

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: Jeff & Jayne Baker

From: Alex Feyen, Planner

Date: June 18, 2024

Subject: Blue-line review for MLD0024-24 Baker Acres

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

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

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: Baker Acres		File No: MLD0024-24
Received by: Alex Feyen, Planner	Received from: Glahe & Associates	Date Received: 05/16/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	6/18/2024	AF	Bonner County Planning Department
Comment	5/22/2024	AB	Assessor's Office
Comment	5-17-24	MM	Bonner County Road & Bridge Department
X	5/16/2024	MC	GIS Department
X	6/18/2024	JA	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0024-24**

DATE OF REPORT: 6/18/2024

APPLICANT: Jeff & Jayne Baker

PARCEL #: RP54N04W149300A

SUBDIVISION NAME/LOTS: Baker Acres

SUMMARY OF PROPOSAL:

Dividing one (1) 10-acre parcel into two (2) 4.98-acre lots.

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. Per BCRC 12-646 (C) The "initial point" and description thereof, shall be indicated on the drawing and the location and description in conformance with Idaho Code.
4. Please show status of all roads.
5. There appears to be no access to proposed Lot 2. Please show how Lot 2 has legal access.
6. The preliminary plat says Baker Subdivision but the application says Baker Acres. Please specify.
7. Please show all easements per BCRC 12-660(2)(a). If the existing driveway going to the South is an access easement please call out the instrument number or indicate the dedication with this plat.
8. Please remove Surveyor's Narrative Note #1.

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

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

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

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

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

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

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

12-626.A Environmental Features: **Yes**

FINDINGS:

12-660 (D) (2) (f) Site area minimum: **Yes**

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.
3. The proposed lots will be served by individual wells and individual septic systems.
4. The proposed lots will be served by Northern Lights, Inc, and Spirit Lake Fire District.
5. The proposed lots are accessed off Glory Drive, a privately owned and maintained road.
6. The proposed lot sizes are compliant under 12-411 Note 2.

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

June 18, 2024

Glahe & Associates
303 Church Street
Sandpoint, ID 83864

SUBJECT: MLD0024-24 Baker Acres

Dear Project Representative,

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

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - JRJ, 5.20.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1125E, 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 16, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – BAKER SUBDIVISION (MLD0024-24)**
SECTION 14, TOWNSHIP 54N, RANGE 4W

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 22, 2024

Bonner County Planning Dept
BAKER SUBDIVISION
MLD0024-24
SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST
RP54N04W149300A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat. Please address the following:

Owner took title as Jeff J Baker

Owners took title as community property with right of survivorship


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


Summary of Comments on MLD0024-24 Blueline Plat.pdf


Page: 1


 Number: 1 Author: alexander.feyen Subject: Sticky Note Date: 6/18/2024 7:55:18 AM
Baker Acres?


 Number: 2 Author: Monica Carash Date: 5/16/2024 2:20:15 PM
Identify as Elk Ridge Road

 Number: 3 Author: alexander.feyen Subject: Sticky Note Date: 6/18/2024 8:00:31 AM
Status of Four Wheel Drive & Quiet Hills

 Number: 4 Author: alexander.feyen Subject: Sticky Note Date: 6/18/2024 7:57:07 AM
How is Lot 2 accessed?

 Number: 5 Author: alexander.feyen Subject: Sticky Note Date: 6/18/2024 7:57:48 AM
Missing Initial Point

 Number: 6 Author: Matt Mulder Date: 5/17/2024 11:39:31 AM
Specify all road names and that they are private roads.

 Number: 7 Author: Monica Carash Date: 5/16/2024 2:19:47 PM
Identify as Glory Drive

BAKER SUBDIVISION
LYING IN A PORTION OF THE SE ¼ OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT JEFF BAKER AND JAYNE GARRETT BAKER, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'BAKER SUBDIVISION' BEING A PORTION OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

JEFF BAKER DATE

JAYNE GARRETT BAKER DATE

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF , 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS DAY OF , 2024.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL.
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEM

ACKNOWLEDGMENT

STATE OF
COUNTY OF

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

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF
COUNTY OF

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

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

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

TYSON L.A. GLAHE, PLS 14879 DATE

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF , 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2024, AT IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE & ASSOCIATES, INC., AS INSTRUMENT NO. .

COUNTY RECORDER BY DEPUTY

\$ FEE


PLACE RECORDING LABEL HERE


PREPARED FOR:
JEFF BAKER
PO BOX 374
ATHOL, ID 83801





1/4	Section	Range	TOWNSHIP	54N	4W	RANGE	BOISE MERIDIAN
14							
PROJECT # 24-0304 BAKER							
DRAWING NAME: 24-0304 BAKER 160 TLO							
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Bozeman, Idaho 83704 208-295-4474						Scale: N/A Checked By: TLAG Drawn By: TLAG Plot Date: 5/14/2024 Sheet: 2 of 2	


Page: 2

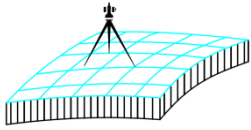
 Number: 1 Author: alexander.feyen Subject: Sticky Note Date: 6/18/2024 7:55:30 AM
Baker Acres?

 Number: 2 Author: alexander.feyen Subject: Sticky Note Date: 6/18/2024 7:58:48 AM
Baker Acres?

 Number: 3 Author: Andrea Ballard Date: 5/22/2024 2:14:28 PM
as community property with right of survivorship

 Number: 4 Author: Andrea Ballard Date: 5/22/2024 2:11:59 PM
Jeff J. Baker per title report

 Number: 5 Author: Andrea Ballard Date: 5/22/2024 2:12:09 PM
Jeff J. Baker



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

June 4, 2024

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

Re: Plat Review – MLD0024-24 – Baker Subdivision

Dear Planning Dept.,

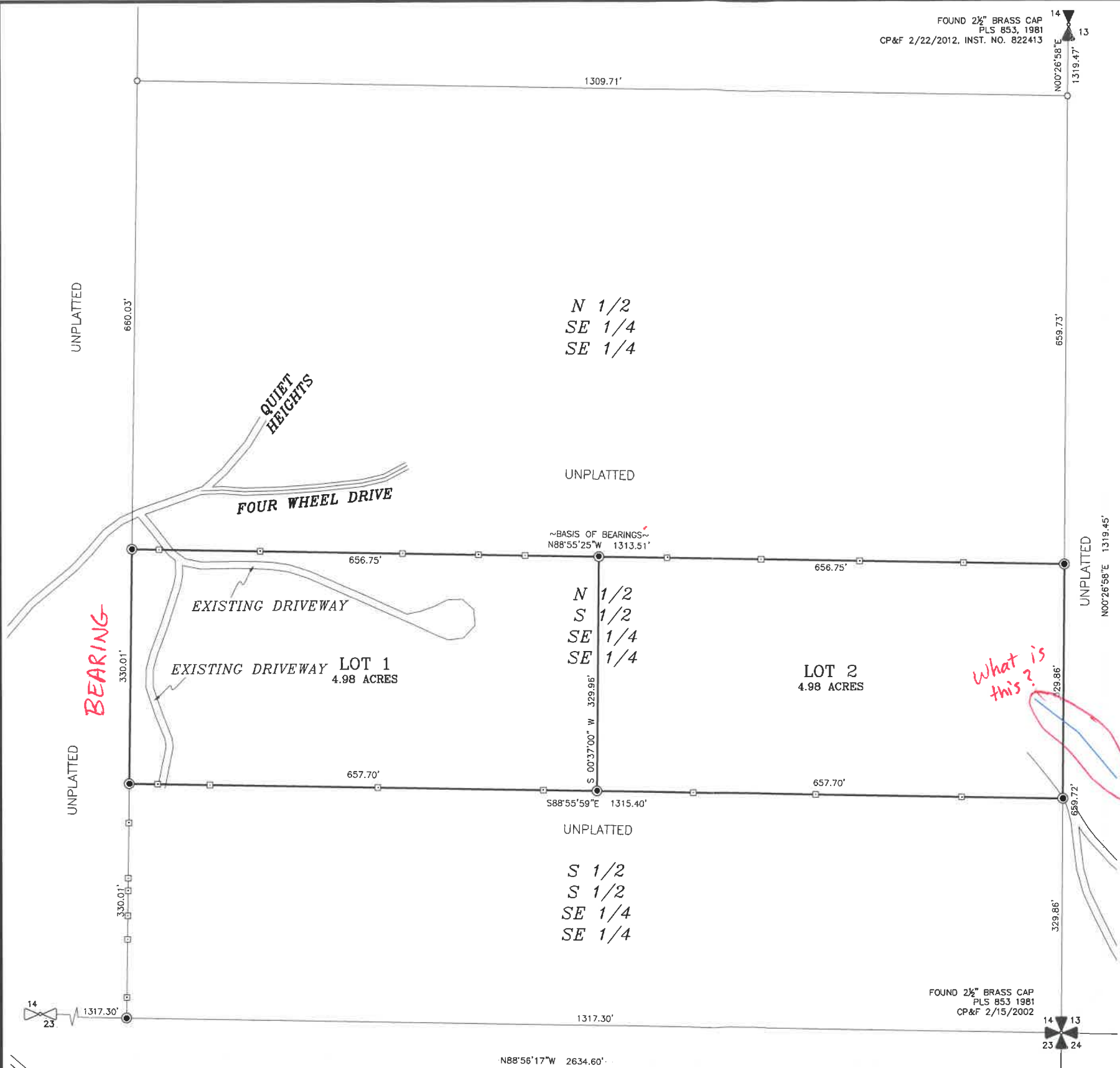
I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Legal access should be provided to Lot 1 and through Lot 1 to Lot 2.
- 2) The roads' centerlines, right-of-way lines, width, status (public or private) should be listed along with the recording info of the source.
- 3) Reference should be made to all surveys of record within or crossing or adjoining the plat.
- 4) The S1/4 corner needs a description.
- 5) How the section was subdivided should be explained.
- 6) The locatable easements of record should be shown on the plat.
- 7) The bearing of the east line of Lot 2 differs between the closure sheet and the plat.
- 8) Other items marked in red on sheets 1 and 2.

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

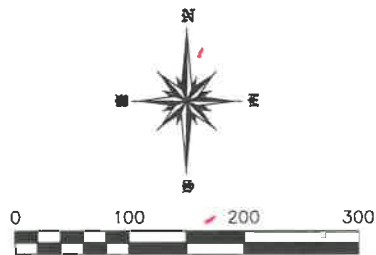
Sincerely,

Joel L. Andring, PLS



BAKER SUBDIVISION

LYING IN A PORTION OF THE SE 1/4 OF SECTION 14, TOWNSHIP 54N, RANGE 4W, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET PREVIOUSLY, 5/8" X 24" REBAR AND CAP, PLS 14879
- SET PREVIOUSLY SPIKE AND LATH ON LINE
- CALCULATED POINT, NOTHING SET
- REFERENCE RECORD OF SURVEY, PLS 14879, INST. NO. 1009732 8/11/2022

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THESE LOTS HAVE NO SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 16017C1125E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 22462924, DATED OCTOBER 27, 2022.

A RESERVATION OF MINERAL RIGHTS AS CONTAINED IN A/AN DEED RECORDED ON NOVEMBER 11, 1907, AS INSTRUMENT NO. 2374, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH ANY AND ALL ASSIGNMENTS OF THE ABOVE-REFERENCED MINERAL AND/OR ROYALTY INTEREST, AND THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH THIS INTEREST, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.

SUBJECT TO ALL MATTERS, TERMS AND CONDITIONS CONTAINED IN A/AN QUIT CLAIM DEED. RECORDED: DECEMBER 4, 1953, INSTRUMENT NO.: 47655, RECORDS OF BONNER COUNTY, IDAHO.

EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN STATUTORY WARRANTY DEED. EXECUTED BY: REFORESTATION, INC., A WASHINGTON CORPORATION. RECORDED: MARCH 20, 1972, INSTRUMENT NO.: 139279, RECORDS OF BONNER COUNTY, IDAHO.

EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN STATUTORY WARRANTY DEED. EXECUTED BY: REFORESTATION, INC., A WASHINGTON CORPORATION. RECORDED: SEPTEMBER 22, 1980, INSTRUMENT NO.: 233170, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: NORTHERN LIGHTS, INC. PURPOSE: PUBLIC UTILITIES. RECORDED: MARCH 8, 1999, INSTRUMENT NO.: 541035, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES. GRANTED TO: RICHARD D. SANDERS. PURPOSE: INGRESS, EGRESS AND UTILITIES, RECORDED: JUNE 28, 2021, INSTRUMENT NO.: 986136, RECORDS OF BONNER COUNTY, IDAHO.

ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED AUGUST 11, 2022 AS INSTRUMENT NO. 1009732, RECORDS OF BONNER COUNTY, IDAHO.

BASIS OF BEARING

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

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0009257856. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°46'11" AT THE SOUTHEAST CORNER OF SECTION 14.

SURVEYOR'S NARRATIVE

- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NO ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN QUIT CLAIM DEED, RECORDED AS INSTRUMENT NO. 1005321, RECORDS OF BONNER COUNTY IDAHO AND CREATE 2 CONFORMING LOTS FROM AN EXISTING PARCEL. EXISTING CORNERS WERE FOUND AS SHOWN HERE ON. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	14	54 N	4 W		
PROJECT #: 24-030A BAKER DRAWING NAME: 24-030A BAKER MLD TDLG					

BAKER SUBDIVISION

GLAZE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'
Checked By: TLAG
Drawn By: TDLG
Plot Date: 5/14/2024
Sheet: 1 of 2

PREPARED FOR:
JEFF BAKER
PO BOX 374
ATHOL, ID 83801

BAKER SUBDIVISION

LYING IN A PORTION OF THE SE 1/4 OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JEFF BAKER AND JAYNE GARRETT BAKER, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'BAKER SUBDIVISION' BEING A PORTION OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

JEFF BAKER DATE

JAYNE GARRETT BAKER DATE

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF , 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS DAY OF , 2024.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEM

ACKNOWLEDGMENT

STATE OF

COUNTY OF

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

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

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

TYSON L.A. GLAHE, PLS 14879

DATE

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF , 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2024, AT IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY

\$ FEE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

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

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

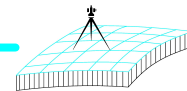
MY COMMISSION EXPIRES:



PREPARED FOR:
JEFF BAKER
PO BOX 374
ATHOL, ID 83801

				<p>BAKER SUBDIVISION</p> <p>GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474</p>		<p>Scale: N/A</p> <p>Checked By: TLAG Drawn By: TDLG</p> <p>Plot Date: 5/14/2024 Sheet: 2 of 2</p>	
PROJECT # 24-030A BAKER DRAWING NAME: 24-30A BAKER MLD TDLG							

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



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14587
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Glahe

Date _____

6/6/2024

Project / Job #

24-001BL Review MLD0024-24 - Baker Subdiv

Please submit payment by: 6/21/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0024-24 - Baker Subdivision	



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

THANK YOU FOR YOUR BUSINESS

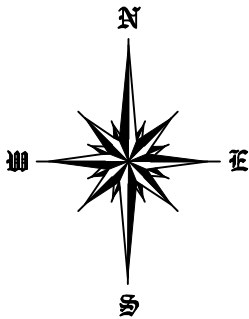
ALL INVOICES ARE DUE UPON RECEIPT

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

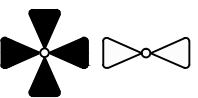
A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

BAKER SUBDIVISION

LYING IN A PORTION OF THE SE ¼ OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.

- SET PREVIOUSLY, 5/8" X 24" REBAR AND CAP, PLS 14879
- SET PREVIOUSLY SPIKE AND LATH ON LINE
- CALCULATED POINT, NOTHING SET

REFERENCE
RECORD OF SURVEY, PLS 14879, INST. NO. 1009732 8/11/2022

GENERAL NOTES

A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

C) THESE LOTS HAVE NO SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 16017C1125E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 22462924, DATED OCTOBER 27, 2022.

A RESERVATION OF MINERAL RIGHTS AS CONTAINED IN A/AN DEED RECORDED ON NOVEMBER 11, 1907, AS INSTRUMENT NO. 2374, RECORDS OF BONNER COUNTY, IDAHO. TOGETHER WITH ANY AND ALL ASSIGNMENTS OF THE ABOVE-REFERENCED MINERAL AND/OR ROYALTY INTEREST, AND THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH THIS INTEREST, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.

SUBJECT TO ALL MATTERS, TERMS AND CONDITIONS CONTAINED IN A/AN QUIT CLAIM DEED. RECORDED: DECEMBER 4, 1953, INSTRUMENT NO.: 47655, RECORDS OF BONNER COUNTY, IDAHO.

EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN STATUTORY WARRANTY DEED. EXECUTED BY: REFORESTATION, INC., A WASHINGTON CORPORATION RECORDED: MARCH 20, 1972, INSTRUMENT NO.: 139279, RECORDS OF BONNER COUNTY, IDAHO.

EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN STATUTORY WARRANTY DEED. EXECUTED BY: REFORESTATION, INC., A WASHINGTON CORPORATION RECORDED: SEPTEMBER 22, 1980, INSTRUMENT NO.: 233170, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: NORTHERN LIGHTS, INC. PURPOSE: PUBLIC UTILITIES RECORDED: MARCH 8, 1999, INSTRUMENT NO.: 541035, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES. GRANTED TO: RICHARD D. SANDERS PURPOSE: INGRESS, EGRESS AND UTILITIES, RECORDED: JUNE 28, 2021, INSTRUMENT NO.: 986136, RECORDS OF BONNER COUNTY, IDAHO.

ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED AUGUST 11, 2022 AS INSTRUMENT NO. 1009732, RECORDS OF BONNER COUNTY, IDAHO.

PLACE RECORDING
LABEL HERE

PREPARED FOR:
JEFF BAKER
PO BOX 374
ATHOL, ID 83801

BASIS OF BEARING

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

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00009257856. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°46'11" AT THE SOUTHEAST CORNER OF SECTION 14.

SURVEYOR'S NARRATIVE

- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP. NO ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN QUIT CLAIM DEED, RECORDED AS INSTRUMENT NO. 1005321, RECORDS OF BONNER COUNTY IDAHO AND CREATE 2 CONFORMING LOTS FROM AN EXISTING PARCEL. EXISTING CORNERS WERE FOUND AS SHOWN HERE ON. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.



1/4	Section	Township	Range	MONTANA	IDAHO
	14	54 N	4 W		
PROJECT #: 24-030A BAKER					
DRAWING NAME: 24-030A BAKER MLD TDLG					
BAKER SUBDIVISION					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1"=100'	
Checked By: TLG		Drawn By: TDLG		Plot Date: 5/14/2024	Sheet: 1 of 2

BAKER SUBDIVISION

LYING IN A PORTION OF THE SE¼ OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JEFF BAKER AND JAYNE GARRETT BAKER, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'BAKER SUBDIVISION' BEING A PORTION OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

JEFF BAKER _____ DATE _____

JAYNE GARRETT BAKER _____ DATE _____

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR _____

PLANNING DIRECTOR

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

PLANNING DIRECTOR _____

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEM

ACKNOWLEDGMENT

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

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

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAYNE GARRETT BAKER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

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

SURVEYOR’S CERTIFICATE

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

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



COUNTY TREASURER’S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER _____

RECORDER’S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, AT _____ M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____
\$ _____ FEE

PLACE RECORDING LABEL HERE

PREPARED FOR:
JEFF BAKER
PO BOX 374
ATHOL, ID 83801

1/4	Section	Township	Range	MONTANA	IDAHO	BAKER SUBDIVISION			
	14	54 N	4 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: N/A	
PROJECT #: 24-030A BAKER DRAWING NAME: 24-30A BAKER MLD TDLG						Checked By: TLAG	Drawn By: TDLG	Plot Date: 5/14/2024	Sheet: 2 of 2

Polyline Report

Tue May 14 12:02:27 2024

	Northing	Easting	Bearing	Distance
1.	2319202.292	2370205.471		
			i. S 88°55'25" E	656.754
2.	2319189.955	2370862.109		
			i. S 00°37'00" W	329.964
3.	2318860.010	2370858.558		
			i. N 88°55'59" W	657.702
4.	2318872.257	2370200.970		
			i. N 00°46'53" E	330.066

Closure Error Distance> 0.00000

Total Distance> 1974.485

Polyline Area: 216890 sq ft, 4.98 acres

Polyline Report

Tue May 14 12:02:43 2024

	Northing	Easting	Bearing	Distance
1.	2318847.763	2371516.145		
			i. N 88°55'59" W	657.702
2.	2318860.010	2370858.558		
			i. N 00°37'00" E	329.964
3.	2319189.955	2370862.109		
			i. S 88°55'25" E	656.754
4.	2319177.618	2371518.747		
			i. S 00°27'07" W	329.865

Closure Error Distance> 0.00000

Total Distance> 1974.284

Polyline Area: 216819 sq ft, 4.98 acres