO. 332051
- AN EASEMENT GRANTED TO GTE NORTHWEST INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 19, 1993 AT INST. NO. 424835
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED FEBRUARY 4, 2002 AT INST. NO. 595782
- AN EASEMENT GRANTED TO JONATHAN L MOWERY AND CHELSEA F MOWERY FOR INGRESS, EGRESS AND UTILITIES RECORDED MARCH 29, 2024 AT INST. NO. 1031787

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "IRONTOP RIDGE" 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____.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

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.

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 _____, 20____.

BONNER COUNTY TREASURER

BY:

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 COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M.,
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

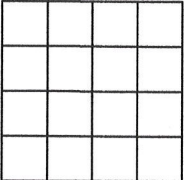
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.25, T.56N., R.3W., B.M.



IRONTOP RIDGE

PROVOLT LAND SURVEYING, INC
PO. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 4-18-24
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1510
CAD FILE: MLD-MOWERY
SHT. 2 OF 2

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER
OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN.

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

1. RECORD OF SURVEY BY PLS 939, INST. NO. 327964
2. RECORD OF SURVEY BY PLS 939, INST. NO. 345946
3. RECORD OF SURVEY BY PLS 5713, INST. NO. 658726

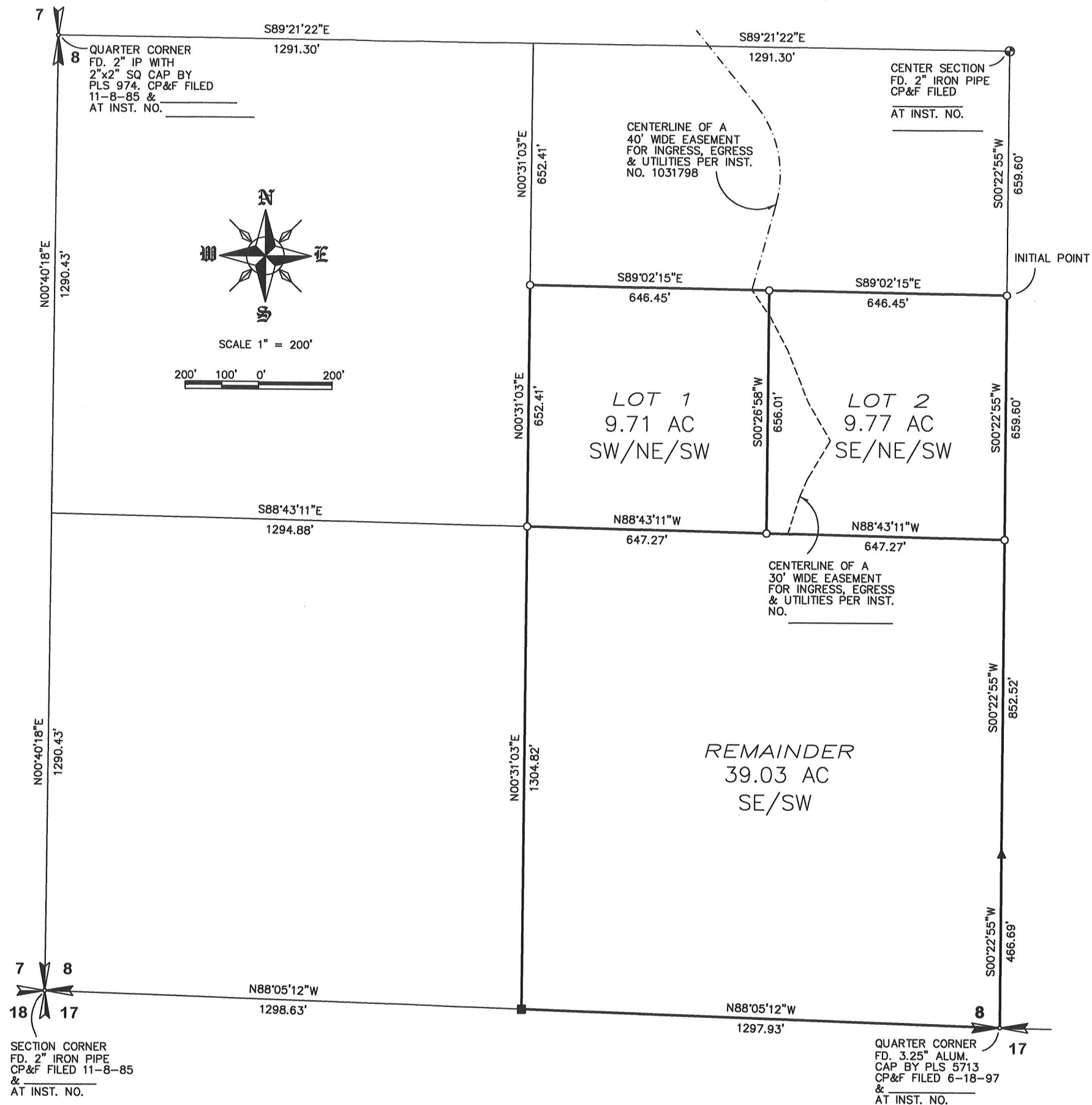
THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF 38.5 ACRES INTO 2 ALIQUOT LOTS AND AN ALIQUOT REMAINDER. TIES TO SECTION MONUMENTS WERE HELD FOR THE BOUNDARIES OF THIS SURVEY.

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 1" IRON PIPE WITH PLASTIC CAP, PLS 974 N51°40'04"E, 0.45' FROM CALCULATED ALIQUOT POSITION. ACCEPTED AS CORNER MONUMENT FOR THIS SURVEY
- ▲ FOUND 1" IRON PIPE



SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



IRONTOP RIDGE

PROVOLT LAND SURVEYING, INC
PO. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 4-18-24
SCALE: 1"=200'
PROJ. NO.: 1510
SHT 1 OF 2