

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



## Blue-line Collective Report Memorandum

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To: Jeremy & Kim Featherston

From: Rob Winningham, Planner

Date: June 3, 2024

**Subject: Blue-line review for MLD0023-24: JKF ESTATES**

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: **Dan Provolt**.

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

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### 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:<br><b>JKF Estates</b>        |  | File No:<br><b>MLD0023-24</b> |
| Received by:<br>Rob Winningham, Planner | Received from:<br>Provolt Land Surveying | Date Received:<br>5/7/2024    |

### Blueline Review

| Completed | Date      | Initial | Department/ Office                     |
|-----------|-----------|---------|--|
| X         | 6/3/2024  | RW      | Bonner County Planning Department      |
| X         | 5/9/2024  | AB      | Assessor's Office                      |
| X         | 5-7-24    | MM      | Bonner County Road & Bridge Department |
| X         | 5/7/2024  | MC      | GIS Department                         |
| X         | 5/19/2024 | TLAG    | County Surveyor                        |



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0023-24** **DATE OF REPORT:** 6/3/2024  
**APPLICANT:** Jeremy & Kim Featherston **PARCEL #:** RP028030000110A  
**SUBDIVISION NAME/LOTS:** JKF Estates

#### SUMMARY OF PROPOSAL:

The applicant is proposing to divide one 9.96 acre lot into one (1) 4.88-acre lot and one (1) 4.85-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 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. The applicant shall apply for and obtain an Administrative Exception for lot size prior to approval.
5. Note Basis of Bearing line on plat.
6. Correct spelling of lathe to lath.
7. Note proposed water source on plat.

## STANDARDS REVIEW:

| DOES PROJECT MEET ZONING DISTRICT MINIMUMS?  |     | No  | Rural 5 (R-5) |
|--|-----|---|---------------|
| 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 lift the sanitary restrictions on the property?: | N/A | 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           |
| 12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:              | 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.
1. The site does contain mapped slopes per USGS.
2. The site does not contain mapped wetlands per NWI.
3. The site does not contain frontage on a creek, stream or lake.
4. Parcel is within SFHA Zone D & Zone X per FIRM Panel Number 16017C0865E, Effective Date 11/18/2009. No further floodplain review is required on this proposal at this time.
5. The parcel is served by Hoodoo View Estates Water Corporation, individual septic system, West Pend Oreille Fire District, Avista Utilities and Lake Pend Oreille School District #83.
6. The lot is platted
7. The land use designation is Rural Residential and the zoning is Rural 5.
8. Access is via Old Priest River Road. This is a Bonner County owned and maintained right-of-way with a paved travel way.
9. The applicant purchased the parcel on March 5, 2024 per Instrument No. 1030910, Records of Bonner County.

## 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

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June 3, 2024

Dan Provolt  
Provolt Land Surveying, Inc.  
PO Box 580  
Ponderay, ID 83852

**SUBJECT: MLD0023-24: JKF ESTATES**

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
    - Parcel is within SFHA Zone D & Zone X per FIRM Panel Number 16017C0865E, Effective Date 11/18/2009. No further floodplain review is required on this proposal at this time
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - Complete.

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](mailto:gisgroup@bonnercountyid.gov)

Tuesday, May 7, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – JKF ESTATES (MLD0023-24)**  
**SECTION 34, TOWNSHIP 56N, RANGE 5W**

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)

May 9, 2024

Bonner County Planning Dept  
JKF ESTATES  
MLD0023-24  
SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST  
RP028030000110A

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](mailto:landrecords@bonnercountyid.gov)



JKF ESTATES

A REPLAT OF LOT 11, HOODOO VIEW ESTATES

SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER  
FOUND ILLEGIBLE  
ALUM. CAP BELOW  
ASPHALT SURFACE.  
CP&F FILED  
11-28-06



60'

QUARTER CORNER  
FOUND RAILROAD  
SPIKE IN ASPHALT  
CP&F INST. NO.  
845591

BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "HOODOO VIEW ESTATES",  
RECORDED IN BOOK 4 OF PLATS, PAGE 155, RECORDS OF BONNER COUNTY,  
IDAHO.

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. HOODOO VIEW ESTATES, BOOK 4 OF PLATS, PAGE 155
2. HOODOO VIEW ESTATES, REPLAT LOTS 7 & 8, BK. 5 PG. 3
3. HOODOO VIEW ESTATES, REPLAT LOTS 8A & 9, BK. 5 PG. 135
4. RECORD OF SURVEY BY PLS 15516, INST. NO. 928110

PURPOSE OF SURVEY/NARRATIVE

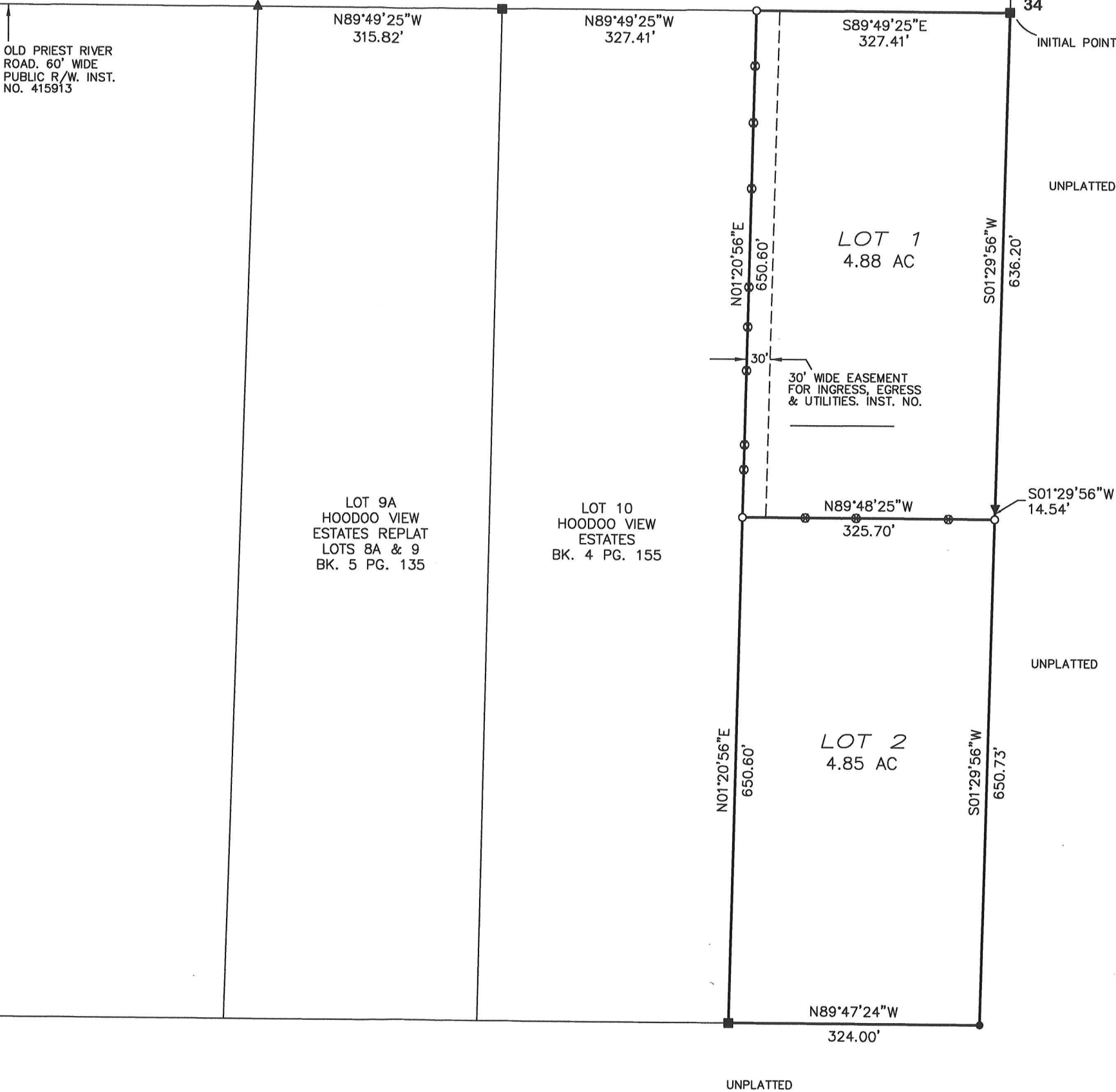
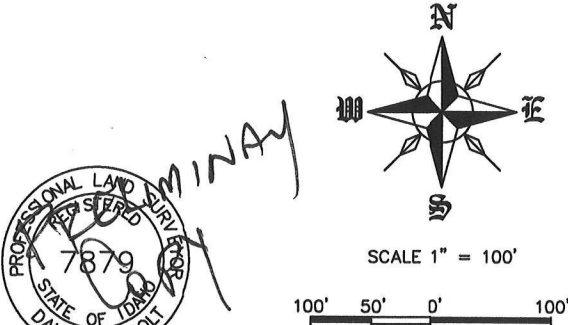
TO SHOW THE DIVISION OF LOT 11, HOODOO VIEW ESTATES INTO 2 LOTS BY  
THE PROCESS OF A MINOR LAND DIVISION. FOUND PLAT MONUMENTS WERE  
HELD FOR THE BOUNDARIES OF THIS LOT.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,  
UNLESS OTHERWISE NOTED
- FOUND 3/4" REBAR WITH ALUM. CAP BY RLS 775
- FOUND 3.5" ALUM. CAP BY PLS 853
- ▲ FOUND 3/4" REBAR, NO CAP
- ⊗ SET 4' WOOD LATHE ON LOT LINE
- ▼ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 15516

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY HOODOO VIEW ESTATES WATER CORPORATION  
SEWER SERVICE PROVIDED BY PRIVATE SEWER



JKF ESTATES

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

DATE:  
04-29-24  
SCALE:  
1"=100'  
PROJ. NO.:  
1507  
SHT. 1 OF 2

# JKF ESTATES

A REPLAT OF LOT 11, HOODOO VIEW ESTATES

SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JEREMY P. FEATHERSTON AND KIM D. FEATHERSON, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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 "JKF ESTATES" LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 11, HOODOO VIEW ESTATES AS RECORDED IN BOOK 4 OF PLATS, PAGE 155, RECORDS OF BONNER COUNTY, IDAHO.

JEREMY P. FEATHERSTON

KIM D. FEATHERSTON

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED JEREMY P. FEATHERSTON AND KIM D. FEATHERSTON 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. THE PLAT OF HOODOO VIEW ESTATES, BOOK 4 OF PLATS, PAGE 155 COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED NOVEMBER 20, 1992 AT INST. NO. 415915
2. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED NOVEMBER 8, 1993 AT INST. NO. 435223
3. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED NOVEMBER 8, 1993 AT INST. NO. 435224
4. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED NOVEMBER 9, 1993 AT INST. NO. 435289
5. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED MAY 6, 1994 AT INST. NO. 444916
6. CERTIFICATE OF INCORPORATION OF HOODOO VIEW ESTATES WATER CORPORATION, RECORDED JUNE 23, 1995 AT INST. NO. 467330

## 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 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, 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 "JKF ESTATES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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: \_\_\_\_\_

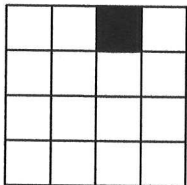
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

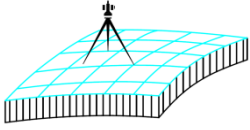
S.34, T.56N., R.5W., B.M.



JKF ESTATES

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

DATE: 04-29-24  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1507  
CAD FILE: S-MD-FEATHERSTON  
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](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

05/16/2024

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

Re: Plat Review – MLD0023-14 – JKF Estates

Dear Planning Dept.,

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

- 1) Note Basis of Bearing line on map.
- 2) Lath, not lathe.
- 3) Note proposed water source.

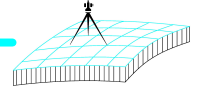
When these items have been addressed, the plat should be ready for signature.

Sincerely,

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](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

|           |       |
|-----------|-------|
| Invoice # | 14481 |
|-----------|-------|

Bill To:

Provolt

|      |
|------|
| Date |
|------|

5/22/2024

Project / Job #

24-001BE Review MLD0023-24 - JKF Estates

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  |
| MLD0023-24 - JKF Estates |        |



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%

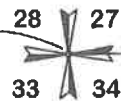
A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

# JKF ESTATES

A REPLAT OF LOT 11, HOODOO VIEW ESTATES

SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER  
FOUND ILLEGIBLE  
ALUM. CAP BELOW  
ASPHALT SURFACE.  
CP&F FILED  
11-28-06



60'

N89°49'37"W 2660.90'

UNPLATTED

QUARTER CORNER  
FOUND RAILROAD  
SPIKE IN ASPHALT  
CP&F INST. NO.  
845591

27

34

INITIAL POINT

## BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "HOODOO VIEW ESTATES",  
RECORDED IN BOOK 4 OF PLATS, PAGE 155, RECORDS OF BONNER COUNTY,  
IDAHO.

## 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

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3. HOODOO VIEW ESTATES, REPLAT LOTS 8A & 9, BK. 5 PG. 135
4. RECORD OF SURVEY BY PLS 15516, INST. NO. 928110

## PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE DIVISION OF LOT 11, HOODOO VIEW ESTATES INTO 2 LOTS BY  
THE PROCESS OF A MINOR LAND DIVISION. FOUND PLAT MONUMENTS WERE  
HELD FOR THE BOUNDARIES OF THIS LOT.

## LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 3/4" REBAR WITH ALUM. CAP BY RLS 775
- FOUND 3.5" ALUM. CAP BY PLS 853
- ▲ FOUND 3/4" REBAR, NO CAP
- ⊗ SET 4' WOOD LATHE ON LOT LINE
- ▼ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 15516

## WATER/SEWER NOTE

WATER SERVICE PROVIDED BY HOODOO VIEW ESTATES WATER CORPORATION  
SEWER SERVICE PROVIDED BY PRIVATE SEWER



SCALE 1" = 100'

100' 50' 0' 100'

OLD PRIEST RIVER  
ROAD, 60' WIDE  
PUBLIC R/W. INST.  
NO. 415913

N89°49'25"W  
315.82'

N89°49'25"W  
327.41'

S89°49'25"E  
327.41'

636.20'

UNPLATTED

LOT 1  
4.88 AC

N01°20'56"E  
650.60'

30'

30' WIDE EASEMENT  
FOR INGRESS, EGRESS  
& UTILITIES. INST. NO.

LOT 9A  
HOODOO VIEW  
ESTATES REPLAT  
LOTS 8A & 9  
BK. 5 PG. 135

LOT 10  
HOODOO VIEW  
ESTATES  
BK. 4 PG. 155

N89°48'25"W  
325.70'

S01°29'56"W  
14.54'

UNPLATTED

LOT 2  
4.85 AC

N01°20'56"E  
650.60'

S01°29'56"W  
650.73'

N89°47'24"W  
324.00'

UNPLATTED

JKF ESTATES

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

DATE:  
04-29-24  
SCALE:  
1"=100'  
PROJ. NO.:  
1507  
SHT. 1 OF 2

# JKF ESTATES

A REPLAT OF LOT 11, HOODOO VIEW ESTATES

SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JEREMY P. FEATHERSTON AND KIM D. FEATHERSTON, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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 "JKF ESTATES" LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 11, HOODOO VIEW ESTATES AS RECORDED IN BOOK 4 OF PLATS, PAGE 155, RECORDS OF BONNER COUNTY, IDAHO.

JEREMY P. FEATHERSTON

KIM D. FEATHERSTON

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED JEREMY P. FEATHERSTON AND KIM D. FEATHERSTON 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:

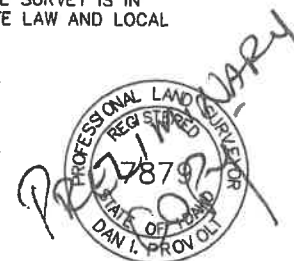
1. THE PLAT OF HOODOO VIEW ESTATES, BOOK 4 OF PLATS, PAGE 155
2. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED NOVEMBER 20, 1992 AT INST. NO. 415915
3. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED NOVEMBER 8, 1993 AT INST. NO. 435223
4. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED NOVEMBER 8, 1993 AT INST. NO. 435224
5. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED NOVEMBER 9, 1993 AT INST. NO. 435289
6. AN EASEMENT FOR ELECTRIC DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED MAY 6, 1994 AT INST. NO. 444916
7. CERTIFICATE OF INCORPORATION OF HOODOO VIEW ESTATES WATER CORPORATION, RECORDED JUNE 23, 1995 AT INST. NO. 467330

## 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 34, TOWNSHIP 56 NORTH, RANGE 5 WEST, 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 "JKF ESTATES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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: \_\_\_\_\_

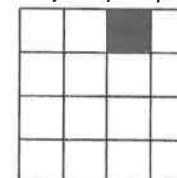
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.34, T.56N., R.5W., B.M.



JKF ESTATES

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

DATE: 04-29-24  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1507  
CAD FILE: S-M-D-FEATHERSTON  
SHT. 2 OF 2

Inverse With Area

TOTAL

Mon Apr 29 13:49:51 2024

| PntNo | Bearing       | Distance | Northing | Easting | Description |
|-------|---------------|----------|----------|---------|-------------|
| PP    |               |          | 6748.69  | 6976.17 |             |
|       | S 89°49'25" E | 327.41   |          |         |             |
| PP    |               |          | 6747.68  | 7303.58 |             |
|       | S 01°29'56" W | 1301.47  |          |         |             |
| PP    |               |          | 5446.65  | 7269.54 |             |
|       | N 89°47'24" W | 324.00   |          |         |             |
| PP    |               |          | 5447.84  | 6945.54 |             |
|       | N 01°20'56" E | 1301.21  |          |         |             |
| PP    |               |          | 6748.69  | 6976.17 |             |

Closure Error Distance> 0.0000

Total Distance Inversed> 3254.09

Area: 423754, 9.73

## Inverse With Area

L2

Mon Apr 29 13:50:27 2024

| PntNo                            | Bearing       | Distance | Northing | Easting | Description |
|----------------------------------|---------------|----------|----------|---------|-------------|
| PP                               |               |          | 6097.16  | 7286.56 |             |
|                                  | S 01°29'56" W | 650.73   |          |         |             |
| PP                               |               |          | 5446.65  | 7269.54 |             |
|                                  | N 89°47'24" W | 324.00   |          |         |             |
| PP                               |               |          | 5447.84  | 6945.54 |             |
|                                  | N 01°20'56" E | 650.60   |          |         |             |
| PP                               |               |          | 6098.26  | 6960.86 |             |
|                                  | S 89°48'25" E | 325.70   |          |         |             |
| PP                               |               |          | 6097.16  | 7286.56 |             |
| Closure Error Distance> 0.0000   |               |          |          |         |             |
| Total Distance Inversed> 1951.04 |               |          |          |         |             |
| Area: 211323, 4.85               |               |          |          |         |             |



## Inverse With Area

L1

Mon Apr 29 13:50:12 2024

| PntNo                            | Bearing       | Distance | Northing | Easting | Description |
|----------------------------------|---------------|----------|----------|---------|-------------|
| PP                               |               |          | 6747.68  | 7303.58 |             |
|                                  | S 01°29'56" W | 650.74   |          |         |             |
| PP                               |               |          | 6097.16  | 7286.56 |             |
|                                  | N 89°48'25" W | 325.70   |          |         |             |
| PP                               |               |          | 6098.26  | 6960.86 |             |
|                                  | N 01°20'56" E | 650.60   |          |         |             |
| PP                               |               |          | 6748.69  | 6976.17 |             |
|                                  | S 89°49'25" E | 327.41   |          |         |             |
| PP                               |               |          | 6747.68  | 7303.58 |             |
| Closure Error Distance> 0.0000   |               |          |          |         |             |
| Total Distance Inversed> 1954.45 |               |          |          |         |             |

Area: 212431, 4.88