

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: Daystar-Schaffer

From: Alex Feyen, Planner

Date: June 5, 2024

Subject: Blue-line review for MLD0021-24 Daystar

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: **Steve Binall, GO 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: Daystar		File No: MLD0021-24
Received by: Alex Feyen, Planner	Received from: Steve Binnall, GO Land Surveying	Date Received: 05/02/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	6/5/2024	AF	Bonner County Planning Department
X	5/8/2024	AB	Assessor's Office
Comment	5-2-24	MM	Bonner County Road & Bridge Department
Road name required	5/2/2024	MC	GIS Department
X	6/5/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0021-24**

DATE OF REPORT: 6/5/2024

APPLICANT: John Schaffer

PARCEL #: RP57N01W336700A

SUBDIVISION NAME/LOTS: Daystar

SUMMARY OF PROPOSAL:

Divide one (1) 4.95-acre parcel into (1) 2.25-acre lot and one (1) 2.93-acre lot.

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 must 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. Per BCRC 12-412, in order to create lots smaller than 2.5-acres, a will-serve letter, and/or proof of current service, from Bottle Bay Water & Sewer District is required.
4. Per the Bonner County GIS comment, a road name is required for the proposed easement to be dedicated on this plat.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **2.50-acres Recreation (Rec)**

12-660 (D) (2) (f) Site area minimum: **No**

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: **No**

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 will be zoned Recreation.
3. The proposed lots will be accessed off Bottle Bay Road, a Bonner County owned and maintained road, and an unnamed private easement.
4. The proposed lots will be served by a individual wells and proposed to be served by Bottle Bay Water & Sewer District. Per BCRC 12-412, in order to create new lots below 2.5-acres, urban water or urban sewer services are required. A will-serve letter from the Bottle Bay Sewer District is required.
5. The proposed lots will be served by Avista Utilities and Sagle Fire District.
6. The proposed lots are exceeding the allotted Depth to Width ratio, as set forth in BCRC 12-621; lot 1 with 6.41:1 and lot 2 7.43:1. However, the current parcel has a calculated depth-to-width ratio of 13.07:1. These lots are decreasing the nonconformity of depth-to-width ratios.

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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Blueline Review Letter

June 5, 2024

Steve Binnall
GO Land Surveying
414 Euclid Ave
Sandpoint, ID 83864

SUBJECT: MLD0021-24 Daystar

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 16017C0975E, 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,

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

Thursday, May 2, 2024

Bonner County Planning Department

RE: **PLAT REVIEW - DAYSTAR (MLD0021-24)**
SECTION 33, TOWNSHIP 57N, RANGE 1W

To Whom It May Concern:

The Ingress and Egress Easement will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

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)

May 8, 2024

Bonner County Planning Dept

DAYSTAR

MLD0021-24

SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST

RP57N01W336700A

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

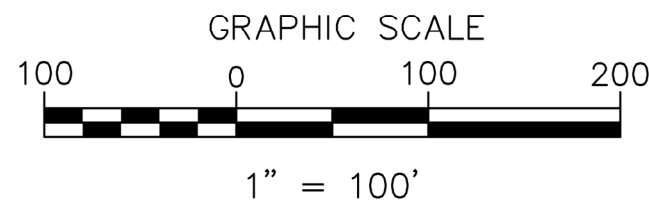
GIS Technician

Bonner County GIS

208-265-1469

landrecords@bonnercountyid.gov

Original DW: 13.07
Lot 1: 6.41
Lot 2: 7.43

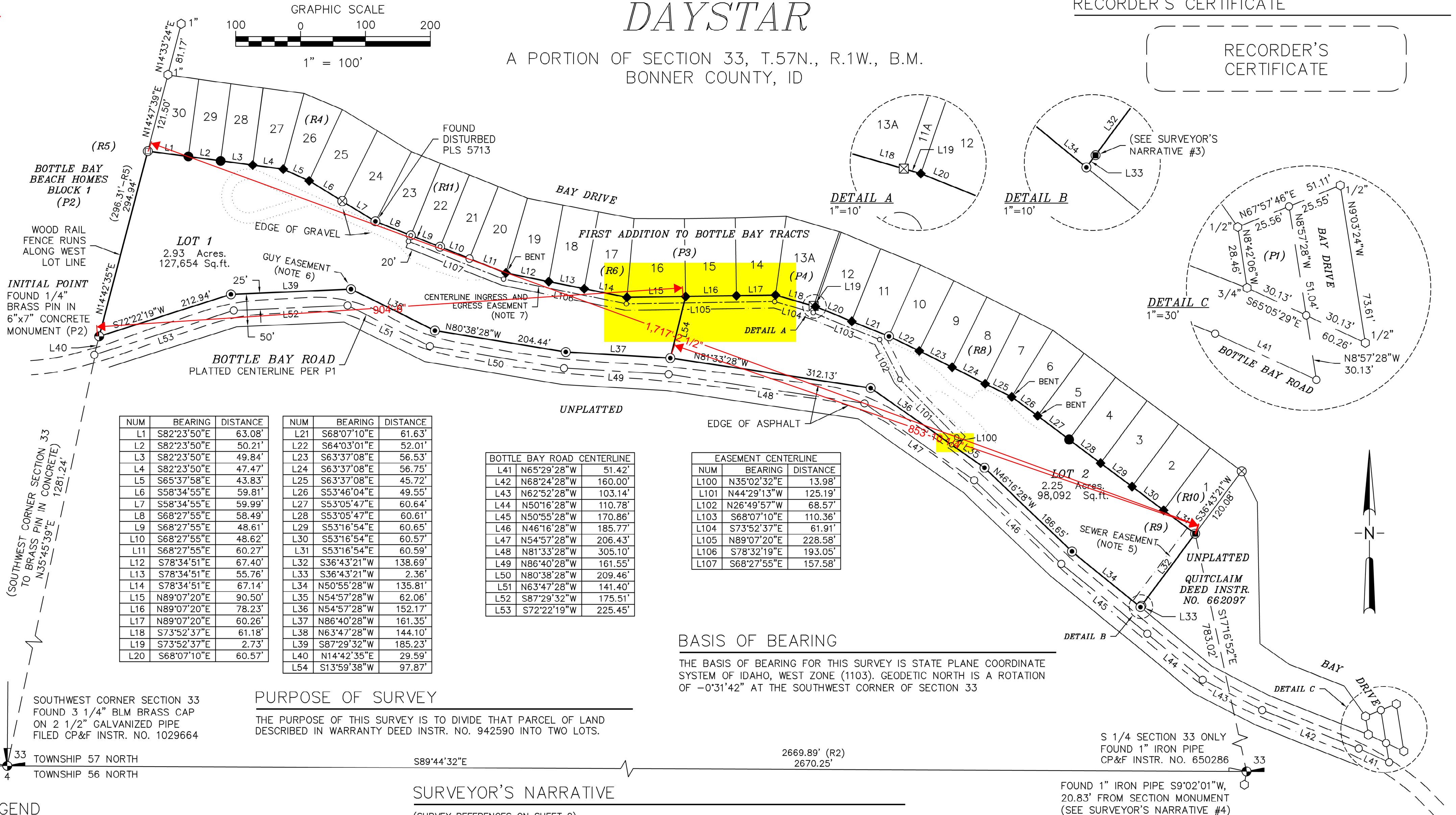


DAYSTAR

A PORTION OF SECTION 33, T.57N., R.1W., B.M.
BONNER COUNTY, ID

RECORDER'S CERTIFICATE

RECORDER'S
CERTIFICATE



PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTR. NO. 942590 INTO TWO LOTS.

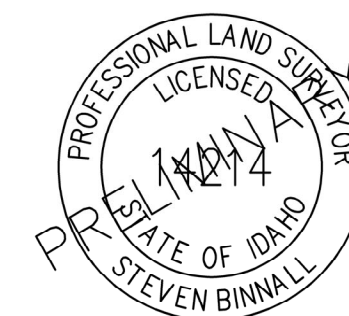
SURVEYOR'S NARRATIVE

(SURVEY REFERENCES ON SHEET 2)

- BOTTLE BAY ROAD IS PLATTED AS A 50' WIDE COUNTY ROAD IN (P1). THE RECORD RIGHT-OF-WAY IS HEREIN CALCULATED PER TIES TO RECOVERED PIPES FROM SAID SURVEY SET ALONG SOUTH BAY DRIVE PER SAID PLAT WHEN ROTATED TO A BEST FIT OF THE SOUTH RIGHT-OF-WAY OF BAY DRIVE (P1) BEING THE NORTH BOUNDARY OF (P3).
- AS NOTED IN (R5), THE EAST LINE OF BLOCK 1 PER (P2) IS IN CONFLICT WITH THE WEST LINE OF THIS PARCEL PER (P3). THE DIFFERENCE IN THE CALLED CENTERLINE OF THE PLATTED BOTTLE BAY ROAD RIGHT-OF-WAY IS COMPUTED PER THE RECORD (P3) CALLS AS THEY INTERSECT THE EXTENDED WEST LINE AS SURVEYED IN (R5).
- THE SOUTHEAST CORNER OF THIS PARCEL IS FOUND SET PER (R9) IN WHICH THE CORNER IS PLACED PER AN OFFSET OF THE EXISTING ROAD SURFACE RATHER THAN ADDRESSING THE PREVIOUSLY PLATTED RIGHT-OF-WAY PER (P1).
- THE SOUTH QUARTER CORNER OF SECTION 33 PER (P1) AND (P3) LEADS TO A PIPE RECOVERED AND HELD AS AN ACCESSORY PER CP&F INSTRUMENT NO. 650286, IN WHICH THE PERPETUATED POSITION OF THE SOUTH QUARTER CORNER IS REPORTED TO BE PER A 1965 LARGENT SURVEY AND IS USED AND ACCEPTED IN SURVEYS EVER SINCE.
- RESIDENTIAL SEWER EASEMENT INSTRUMENT NO. 960378 - NO LOCATION OR DIMENSIONS SPECIFIED.
- AVISTA EASEMENT INSTRUMENT NO. 811693 - 12' x 10' ANCHOR AND GUY LINE EASEMENT.
- EASEMENT AGREEMENT OF UNSPECIFIED WIDTH, ALONG EXISTING GRAVEL ROAD PER INSTRUMENT NO. 1025874, RECORDS OF BONNER COUNTY.

TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 RTK AND TS-15 EQUIPMENT. STATIC BASE OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00013468601=GROUND.



GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDPOINT, IDAHO 83864
(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 210406	DRAWING NO. 210406_DAYSTAR.dwg	SHEET 1 of 2
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DAYSTAR

A PORTION OF SECTION 33, T.57N., R.1W., B.M.
BONNER COUNTY, ID

OWNER’S CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT, DAYSTAR–SCHAFER, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT PORTION OF GOVERNMENT LOT 4, GOVERNMENT LOT 5, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING BETWEEN THE FIRST ADDITION TO BOTTLE BAY TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 34, RECORDS OF BONNER COUNTY, IDAHO, AND THE EXISTING COUNTY ROAD TO SAGLE; BOUNDED ON THE WEST BY THE EXTENSION OF THE WEST LINE OF LOT 30, FIRST ADDITION TO BOTTLE BAY TRACTS; AND BOUNDED ON THE EAST BY THE EXTENSION OF THE SOUTHEAST LINE OF LOT 1 OF SAID FIRST ADDITION TO BOTTLE BAY TRACTS, AND HAVE CAUSED THE PARCEL TO BE SUBDIVIDED, AND KNOWN AS DAYSTAR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, BEING A STANDARD BUREAU OF LAND MANAGEMENT 3 1/4” BRASS CAP ON A 2 1/2” GALVANIZED IRON PIPE; THENCE N35°45’39”E, 1281.24 FEET TO A 6 INCH X 7 INCH CONCRETE MONUMENT WITH BRASS PIN MARKING THE EASTERLY LINE OF BOTTLE BAY BEACH HOMES, FILED IN BOOK 2 OF PLATS AT PAGE 32, RECORDS OF BONNER COUNTY, AT THE NORTHERLY RIGHT–OF–WAY LINE OF BOTTLE BAY ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N14°42’35”E ALONG SAID EASTERLY LINE OF BOTTLE BAY BEACH HOMES 294.94 FEET TO THE SOUTHWESTERLY CORNER OF LOT 30 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS, FILED IN BOOK 2 OF PLATS AT PAGE 34, RECORDS OF BONNER COUNTY; THENCE GENERALLY SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID FIRST ADDITION TO BOTTLE BAY TRACTS, THE FOLLOWING THIRTEEN (13) COURSES:

1. S82°23’50”E, 210.60 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 26 & 27,
2. S65°37’58”E, 43.83 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 25 & 26,
3. S58°34’55”E, 119.80 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 23 & 24,
4. S68°27’55”E, 215.99 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 19 & 20,
5. S78°34’51”E, 190.30 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 16 & 17,
6. N89°07’20”E, 228.99 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 13 & 14, ALSO BEING THE SOUTHWEST CORNER OF LOT 13A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
7. S73°52’37”E, 63.91 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 12 & 13, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHERLY PORTION OF LOT 11A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
8. S68°07’10”E, 122.20 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 10 & 11,
9. S64°03’01”E, 52.01 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 9 & 10,
10. S63°37’08”E, 159.00 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 6 & 7,
11. S53°46’04”E, 49.55 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 5 & 6,
12. S53°05’47”E, 121.25 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 3 & 4, AND
13. S53°16’54”E, 181.81 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS;

THENCE S36°43’21”W ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 1, 141.05 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF BOTTLE BAY ROAD; THENCE ALONG SAID NORTHERLY RIGHT–OF–WAY LINE THE FOLLOWING NINE (9) COURSES:

1. N50°55’28”W 135.81 FEET,
2. N46°16’28”W 186.65 FEET,
3. N54°57’28”W 214.24 FEET,
4. N81°33’28”W 312.13 FEET,
5. N86°40’28”W 161.35 FEET,
6. N80°38’28”W 204.44 FEET,
7. N63°47’28”W 144.10 FEET,
8. S87°29’32”W 185.23 FEET,
9. S72°22’19”W 212.94 FEET TO THE POINT OF BEGINNING.

EASEMENT AGREEMENT INSTRUMENT NO. 1025874, RECORDS OF BONNER COUNTY.
AN INGRESS AND EGRESS EASEMENT, AS SHOWN ON SHEET 1, IS HEREBY GRANTED FOR THE BENEFIT OF LOT 1 FOR TEMPORARY USE UNTIL AN INDEPENDENT DRIVEWAY IS COMPLETED.

MARY E SCHAFER, MEMBER DATE
DAYSTAR–SCHAFER, LLC

JOHN B SCHAFER, MEMBER DATE
DAYSTAR–SCHAFER, LLC

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARY E SCHAFER AND JOHN B SCHAFER, KNOWN OR IDENTIFIED TO ME, TO BE THE MEMBERS OF DAYSTAR–SCHAFER, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____.

MY COMMISSION EXPIRES: _____

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE IS PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL IS PROVIDED BY BOTTLE BAY SEWER DISTRICT.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____, DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR

REFERENCES

- (P1) PLAT OF BOTTLE BAY TRACTS, BK 2, PG 9, INSTR. NO. 42186, BY LS 663 (1952)
- (P2) PLAT OF BOTTLE BAY BEACH HOMES, BK 2, PG 32, INSTR. NO. 60043, BY LS 650 (1957)
- (P3) PLAT OF FIRST ADDITION TO BOTTLE BAY TRACTS, BK 2, PG 34, INSTR. NO. 61802, BY LS 663 (1957)
- (P4) REPLAT OF LOT 11, BLOCK 1 BOTTLE BAY TRACTS & LOT 13, 1st ADDITION TO BOTTLE BAY TRACTS, BK 7, PG 232, INSTR. NO. 686083, BY PLS 5713 (2005)
- (P5) PLAT OF EWERS RETREAT, BK 14, PG 5, INSTR. NO. 938434, BY PLS 7156 (2019)
- (R1) RECORD OF SURVEY INSTR. NO. 281809, BY PLS 974 (1984)
- (R2) RECORD OF SURVEY INSTR. NO. 316993, BY PLS 2896 (1986)
- (R3) RECORD OF SURVEY INSTR. NO. 439275, BY PE/LS 1947 (1994)
- (R4) RECORD OF SURVEY INSTR. NO. 494204, BY PLS 7879 (1996)
- (R5) RECORD OF SURVEY INSTR. NO. 530839, BY PLS 4565 (1998)
- (R6) RECORD OF SURVEY INSTR. NO. 859917, BY PLS 14879 (2014)
- (R7) RECORD OF SURVEY INSTR. NO. 871199, BY PLS 7156 (2015)
- (R8) RECORD OF SURVEY INSTR. NO. 916372, BY PLS 7156 (2018)
- (R9) RECORD OF SURVEY INSTR. NO. 942574, BY PLS 6107 (2019)
- (R10) RECORD OF SURVEY INSTR. NO. 1009731, BY PLS 14879 (2022)
- (R11) RECORD OF SURVEY INSTR. NO. 1025124, BY PLS 14214 (2023)

COUNTY RECORDER’S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR DAYSTAR–SCHAFER LLC.
THIS ____ DAY OF _____, 2024, AT _____M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____,

FEE: \$ _____.

BONNER COUNTY RECORDER _____ DEPUTY CLERK _____

RECORDER’S
CERTIFICATE

COUNTY TREASURER’S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____,
APPROVED THIS ____, DAY OF _____, IN THE YEAR OF 2024

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY SURVEYOR

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

DATED THIS ____, DAY OF _____, 2024

BONNER COUNTY SURVEYOR

SURVEYOR’S CERTIFICATE


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




		GO LAND SURVEYING, PLLC	
		414 EUCLID AVE. SANDPOINT, IDAHO 83864 (208)-946-9203 stevenb@golandsurveying.com	
DRAWN BY SJB / LEM	PROJECT NO. 210406	DRAWING NO. 210406_DAYSTAR.dwg	SHEET 2 of 2

Summary of Comments on C:\Users\steve\Dropbox\GO Projects\210406_Schaffer\04-Drawing\210406_DAYSTAR 18x27 MLD (1)

Page: 1

 Number: 1 Author: Monica Carash Date: 5/2/2024 9:24:58 AM
Road name required

 Number: 2 Author: Matt Mulder Date: 5/2/2024 1:07:37 PM
This approach onto Bottle Bay road is currently permitted as a residential driveway only. If this is going to become a named road that provides access to multiple properties this approach will need to be upgraded to a road approach encroachment permit. Upgrades to the approach may be necessary to meet County standards.

DAYSTAR

A PORTION OF SECTION 33, T.57N., R.1W., B.M.
BONNER COUNTY, ID

OWNER'S CERTIFICATE

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COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, BEING A STANDARD BUREAU OF LAND MANAGEMENT 3 1/4" BRASS CAP ON A 2 1/2" GALVANIZED IRON PIPE; THENCE N35°16'30"E, 1281.24 FEET TO A 6 INCH X 7 INCH CONCRETE MONUMENT WITH DRAGG PIN MARKING THE EASTERLY LINE OF BOTTLE BAY BEACH HOMES, PLAT IN BOOK 2 OF PLATS AT PAGE 32, RECORDS OF BONNER COUNTY, AT THE NORTHERLY RIGHT-OF-WAY LINE OF BOTTLE BAY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N14°42'35"E ALONG SAID EASTERLY LINE OF BOTTLE BAY BEACH HOMES 294.94 FEET TO THE SOUTHWESTERLY CORNER OF LOT 30 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS, FILED IN BOOK 2 OF PLATS AT PAGE 34, RECORDS OF BONNER COUNTY; THENCE GENERALLY SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID FIRST ADDITION TO BOTTLE BAY TRACTS, THE FOLLOWING THIRTEEN (13) COURSES:

1. S82°23'50"E, 210.60 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 26 & 27,
2. S85°37'58"E, 43.83 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 25 & 26,
3. S58°34'55"E, 110.80 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 23 & 24,
4. S68°27'55"E, 215.99 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 19 & 20,
5. S78°34'51"E, 100.30 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 16 & 17,
6. N48°07'20"E, 228.98 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 13 & 14, ALSO BEING THE SOUTHWEST CORNER OF LOT 13A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
7. S73°52'37"E, 63.91 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 12 & 13, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHERLY PORTION OF LOT 11A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
8. S68°07'10"E, 122.20 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 10 & 11,
9. S64°03'01"E, 52.01 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 9 & 10,
10. S63°37'08"E, 159.00 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 6 & 7,
11. S53°40'04"E, 49.55 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 5 & 6,
12. S53°05'47"E, 121.25 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 3 & 4, AND
13. S53°10'54"E, 161.01 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS.

THENCE S35°43'21"W ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 1, 141.05 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BOTTLE BAY ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

1. N50°05'28"W 130.81 FEET,
2. N48°16'28"W 186.65 FEET,
3. N54°57'28"W 214.24 FEET,
4. N81°35'28"W 312.13 FEET,
5. N68°40'28"W 161.35 FEET,
6. N80°38'28"W 204.44 FEET,
7. N63°47'28"W 144.10 FEET,
8. S87°20'32"W 185.23 FEET,
9. S72°22'19"W 212.84 FEET TO THE POINT OF BEGINNING.

EASEMENT AGREEMENT INSTRUMENT NO. 1025874, RECORDS OF BONNER COUNTY, AN INGRESS AND EGRESS EASEMENT, AS SHOWN ON SHEET 1, IS HEREBY GRANTED FOR THE BENEFIT OF LOT 1 FOR TEMPORARY USE UNTIL AN INDEPENDENT DRIVEWAY IS COMPLETED.

MARY E SCHAFER, MEMBER DATE
DAYSTAR-SCHAFER, LLC

JOHN B SCHAFER, MEMBER DATE
DAYSTAR-SCHAFER, LLC

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARY E SCHAFER AND JOHN B SCHAFER, KNOWN OR IDENTIFIED TO ME, TO BE THE MEMBERS OF DAYSTAR-SCHAFER, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

I HAVE HEREIN SET MY HAND AND SEAL

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE IS PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL IS PROVIDED BY BOTTLE BAY SEWER DISTRICT.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR

RECORDS

- (F1) PLAT OF BOTTLE BAY TRACTS, BK 2, PG 3, INSTR. NO. 42100, BY LS 663 (1952)
- (F2) PLAT OF BOTTLE BAY BEACH HOMES, BK 2, PG 32, INSTR. NO. 60043, BY LS 650 (1957)
- (F3) PLAT OF FIRST ADDITION TO BOTTLE BAY TRACTS, BK 2, PG 34, INSTR. NO. 61802, BY LS 663 (1957)
- (F4) REPLAT OF LOT 11, BLOCK 1 BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, BK 7, PG 232, INSTR. NO. 686083, BY PLS 5713 (2005)
- (F5) PLAT OF EGRESS RETREAT, BK 14, PG 5, INSTR. NO. 938431, BY PLS 7156 (2018)
- (R1) RECORD OF SURVEY INSTR. NO. 201009, BY PLS 974 (1904)
- (R2) RECORD OF SURVEY INSTR. NO. 316003, BY PLS 2806 (1986)
- (R3) RECORD OF SURVEY INSTR. NO. 436225, BY PLS 1194 / (1994)
- (R4) RECORD OF SURVEY INSTR. NO. 494204, BY PLS 7879 (1996)
- (R5) RECORD OF SURVEY INSTR. NO. 530819, BY PLS 4565 (1988)
- (R6) RECORD OF SURVEY INSTR. NO. 059917, BY PLS 14079 (2014)
- (R7) RECORD OF SURVEY INSTR. NO. 871199, BY PLS 7156 (2015)
- (R8) RECORD OF SURVEY INSTR. NO. 916322, BY PLS 7156 (2018)
- (R9) RECORD OF SURVEY INSTR. NO. 942574, BY PLS 6107 (2019)
- (R10) RECORD OF SURVEY INSTR. NO. 1009731, BY PLS 14879 (2022)
- (R11) RECORD OF SURVEY INSTR. NO. 1025124, BY PLS 14214 (2023)

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR DAYSTAR-SCHAFER, LLC, THIS ____ DAY OF _____, 2024, AT ____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER

DEPUTY CLERK

RECORDER'S
CERTIFICATE

COUNTY TREASURER'S CERTIFICATE

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

APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY SURVEYOR

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

DATED THIS ____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

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



GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDPOINT, IDAHO 83864
(208) 466-6020
stevenb@golandsurveying.com

DRAWN BY: SJB / LEM PROJECT NO.: 210406 DRAWING NO.: 210406_DAYSTAR.dwg SHEET: 2 of 2

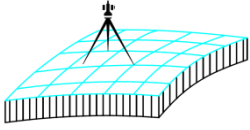


Number: 1

Author: alexander.feyen

Subject: Sticky Note Date: 6/5/2024 4:28:19 PM

Need will-serve letters



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

5/16/2024

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

Re: Plat Review – MLD0021-24 - Daystar

Dear Planning Dept.,

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

- 1) Label Basis of Bearing line on map.

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

Sincerely,

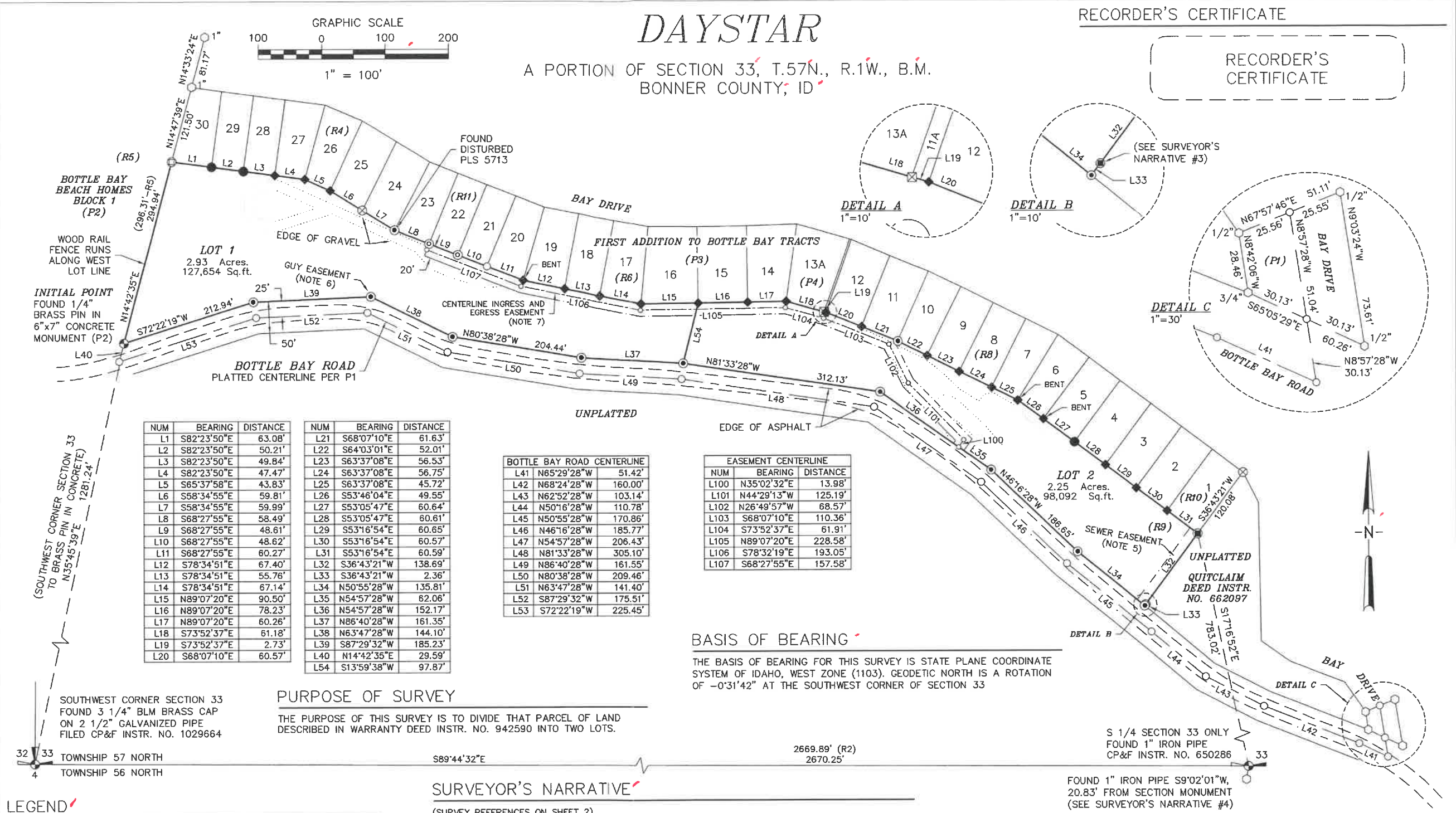
Tyson L.A. Glahe, PLS

DAYSTAR

A PORTION OF SECTION 33, T.57N., R.1W., B.M.
BONNER COUNTY, ID

RECORDER'S CERTIFICATE

RECORDER'S
CERTIFICATE



NUM	BEARING	DISTANCE
L1	S82°23'50"E	63.08'
L2	S82°23'50"E	50.21'
L3	S82°23'50"E	49.84'
L4	S82°23'50"E	47.47'
L5	S65°37'58"E	43.83'
L6	S58°34'55"E	59.81'
L7	S58°34'55"E	59.99'
L8	S68°27'55"E	58.49'
L9	S68°27'55"E	48.61'
L10	S68°27'55"E	48.62'
L11	S68°27'55"E	60.27'
L12	S78°34'51"E	67.40'
L13	S78°34'51"E	55.76'
L14	S78°34'51"E	67.14'
L15	N89°07'20"E	90.50'
L16	N89°07'20"E	78.23'
L17	N89°07'20"E	60.26'
L18	S73°52'37"E	61.18'
L19	S73°52'37"E	2.73'
L20	S68°07'10"E	60.57'

NUM	BEARING	DISTANCE
L21	S68°07'10"E	61.63'
L22	S64°03'01"E	52.01'
L23	S63°37'08"E	56.53'
L24	S63°37'08"E	56.75'
L25	S63°37'08"E	45.72'
L26	S53°46'04"E	49.55'
L27	S53°05'47"E	60.64'
L28	S53°05'47"E	60.61'
L29	S53°16'54"E	60.65'
L30	S53°16'54"E	60.57'
L31	S53°16'54"E	60.59'
L32	S36°43'21"W	138.69'
L33	S36°43'21"W	2.36'
L34	N50°55'28"W	135.81'
L35	N54°57'28"W	62.06'
L36	N54°57'28"W	152.17'
L37	N86°40'28"W	161.35'
L38	N63°47'28"W	144.10'
L39	S87°29'32"W	185.23'
L40	N14°42'35"E	29.59'
L54	S13°59'38"W	97.87'

BOTTLE BAY ROAD CENTERLINE		
L41	N65°29'28"W	51.42'
L42	N68°24'28"W	160.00'
L43	N62°52'28"W	103.14'
L44	N50°16'28"W	110.78'
L45	N50°55'28"W	170.86'
L46	N46°16'28"W	185.77'
L47	N54°57'28"W	206.43'
L48	N81°33'28"W	305.10'
L49	N86°40'28"W	161.55'
L50	N80°38'28"W	209.46'
L51	N63°47'28"W	141.40'
L52	S87°29'32"W	175.51'
L53	S72°22'19"W	225.45'

EASEMENT CENTERLINE		
L100	N35°02'32"E	13.98'
L101	N44°29'13"W	125.19'
L102	N26°49'57"W	68.57'
L103	S68°07'10"E	110.36'
L104	S73°52'37"E	61.91'
L105	N89°07'20"E	228.58'
L106	S78°32'19"E	193.05'
L107	S68°27'55"E	157.58'

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE COORDINATE SYSTEM OF IDAHO, WEST ZONE (1103). GEODETIC NORTH IS A ROTATION OF -0°31'42" AT THE SOUTHWEST CORNER OF SECTION 33

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTR. NO. 942590 INTO TWO LOTS.

SURVEYOR'S NARRATIVE

- (SURVEY REFERENCES ON SHEET 2)
- BOTTLE BAY ROAD IS PLATTED AS A 50' WIDE COUNTY ROAD IN (P1). THE RECORD RIGHT-OF-WAY IS HEREIN CALCULATED PER TIES TO RECOVERED PIPES FROM SAID SURVEY SET ALONG SOUTH BAY DRIVE PER SAID PLAT WHEN ROTATED TO A BEST FIT OF THE SOUTH RIGHT-OF-WAY OF BAY DRIVE (P1) BEING THE NORTH BOUNDARY OF (P3).
 - AS NOTED IN (R5), THE EAST LINE OF BLOCK 1 PER (P2) IS IN CONFLICT WITH THE WEST LINE OF THIS PARCEL PER (P3). THE DIFFERENCE IN THE CALLED CENTERLINE OF THE PLATTED BOTTLE BAY ROAD RIGHT-OF-WAY IS COMPUTED PER THE RECORD (P3) CALLS AS THEY INTERSECT THE EXTENDED WEST LINE AS SURVEYED IN (R5).
 - THE SOUTHEAST CORNER OF THIS PARCEL IS FOUND SET PER (R9) IN WHICH THE CORNER IS PLACED PER AN OFFSET OF THE EXISTING ROAD SURFACE RATHER THAN ADDRESSING THE PREVIOUSLY PLATTED RIGHT-OF-WAY PER (P1).
 - THE SOUTH QUARTER CORNER OF SECTION 33 PER (P1) AND (P3) LEADS TO A PIPE RECOVERED AND HELD AS AN ACCESSORY PER CP&F INSTRUMENT NO. 650286, IN WHICH THE PERPETUATED POSITION OF THE SOUTH QUARTER CORNER IS REPORTED TO BE PER A 1965 LARGENT SURVEY AND IS USED AND ACCEPTED IN SURVEYS EVER SINCE.
 - RESIDENTIAL SEWER EASEMENT INSTRUMENT NO. 960378 - NO LOCATION OR DIMENSIONS SPECIFIED.
 - AVISTA EASEMENT INSTRUMENT NO. 811693 - 12' x 10' ANCHOR AND GUY LINE EASEMENT.
 - EASEMENT AGREEMENT OF UNSPECIFIED WIDTH, ALONG EXISTING GRAVEL ROAD PER INSTRUMENT NO. 1025874, RECORDS OF BONNER COUNTY.

TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 RTK AND TS-15 EQUIPMENT. STATIC BASE OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00013468601=GROUND.

LEGEND

- COMPUTED POINT
- FOUND CORNER AS NOTED
- ◆ FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- ⊠ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 5713"
- ⊠ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 14879"
- ⊠ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 4565"
- ⊠ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 6107"
- FOUND PIPE (SIZE AS NOTED)
- ⊠ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- ⊠ SET 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP - "BINNALL 14214"



GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDPOINT, IDAHO 83864
(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 210406	DRAWING NO. 210406_DAYSTAR.dwg	SHEET 1 of 2
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DAYSTAR

A PORTION OF SECTION 33, T.57N., R.1W., B.M.
BONNER COUNTY, ID

OWNER’S CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT, DAYSTAR–SCHAFER, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT PORTION OF GOVERNMENT LOT 4, GOVERNMENT LOT 5, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING BETWEEN THE FIRST ADDITION TO BOTTLE BAY TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 34, RECORDS OF BONNER COUNTY, IDAHO, AND THE EXISTING COUNTY ROAD TO SAGLE; BOUNDED ON THE WEST BY THE EXTENSION OF THE WEST LINE OF LOT 30, FIRST ADDITION TO BOTTLE BAY TRACTS; AND BOUNDED ON THE EAST BY THE EXTENSION OF THE SOUTHEAST LINE OF LOT 1 OF SAID FIRST ADDITION TO BOTTLE BAY TRACTS, AND HAVE CAUSED THE PARCEL TO BE SUBDIVIDED, AND KNOWN AS DAYSTAR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, BEING A STANDARD BUREAU OF LAND MANAGEMENT 3 1/4” BRASS CAP ON A 2 1/2” GALVANIZED IRON PIPE; THENCE N35°45’39”E, 1281.24 FEET TO A 6 INCH X 7 INCH CONCRETE MONUMENT WITH BRASS PIN MARKING THE EASTERLY LINE OF BOTTLE BAY BEACH HOMES, FILED IN BOOK 2 OF PLATS AT PAGE 32, RECORDS OF BONNER COUNTY, AT THE NORTHERLY RIGHT–OF–WAY LINE OF BOTTLE BAY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE N14°42’35”E, 294.94 FEET TO THE SOUTHWESTERLY CORNER OF LOT 30 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS, FILED IN BOOK 2 OF PLATS AT PAGE 34, RECORDS OF BONNER COUNTY; THENCE GENERALLY SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID FIRST ADDITION TO BOTTLE BAY TRACTS, THE FOLLOWING THIRTEEN (13) COURSES:

- S82°23’50”E, 210.60 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 26 & 27,
- S65°37’58”E, 43.83 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 25 & 26,
- S58°34’55”E, 119.80 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 23 & 24,
- S68°27’55”E, 215.99 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 19 & 20,
- S78°34’51”E, 190.30 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 16 & 17,
- N89°07’20”E, 228.99 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 13 & 14, ALSO BEING THE SOUTHWEST CORNER OF LOT 13A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
- S73°52’37”E, 63.91 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 12 & 13, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHERLY PORTION OF LOT 11A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
- S68°07’10”E, 122.20 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 10 & 11,
- S64°03’01”E, 52.01 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 9 & 10,
- S63°37’08”E, 159.00 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 6 & 7,
- S53°46’04”E, 49.55 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 5 & 6,
- S53°05’47”E, 121.25 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 3 & 4, AND
- S53°16’54”E, 181.81 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS;

THENCE S36°43’21”W ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 1, 141.05 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF BOTTLE BAY ROAD; THENCE ALONG SAID NORTHERLY RIGHT–OF–WAY LINE THE FOLLOWING NINE (9) COURSES:

- N50°55’28”W 135.81 FEET,
- N46°16’28”W 186.65 FEET,
- N54°57’28”W 214.24 FEET,
- N81°33’28”W 312.13 FEET,
- N86°40’28”W 161.35 FEET,
- N80°38’28”W 204.44 FEET,
- N63°47’28”W 144.10 FEET,
- S87°29’32”W 185.23 FEET,
- S72°22’19”W 212.94 FEET TO THE POINT OF BEGINNING.

EASEMENT AGREEMENT INSTRUMENT NO. 1025874, RECORDS OF BONNER COUNTY.
AN INGRESS AND EGRESS EASEMENT, AS SHOWN ON SHEET 1, IS HEREBY GRANTED FOR THE BENEFIT OF LOT 1 FOR TEMPORARY USE UNTIL AN INDEPENDENT DRIVEWAY IS COMPLETED.

MARY E SCHAFER, MEMBER DATE
DAYSTAR–SCHAFER, LLC
JOHN B SCHAFER, MEMBER DATE
DAYSTAR–SCHAFER, LLC

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARY E SCHAFER AND JOHN B SCHAFER, KNOWN OR IDENTIFIED TO ME, TO BE THE MEMBERS OF DAYSTAR–SCHAFER, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE IS PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL IS PROVIDED BY BOTTLE BAY SEWER DISTRICT.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____, DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR

REFERENCES

- (P1) PLAT OF BOTTLE BAY TRACTS, BK 2, PG 9, INSTR. NO. 42186, BY LS 663 (1952)
- (P2) PLAT OF BOTTLE BAY BEACH HOMES, BK 2, PG 32, INSTR. NO. 60043, BY LS 650 (1957)
- (P3) PLAT OF FIRST ADDITION TO BOTTLE BAY TRACTS, BK 2, PG 34, INSTR. NO. 61802, BY LS 663 (1957)
- (P4) REPLAT OF LOT 11, BLOCK 1 BOTTLE BAY TRACTS & LOT 13, 1st ADDITION TO BOTTLE BAY TRACTS, BK 7, PG 232, INSTR. NO. 686083, BY PLS 5713 (2005)
- (P5) PLAT OF EWERS RETREAT, BK 14, PG 5, INSTR. NO. 938434, BY PLS 7156 (2019)
- (R1) RECORD OF SURVEY INSTR. NO. 281809, BY PLS 974 (1984)
- (R2) RECORD OF SURVEY INSTR. NO. 316993, BY PLS 2896 (1986)
- (R3) RECORD OF SURVEY INSTR. NO. 439275, BY PE/LS 1947 (1994)
- (R4) RECORD OF SURVEY INSTR. NO. 494204, BY PLS 7879 (1996)
- (R5) RECORD OF SURVEY INSTR. NO. 530839, BY PLS 4565 (1998)
- (R6) RECORD OF SURVEY INSTR. NO. 859917, BY PLS 14879 (2014)
- (R7) RECORD OF SURVEY INSTR. NO. 871199, BY PLS 7156 (2015)
- (R8) RECORD OF SURVEY INSTR. NO. 916372, BY PLS 7156 (2018)
- (R9) RECORD OF SURVEY INSTR. NO. 942574, BY PLS 6107 (2019)
- (R10) RECORD OF SURVEY INSTR. NO. 1009731, BY PLS 14879 (2022)
- (R11) RECORD OF SURVEY INSTR. NO. 1025124, BY PLS 14214 (2023)

COUNTY RECORDER’S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR DAYSTAR–SCHAFER LLC.
THIS ____ DAY OF _____, 2024, AT _____M..

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER

DEPUTY CLERK

RECORDER’S
CERTIFICATE

COUNTY TREASURER’S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____
APPROVED THIS ____, DAY OF _____, IN THE YEAR OF 2024

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY SURVEYOR

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

DATED THIS ____, DAY OF _____, 2024

BONNER COUNTY SURVEYOR

SURVEYOR’S CERTIFICATE

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

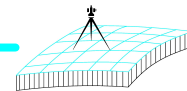


GO LAND SURVEYING, PLLC

414 EUCLID AVE.
SANDPOINT, IDAHO 83864
(208)-546-9203
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 210406	DRAWING NO. 210406_DAYSTAR.dwg	SHEET 2 of 2
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303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14478
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GO

Date _____

5/22/2024

Project / Job #

24-001BB Review MLD0021-24 - Daystar

Please submit payment by: 5/22/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0021-24 - Daystar	



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, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

Lot Closure Report - Lot : LOT 1

file- C:\Users\steve\Dropbox\GO Projects\210406_Schaffer\04-Drawing\210406_DAYSTAR.msg\lc_LOT 1.txt
Wednesday, April 17, 2024, 4:24:55p.m.

Starting location (North, East) = (397425.753, 453091.661)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
1	Line	N14°42'35"E	294.940	No	397711.026	453166.553
2	Line	S82°23'50"E	210.600	No	397683.162	453375.302
3	Line	S65°37'58"E	43.830	No	397665.079	453415.227
4	Line	S58°34'55"E	119.800	No	397602.630	453517.463
5	Line	S68°27'55"E	215.990	No	397523.347	453718.376
6	Line	S78°34'51"E	190.300	No	397485.671	453904.909
7	Line	N89°07'20"E	90.500	No	397487.057	453995.398
8	Line	S13°59'38"W	97.870	No	397392.092	453971.731
9	Line	N86°40'28"W	161.350	Yes	397401.452	453810.653
10	Line	N80°38'28"W	204.440	Yes	397434.697	453608.934
11	Line	N63°47'28"W	144.100	Yes	397498.338	453479.649
12	Line	S87°29'32"W	185.230	Yes	397490.234	453294.597
13	Line	S72°22'19"W	212.940	Yes	397425.748	453091.656

Ending location (North, East) = (397425.748, 453091.656)

Total Distance : 2171.890
Total Traverse Stations : 14
Misclosure Direction : N46°48'35"E (from ending location to starting location)
Misclosure Distance : 0.007
Error of Closure : 1:299123.6
Frontage : 908.060
Frontage/Perimeter : 41.8 percent
AREA : 127658.888 sq. ft. (straight segment added to close traverse)
= 2.930645 Acres

Lot Closure Report - Lot : LOT 2

file- C:\Users\steve\Dropbox\GO Projects\210406_Schaffer\04-Drawing\210406_DAYSTAR.msj\lc_LOT 2.txt
Wednesday, April 17, 2024, 4:35:14p.m.

Starting location (North, East) = (397392.096, 453971.729)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N13°59'38"E	97.870	No	397487.062	453995.396
2	Line	N89°07'20"E	138.490	No	397489.183	454133.869
3	Line	S73°52'37"E	63.910	No	397471.436	454195.266
4	Line	S68°07'10"E	122.200	No	397425.895	454308.663
5	Line	S64°03'01"E	52.010	No	397403.136	454355.429
6	Line	S63°37'08"E	159.000	No	397332.486	454497.870
7	Line	S53°46'04"E	49.550	No	397303.199	454537.839
8	Line	S53°05'47"E	121.250	No	397230.392	454634.796
9	Line	S53°16'54"E	181.810	No	397121.691	454780.532
10	Line	S36°43'21"W	141.050	No	397008.634	454696.193
11	Line	N50°55'28"W	135.810	Yes	397094.241	454590.761
12	Line	N46°16'28"W	186.650	Yes	397223.254	454455.877
13	Line	N54°57'28"W	214.240	Yes	397346.267	454280.472
14	Line	N81°33'28"W	312.130	Yes	397392.091	453971.725

Ending location (North, East) = (397392.091, 453971.725)

Total Distance : 1975.970

Total Traverse Stations : 15

Misclosure Direction : N39°17'13"E (from ending location to starting location)

Misclosure Distance : 0.007

Error of Closure : 1:289618.0

Frontage : 848.830

Frontage/Perimeter : 43.0 percent

AREA : 98104.767 sq. ft. (straight segment added to close traverse)
= 2.252176 Acres

Lot Closure Report - Lot : PARENT

file- C:\Users\laure\Dropbox\GO Projects\210406_Schaffer\04-Drawing\210406_DAYSTAR.msj\lc_PARENT.txt
Friday, April 12, 2024, 4:43:47p.m.

Starting location (North, East) = (397425.753, 453091.661)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N14°42'35"E	294.940	No	397711.026	453166.553
2	Line	S82°23'50"E	210.600	No	397683.162	453375.302
3	Line	S65°37'58"E	43.830	No	397665.079	453415.227
4	Line	S58°34'55"E	119.800	No	397602.630	453517.463
5	Line	S68°27'55"E	215.990	No	397523.347	453718.376
6	Line	S78°34'51"E	190.300	No	397485.671	453904.909
7	Line	N89°07'20"E	228.990	No	397489.179	454133.872
8	Line	S73°52'37"E	63.910	No	397471.431	454195.268
9	Line	S68°07'10"E	122.200	No	397425.890	454308.665
10	Line	S64°03'01"E	52.010	No	397403.132	454355.432
11	Line	S63°37'08"E	159.000	No	397332.482	454497.873
12	Line	S53°46'04"E	49.550	No	397303.195	454537.841
13	Line	S53°05'47"E	121.250	No	397230.388	454634.799
14	Line	S53°16'54"E	181.810	No	397121.687	454780.535
15	Line	S36°43'21"W	141.050	No	397008.629	454696.195
16	Line	N50°55'28"W	135.810	Yes	397094.236	454590.764
17	Line	N46°16'28"W	186.650	Yes	397223.250	454455.880
18	Line	N54°57'28"W	214.240	Yes	397346.262	454280.475
19	Line	N81°33'28"W	312.130	Yes	397392.087	453971.727
20	Line	N86°40'28"W	161.350	Yes	397401.446	453810.649
21	Line	N80°38'28"W	204.440	Yes	397434.692	453608.930
22	Line	N63°47'28"W	144.100	Yes	397498.333	453479.645
23	Line	S87°29'32"W	185.230	Yes	397490.228	453294.592
24	Line	S72°22'19"W	212.940	Yes	397425.742	453091.652

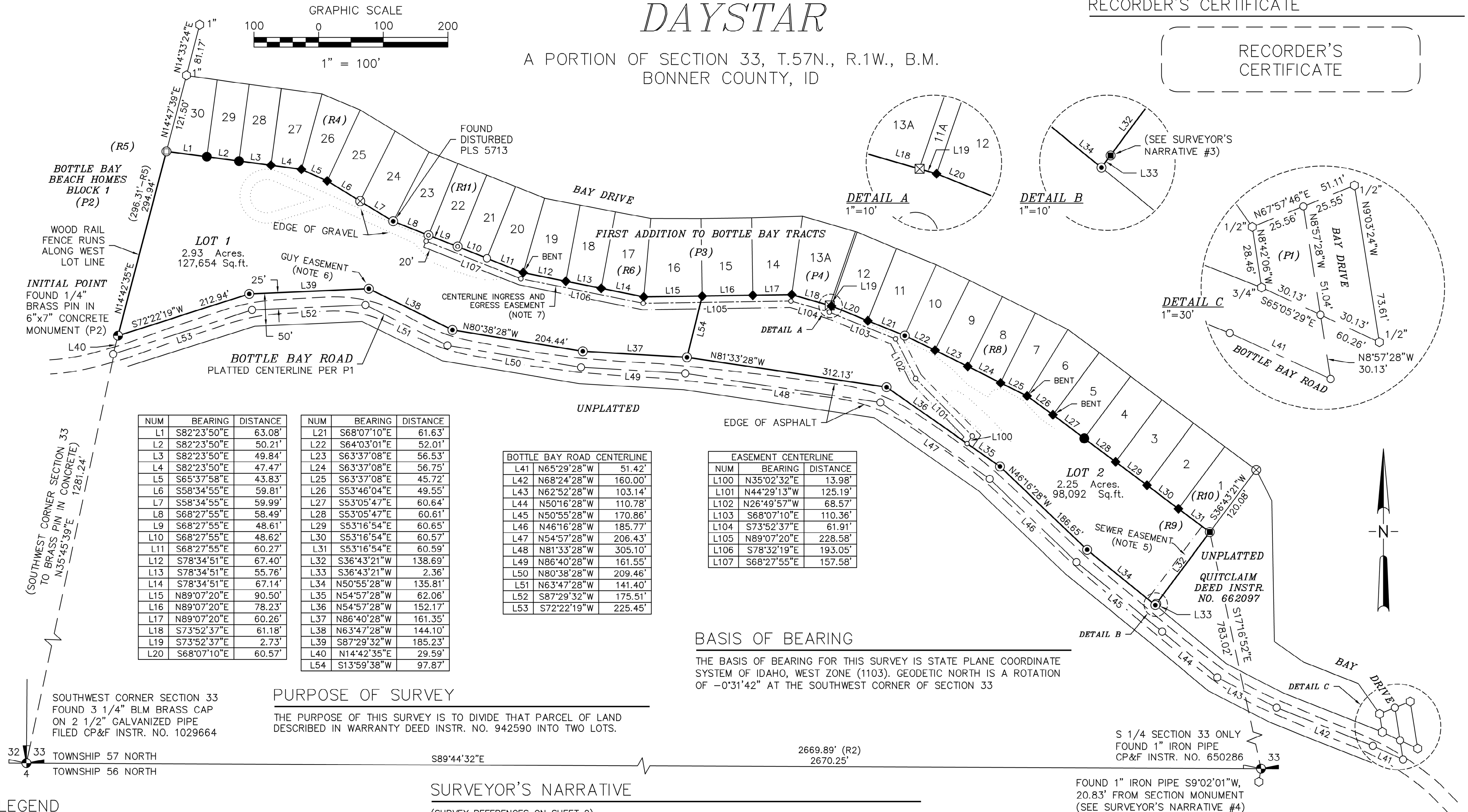
Ending location (North, East) = (397425.742, 453091.652)

Total Distance : 3952.120
Total Traverse Stations : 25
Misclosure Direction : N43°09'56"E (from ending location to starting location)
Misclosure Distance : 0.014
Error of Closure : 1:281225.3
Frontage : 1756.890
Frontage/Perimeter : 44.5 percent
AREA : 225768.448 sq. ft. (straight segment added to close traverse)
= 5.182930 Acres

DAYSTAR

A PORTION OF SECTION 33, T.57N., R.1W., B.M.
BONNER COUNTY, ID

RECORDER'S CERTIFICATE

RECORDER'S
CERTIFICATE

DAYSTAR

A PORTION OF SECTION 33, T.57N., R.1W., B.M.
BONNER COUNTY, ID

OWNER’S CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT, DAYSTAR–SCHAFER, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THAT PORTION OF GOVERNMENT LOT 4, GOVERNMENT LOT 5, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING BETWEEN THE FIRST ADDITION TO BOTTLE BAY TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 34, RECORDS OF BONNER COUNTY, IDAHO, AND THE EXISTING COUNTY ROAD TO SAGLE; BOUNDED ON THE WEST BY THE EXTENSION OF THE WEST LINE OF LOT 30, FIRST ADDITION TO BOTTLE BAY TRACTS; AND BOUNDED ON THE EAST BY THE EXTENSION OF THE SOUTHEAST LINE OF LOT 1 OF SAID FIRST ADDITION TO BOTTLE BAY TRACTS, AND HAVE CAUSED THE PARCEL TO BE SUBDIVIDED, AND KNOWN AS DAYSTAR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, BEING A STANDARD BUREAU OF LAND MANAGEMENT 3 1/4” BRASS CAP ON A 2 1/2” GALVANIZED IRON PIPE; THENCE N35°45’39”E, 1281.24 FEET TO A 6 INCH X 7 INCH CONCRETE MONUMENT WITH BRASS PIN MARKING THE EASTERLY LINE OF BOTTLE BAY BEACH HOMES, FILED IN BOOK 2 OF PLATS AT PAGE 32, RECORDS OF BONNER COUNTY, AT THE NORTHERLY RIGHT–OF–WAY LINE OF BOTTLE BAY ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N14°42’35”E ALONG SAID EASTERLY LINE OF BOTTLE BAY BEACH HOMES 294.94 FEET TO THE SOUTHWESTERLY CORNER OF LOT 30 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS, FILED IN BOOK 2 OF PLATS AT PAGE 34, RECORDS OF BONNER COUNTY; THENCE GENERALLY SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID FIRST ADDITION TO BOTTLE BAY TRACTS, THE FOLLOWING THIRTEEN (13) COURSES:

1. S82°23’50”E, 210.60 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 26 & 27,
2. S65°37’58”E, 43.83 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 25 & 26,
3. S58°34’55”E, 119.80 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 23 & 24,
4. S68°27’55”E, 215.99 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 19 & 20,
5. S78°34’51”E, 190.30 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 16 & 17,
6. N89°07’20”E, 228.99 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 13 & 14, ALSO BEING THE SOUTHWEST CORNER OF LOT 13A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
7. S73°52’37”E, 63.91 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 12 & 13, ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHERLY PORTION OF LOT 11A OF THE REPLAT OF LOT 11, BLOCK 1, BOTTLE BAY TRACTS & LOT 13, 1ST ADDITION TO BOTTLE BAY TRACTS, FILED AS INSTRUMENT #686083,
8. S68°07’10”E, 122.20 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 10 & 11,
9. S64°03’01”E, 52.01 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 9 & 10,
10. S63°37’08”E, 159.00 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 6 & 7,
11. S53°46’04”E, 49.55 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 5 & 6,
12. S53°05’47”E, 121.25 FEET TO THE SOUTHERLY CORNER COMMON TO LOTS 3 & 4, AND
13. S53°16’54”E, 181.81 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 OF THE FIRST ADDITION TO BOTTLE BAY TRACTS;

THENCE S36°43’21”W ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 1, 141.05 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF BOTTLE BAY ROAD; THENCE ALONG SAID NORTHERLY RIGHT–OF–WAY LINE THE FOLLOWING NINE (9) COURSES:

1. N50°55’28”W 135.81 FEET,
2. N46°16’28”W 186.65 FEET,
3. N54°57’28”W 214.24 FEET,
4. N81°33’28”W 312.13 FEET,
5. N86°40’28”W 161.35 FEET,
6. N80°38’28”W 204.44 FEET,
7. N63°47’28”W 144.10 FEET,
8. S87°29’32”W 185.23 FEET,
9. S72°22’19”W 212.94 FEET TO THE POINT OF BEGINNING.

EASEMENT AGREEMENT INSTRUMENT NO. 1025874, RECORDS OF BONNER COUNTY.

AN INGRESS AND EGRESS EASEMENT, AS SHOWN ON SHEET 1, IS HEREBY GRANTED FOR THE BENEFIT OF LOT 1 FOR TEMPORARY USE UNTIL AN INDEPENDENT DRIVEWAY IS COMPLETED.

MARY E SCHAFER, MEMBER DATE
DAYSTAR–SCHAFER, LLC

JOHN B SCHAFER, MEMBER DATE
DAYSTAR–SCHAFER, LLC

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARY E SCHAFER AND JOHN B SCHAFER, KNOWN OR IDENTIFIED TO ME, TO BE THE MEMBERS OF DAYSTAR–SCHAFER, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____.

MY COMMISSION EXPIRES: _____

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE IS PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL IS PROVIDED BY BOTTLE BAY SEWER DISTRICT.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____, DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR

REFERENCES

- (P1) PLAT OF BOTTLE BAY TRACTS, BK 2, PG 9, INSTR. NO. 42186, BY LS 663 (1952)
- (P2) PLAT OF BOTTLE BAY BEACH HOMES, BK 2, PG 32, INSTR. NO. 60043, BY LS 650 (1957)
- (P3) PLAT OF FIRST ADDITION TO BOTTLE BAY TRACTS, BK 2, PG 34, INSTR. NO. 61802, BY LS 663 (1957)
- (P4) REPLAT OF LOT 11, BLOCK 1 BOTTLE BAY TRACTS & LOT 13, 1st ADDITION TO BOTTLE BAY TRACTS, BK 7, PG 232, INSTR. NO. 686083, BY PLS 5713 (2005)
- (P5) PLAT OF EWERS RETREAT, BK 14, PG 5, INSTR. NO. 938434, BY PLS 7156 (2019)
- (R1) RECORD OF SURVEY INSTR. NO. 281809, BY PLS 974 (1984)
- (R2) RECORD OF SURVEY INSTR. NO. 316993, BY PLS 2896 (1986)
- (R3) RECORD OF SURVEY INSTR. NO. 439275, BY PE/LS 1947 (1994)
- (R4) RECORD OF SURVEY INSTR. NO. 494204, BY PLS 7879 (1996)
- (R5) RECORD OF SURVEY INSTR. NO. 530839, BY PLS 4565 (1998)
- (R6) RECORD OF SURVEY INSTR. NO. 859917, BY PLS 14879 (2014)
- (R7) RECORD OF SURVEY INSTR. NO. 871199, BY PLS 7156 (2015)
- (R8) RECORD OF SURVEY INSTR. NO. 916372, BY PLS 7156 (2018)
- (R9) RECORD OF SURVEY INSTR. NO. 942574, BY PLS 6107 (2019)
- (R10) RECORD OF SURVEY INSTR. NO. 1009731, BY PLS 14879 (2022)
- (R11) RECORD OF SURVEY INSTR. NO. 1025124, BY PLS 14214 (2023)

COUNTY RECORDER’S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR DAYSTAR–SCHAFER LLC. THIS ____ DAY OF _____, 2024, AT _____M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____,

FEE: \$ _____.

BONNER COUNTY RECORDER _____ DEPUTY CLERK _____

RECORDER’S
CERTIFICATE

COUNTY TREASURER’S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____, APPROVED THIS ____, DAY OF _____, IN THE YEAR OF 2024

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY SURVEYOR

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

DATED THIS ____, DAY OF _____, 2024

BONNER COUNTY SURVEYOR

SURVEYOR’S CERTIFICATE

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



		GO LAND SURVEYING, PLLC	
		414 EUCLID AVE. SANDPOINT, IDAHO 83864 (208)-946-9203 stevenb@golandsurveying.com	
DRAWN BY SJB / LEM	PROJECT NO. 210406	DRAWING NO. 210406_DAYSTAR.dwg	SHEET 2 of 2