

# 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: Clay & Margarita Dawson

From: Rob Winningham, Planner

Date: June 10, 2024

**Subject: Blue-line review for MLD0026-24: DAWSON SUBDIVISION**

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: **J.R.S. Surveying, Inc.**

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.

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

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- |  |   |
|--|---|
| ✓ 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: <b>DAWSON SUBDIVISION</b>		File No: <b>MLD0026-24</b>
Received by: Rob Winningham, Planner	Received from: Dick Staples	Date Received: 5/22/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	6/10/2024	RW	Bonner County Planning Department
X	5/24/2024	AB	Assessor's Office
Comments	5-23-24	MM	Bonner County Road & Bridge Department
X	5/23/2024	MC	GIS Department
X	6/3/2024	TLAG	County Surveyor

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## Administrative Staff Report Lot Line Adjustment/Minor Notational Change

**FILE #:** LS0012-24

**DATE OF REPORT:** June 10, 2024

**SUBDIVISION NAME/LOTS:** REPLAT OF LOTS 1 & 2, EVERETT ACRES

**APPLICANT:** Clagstone Ranch LLC

**SUMMARY OF PROPOSAL:** The applicant is pursuing a Lot Line Adjustment on a previously platted subdivision – Everett Acres. The applicant is proposing to reconfigure Lots 1 & 2 in a east/west configuration with no change in net acreage. An easement across Lot 1 for the benefit of Lot 2 will be granted to establish access.

### ZONING OF THE SUBJECT LOTS/ PARCELS:

- |                                     |  |  |
|-------------------------------------|--|--|
| <input type="checkbox"/> Forest 40  | <input type="checkbox"/> Agricultural/ Forestry 20 | <input type="checkbox"/> Agricultural/ Forestry 10 |
| <input type="checkbox"/> Rural 10   | <input checked="" type="checkbox"/> Rural 5        | <input type="checkbox"/> Suburban                  |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Rural Service Center      | <input type="checkbox"/> Alpine Village            |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial                |  |

### DOES PROJECT MEET THE PURPOSE OF LOT LINE ADJUSTEMENTS?

12-670.A. Application not to include readjustments where public right of way is proposed for dedication.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
1. Combining two or more parcels	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
2. Site area minimum: Lots were not further reduced below its original non-conforming size.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
Urban Services provided to reduce lot size to permissible minimum lot sizes in the zoning district?	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A

### DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

12-620 Easements, building constraints, reserved land areas:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
12-621 Depth to width/Angle of intersection:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
12-624.A Unique Road Names for New Roads:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
12-624.D Lots less than 5 acres to have direct access and frontage on a public right of way.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
12-624.E Legal access for ingress/egress provided to each adjusted lot/ parcel.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

12-642.B.3. Plat includes the location, dimensions and area (in acres) of proposed lots. All proposed lots have been numbered in a systematic order.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
12-646 Plat conforms to the following Final Plat Contents:	
A. A distinct subdivision name.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
B. Names of the subdivider and the engineer or surveyor.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
C. The "initial point" and description thereof.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
D. Street lines, Township lines, section lines, and the status of adjoining property.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
E. The accurate location and description and filing of all monuments.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
F. The length and bearings of the lines of all lots, streets, alleys and easements as laid out, length of arc, points of curvature, radii and tangent bearings.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
G. Consecutive lot numbering. Unique block numbers assigned for lots separated by streets, public land, railroad rights- of-way, waterways or any other barriers to the continuity of the development. All streets bear the street or road name.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
H. The accurate outline of all property that is offered for dedication for public use, with the purpose indicated thereon	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
I. Private restrictions, if any.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
J. North point, graphic scale and date.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
K. A certificate of a licensed engineer or surveyor of the State	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
L. Location of all watercourses, base flood elevations, the elevations derived from flood insurance rate maps, and approximate areas subject to inundation of stormwater overflow.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
M. Wetland boundaries, easements of record for drainage, channels, overhead and underground utility lines, sanitary sewers and water systems within the tract.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
12-647 Following endorsements have been shown on the plat:	
A. Owner's certificate. A notarized description of the property encompassed by the plat, dedications and restrictions.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
B. A place for the Planning Director's approval.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
C. A place for the County Surveyor's approval.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A

D. A place for Panhandle Health District approval or the Sanitary Restriction as allowed by I.C. 50-1326.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
E. A place for Board approval.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
F. A place for the County Treasurer's approval.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
G. A place for the Recorder's signature.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
H. A place for city approval if within an Area of City Impact.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
I. A place for the lienholder's approval.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A
THE APPLICATION IS OR IS NOT consistent with Bonner County Revised Code and evidence 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.	<input type="checkbox"/> IS <input checked="" type="checkbox"/> IS – Subject to Conditions <input type="checkbox"/> IS NOT

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### Findings of Facts:

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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 site does contain mapped slopes per USGS.
3. The site does not contain mapped wetlands per NWI.
4. The site does not contain frontage on river, stream, or lake.
5. Parcel is within SFHA Zone X per FIRM Panel Number 16017C1350E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
6. The parcel is served by individual well, individual septic system, Spirit Lake Fire District, Northern Lights, Inc. and Lake Pend Oreille School District #83.
7. The lots are platted.
8. Land use designation of Rural Residential and Rural 5 (R-5) zoning.
9. Access is via Satchel Drive. This is a 50' wide privately owned and maintained easement.
10. The applicant purchased the parcels on November 8, 2023 per Instrument No. 1027357, Records of Bonner County.

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### Conclusions of Law:

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Based on the Findings of Facts, the following Conclusions of Law are adopted:

1. No additional lots are being created and no lot is being reduced below the minimum lot size required by the lot line adjustment.
2. The proposed lot line adjustment is in accord with the purposes of Title 12 and of the Zone District in which it is located.
3. This action does not result in a taking of private property.

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### Conditions of Approval:

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1. A final plat shall be recorded.
2. The lot line adjustment application approval 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, the applicant shall submit the final plat to the Planning Department. At any time prior to the expiration date of the application approval, an applicant may make a written request to the planning

director for a single extension of the application approval 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 approval.

3. Please call out the instrument that established Satchel Drive, including the easement width.
4. Please call out the lots in the Clagstone Ranch Subdivision.
5. Please call out the subdivision name that corresponds to Lot 3 and Lot 4.

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**Notice of Administrative Decision:**

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Planning Director has determined that the above-cited application is in accord with Section 12-672, 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,

Rob Winningham  
Planning Department

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## Blueline Review Letter

June 10, 2024

Samantha Brascome  
Advanced Technology Surveying  
PO Box 3457  
Hayden, ID 83835

**SUBJECT: LS0012-24: REPLAT OF LOTS 1 & 2 EVERETT ACRES**

Dear Samantha,

**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 of Approval on Planning Department's Administrative Staff Report/ Decision Letter.
  - Floodplain
    - Parcel is within SFHA Zone X, per FIRM Panel 16017C1350E, 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
    - 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)

Thursday, May 23, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – DAWSON SUBDIVISION (MLD0026-24)**  
**SECTION 8, TOWNSHIP 59N, RANGE 1W**

To Whom It May Concern:

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

Sincerely,

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





Office of  
Dennis Engelhardt  
**Bonner County Assessor**  
1500 Hwy 2, Suite 205  
Sandpoint, ID 83864  
Phone 208-265-1440  
[www.bonnercountyid.gov/departments/  
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

May 24, 2024

Bonner County Planning Dept  
DAWSON SUBDIVISION  
MLD0026-24  
SECTION 8, TOWNSHIP 59 NORTH, RANGE 1 WEST  
RP59N01W088700A

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.

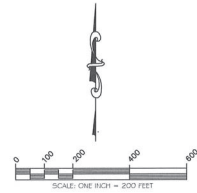
**Label the POB on the plat face**

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)

**DAWSON SUBDIVISION**  
 IN THE  
 S1/2 SW1/4 SE1/4 of SECTION 8  
 TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M.  
 BONNER COUNTY, IDAHO  
 Sheet 1 of 2

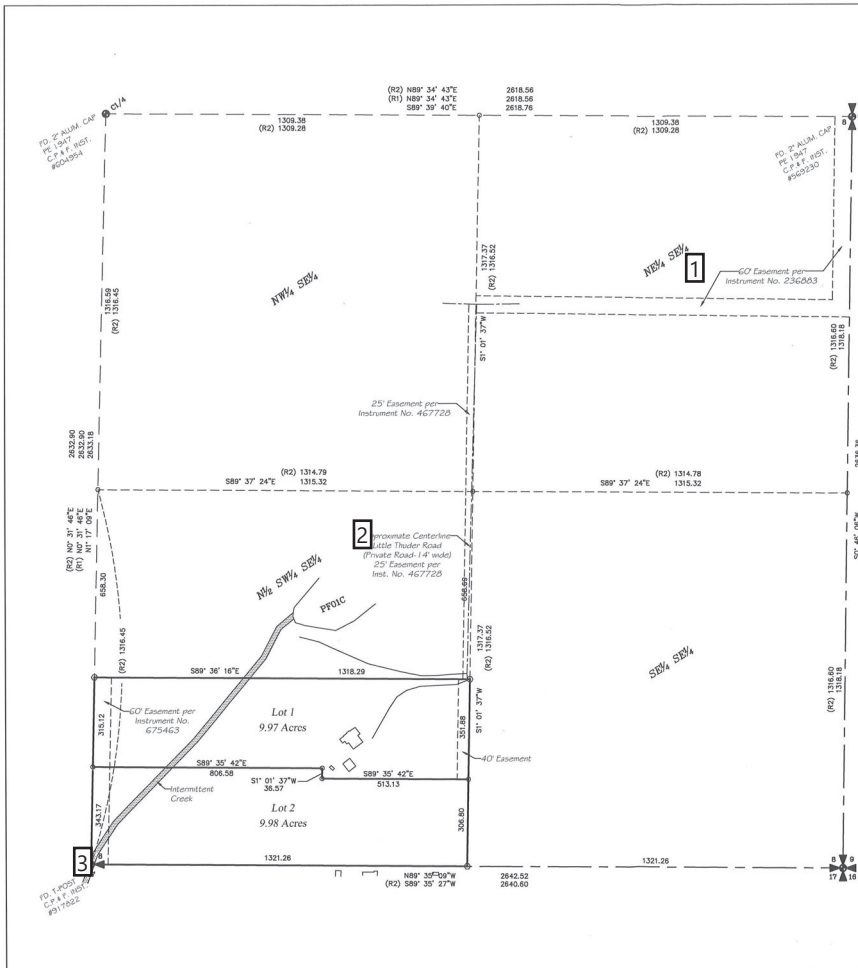


**BASIS OF BEARINGS**  
 Bearings are based on North True (True North Zone 1103).  
 NAD83 Scale Factor: 0.9999993334  
 All distances shown are converted to ground.

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
  - ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
  - COMPUTED POINT
  - (R1) RECORD BEARING & DISTANCE PER ROD INSTRUMENT NUMBER 604955
  - (R2) RECORD BEARING & DISTANCE PER ROD INSTRUMENT NUMBER 534065



<b>J.R.S. SURVEYING, INC.</b>	
PO BOX 8058-6476 MAIN	
BONNERS FERRY, ID 83805	
(208) 287-7555	
<b>PLAN</b>	
PUR. CLAY BARREN	REVISION NO. 1
DWG. BY: JAL/KE	DATE: 04/18/2024
CAL. FROM: J.W. J.W.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	



# Summary of Comments on MLD0026-24 Preliminary Plat.pdf


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Page: 1

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 Number: 1	Author: Matt Mulder	Date: 5/23/2024 12:11:01 PM
Label Cedar Springs Rd, specify as Private.		

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 Number: 2	Author: Matt Mulder	Date: 5/23/2024 12:11:29 PM
Typo in Little Thunder Road. "Thuder"		

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 Number: 3	Author: Andrea Ballard	Date: 5/24/2024 12:57:33 PM
label POB		

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DAWSON SUBDIVISION  
IN THE  
S1/2 SW1/4 SE1/4 of SECTION 8  
TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M.  
BONNER COUNTY, IDAHO  
Sheet 2 of 2

OWNER'S CERTIFICATION

We & know that Clay Dawson and Margerita Dawson, husband and wife, are the record owners of the real property described herein and have divided the same to be divided into Lots, the same to be known as Dawson Subdivision, being the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 SW1/4 SE1/4) of Section Eight (8), Township Fifty-nine (59) North, Range One (1) West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at a Fence "T" post marking the southwest corner of said S1/2 SW1/4 SE1/4; thence, along the west line of said S1/2 SW1/4 SE1/4, N 01°17'09" E, 656.29 feet to the northwest corner of said S1/2 SW1/4 SE1/4, marked on the ground by a 5/8" inch rebar with plastic cap stamped PLS 3628; thence, leaving said west line and along the north line of said S1/2 SW1/4 SE1/4, S 89°36'12" E, 1316.29 feet to the northeast corner of said S1/2 SW1/4 SE1/4, marked on the ground by a 5/8" inch rebar with plastic cap stamped PLS 3628; thence, leaving said north line and along the east line of said S1/2 SW1/4 SE1/4, S 01°01'37" W, 656.68 feet, to the southeast corner of said S1/2 SW1/4 SE1/4, marked on the ground by a 5/8" inch rebar with plastic cap stamped PLS 3628; thence, along the south line of said S1/2 SW1/4 SE1/4, N 89°35'09" W, 1321.26 feet to the TRUE POINT OF BEGINNING, encompassing an area of 19.95 acres.

SUBJECT TO A 40 foot easement for ingress, egress, and utilities along the East Line of Lot 1.

SUBJECT TO A 60 foot easement along the West line of the above described property per Instrument Number 675463.

TOGETHER WITH easements for ingress, egress, and utilities as described in Instrument Numbers 128795, 159014, 467728 and 236683, records of Bonner County, Idaho.

Clay Dawson Date

Margerita Dawson Date

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho )  
County of \_\_\_\_\_ )  
I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Clay Dawson and Margerita Dawson, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner(s) and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho  
Residing at:

SURVEYOR'S NARRATIVE

The purpose of this survey was for a Minor Land Division of the property described in Warranty Deed Instrument Number 929726, in records of Bonner County, Idaho. The survey was confined to SE1/4 of Section 8, T59N R1W, B.M. in Bonner County, Idaho. Record of Survey by FDL3 1947, Instrument Number 604952, in records of Bonner County, Idaho was used to verify corner locations and make final adjusted boundary determination. Monuments were set as noted on this survey at new position for division of property.

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.

ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY BY FE 1947, INST. NO. 534065  
RECORD OF SURVEY BY FE 1947, INST. NO. 562929  
RECORD OF SURVEY BY FE 1947, INST. NO. 571513  
RECORD OF SURVEY BY FE 1947, INST. NO. 604955  
RECORD OF SURVEY BY FLS 1959, INST. NO. 871842  
RECORD OF SURVEY BY FLS 7679, INST. NO. 380100

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Bonner County Planning Director

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\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Bonner County Treasurer

EASEMENT DOCUMENTS

Access to the property is as follows:

Instrument Number 128795 (1970) is a Warranty Deed for the NW1/4 SE1/4 of Section 8, T59N, R1W, which reserves and grants an easement for access over and across existing roads with no specified easement width.

Instrument Number 135171 is a Warranty Deed for the S1/2 S1/2 SE1/4 of Section 8. Reserving and granting an easement for access over and across existing roads with no specified width. This instrument number was abandoned by Instrument Number 467728.

Instrument Number 159014 (1970) is a Warranty Deed for the N1/2 SE1/4 SE1/4 granting access easements the same as Instrument Number 128795 with no specified width. The document describes the location of the easement as generally northwesterly over the E1/2 of Section 8.

Instrument Number 236683 (1980) is an Easement Deed and Road Maintenance Agreement for ingress, egress, and utilities which begins at the County Road and describes a 30 foot easement over the North 30 feet of the NE1/4 NW1/4 of Section 9 as recorded in Instrument Number 140623. It also includes a 30 foot easement over the South 30 feet of the SW1/4 of Section 4.

The document further describes a 60 foot wide easement across the SW1/4 of Section 4 and a 60 foot wide easement 30 feet on each side of the East line of the E1/2 NW1/4 of Section 9 and proceeding West to the East line of the NE1/4 and the NE1/4 SE1/4 of Section 8 to the North Boundary of the SE1/4 SE1/4. Also included is a 60 foot easement being 30 feet on each side of the South line of the NE1/4 SE1/4, and extends south 30 feet on each side of the West boundary of the SE1/4 NE1/4 SE1/4, in reverse of the existing roads and access. It is hereby that the SE1/4 NE1/4 SE1/4 could be the SW1/4 NE1/4 SE1/4.

Instrument Number 239721 is an easement, granted to Northern Lights, Inc. - no specified width and no defined location.

Instrument Number 467728 abandons Instrument Number 135171 and grants a 25' easement along the East line of the NW1/4 SE1/4 and the N1/2 SW1/4 SE1/4.

Instrument Number 675463 is a 60 foot wide easement along the West line of the S1/2 SW1/4 SE1/4.

Instrument Number 726730 is a 20 foot easement for Northern Lights, Inc. through the S1/2 SW1/4 SE1/4 and the S1/2 N1/2 SW1/4 SE1/4. The location is not specifically defined.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the heres Dawson SUBDIVISION and checked the Plat and computations hereon and have determined that the requirements of the Idaho State Code pertaining to Plats and Surveys have been met.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Bonner County Surveyor

SURVEYOR'S CERTIFICATION

I, James R. Stearns, PLS No. 3628, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 8, Township 59 North, Range 1 West, of the Boise Meridian, Bonner County, Idaho, that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ m. and duly recorded as Instrument No. \_\_\_\_\_.

County Recorder

Deputy Recorder

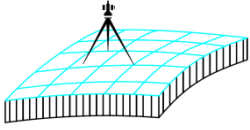
J.R.S. SURVEYING, INC.

PO BOX 3089-6476 MAIN  
BONNERS FERRY, ID 83805

(208) 267-7555

PLAT

FILED CLAY DAWSON	REVISION NO. 1
DATE BY DATE	DATE 05/16/2024
FILED BY DATE	DATE 5 OF 5
BONNER COUNTY, IDAHO	FILE NO. 58-11



## 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)

June 3, 2024

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

Re: Plat Review – MLD0026-24 – Dawson Subdivision

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 plat.
- 2) File CP&F's on PLSS corners used for breakdown.
- 3) Show status of adjacent properties.
- 4) Typo in road name.
- 5) Define wetland code, if showing.
- 6) If new easements, clearly define who benefits (title company looking closer at these).

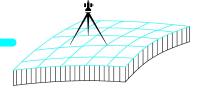
When these items have been addressed, the plat should be ready for signature.

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 #	14488
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Date
------

5/28/2024

Bill To:

JRS

Project / Job #

24-001BM Review MLD0026-24 - Dawson Subdi

Please submit payment by: 6/12/2024

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0026-24 - Dawson Subdivision	



Retainer / Credits:	\$0.00
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Invoice Amount:	\$308.14
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Job Total Balance Due:	\$308.14
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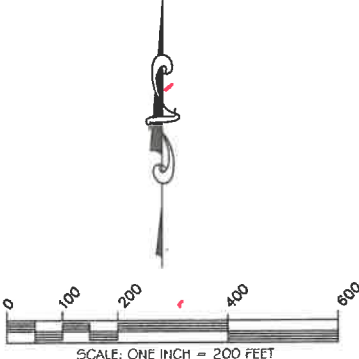
THANK YOU FOR YOUR BUSINESS

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% ]

DAWSON SUBDIVISION  
IN THE  
S1/2 SW1/4 SE1/4 of SECTION 8  
TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M.  
BONNER COUNTY, IDAHO  
Sheet 1 of 2

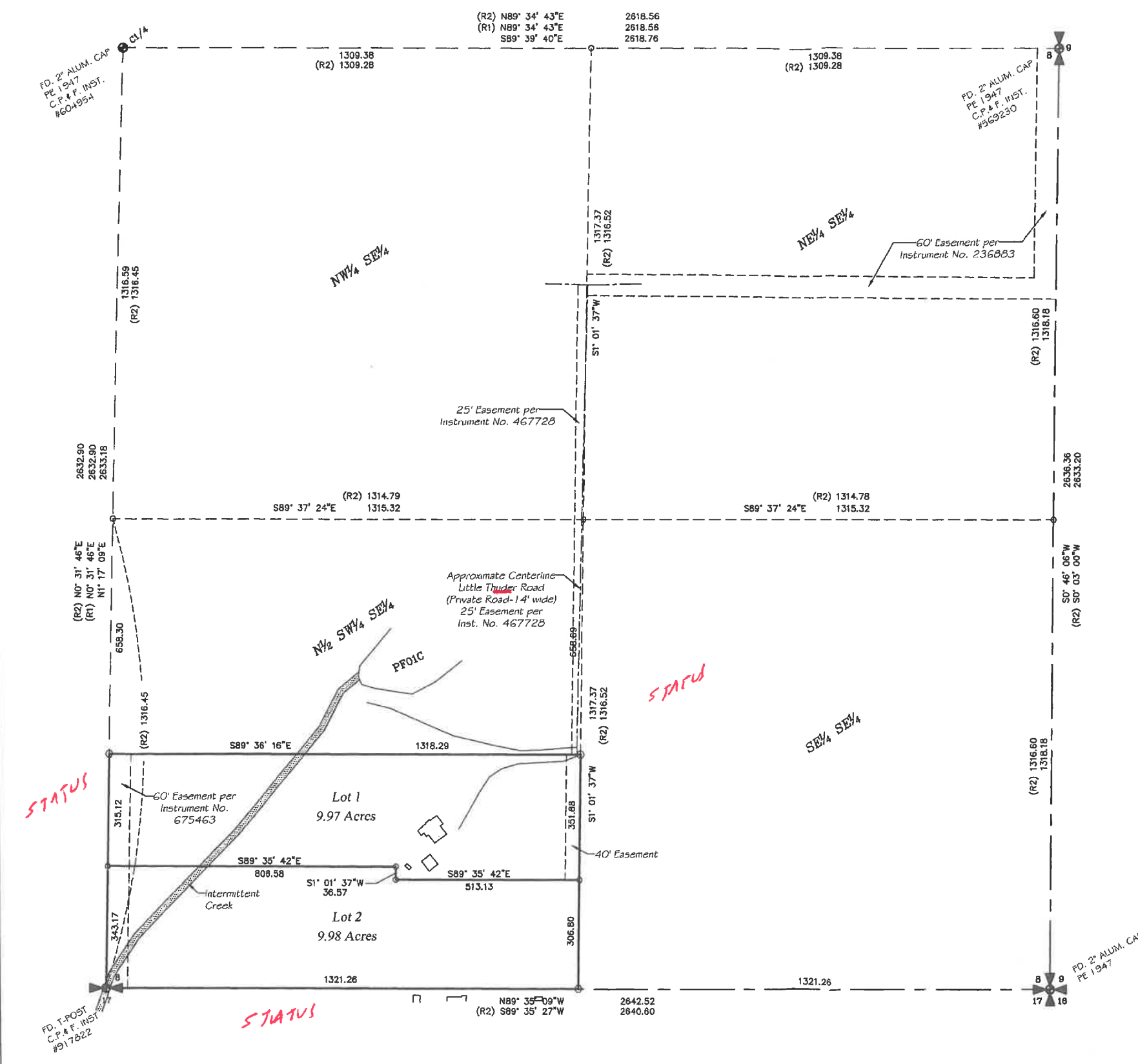


**BASIS OF BEARINGS**  
Bearings are based on Idaho State Plane West Zone (1103).  
NAD83 Scale Factor: 0.999863334  
All distances shown are converted to ground.

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
  - ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
  - COMPUTED POINT
  - (R1) RECORD BEARING & DISTANCE PER ROS INSTRUMENT NUMBER 604955
  - (R2) RECORD BEARING & DISTANCE PER ROS INSTRUMENT NUMBER 534065



J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
PLAT	
FOR: CLAY DAWSON	REVISION NO. 1
DWN BY: SJJ/KK	DATE: 05/18/2024
SB, TOWN, R/W, B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 23-11



DAWSON SUBDIVISION  
IN THE  
S1/2 SW1/4 SE1/4 of SECTION 8  
TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M.  
BONNER COUNTY, IDAHO  
Sheet 2 of 2

OWNER'S CERTIFICATION

Be it known that Clay Dawson and Margarita Dawson, husband and wife, are the record owners of the real property described herein and have caused the same to be divided into Lots, the same to be known as Dawson Subdivision, being the South Half of the Southwest Quarter of the Southeast Quarter (S 1/2 SW1/4 SE1/4) of Section Eight (8), Township Fifty-nine (59) North, Range One (1) West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at a Fence "T" post marking the southwest corner of said S1/2 SW1/4 SE1/4; thence, along the west line of said S1/2 SW1/4 SE1/4, N 01°17'09" E, 658.29 feet to the northwest corner of said S1/2 SW1/4 SE1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 3628; thence, leaving said west line and along the north line of said S1/2 SW1/4 SE1/4, S 89°36'16" E, 1318.29 feet to the northeast corner of said S1/2 SW1/4 SE1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 3628; thence, leaving said north line and along the east line of said S1/2 SW1/4 SE1/4, S 01°01'37" W, 658.68 feet, to the southeast corner of said S1/2 SW1/4 SE1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 3628; thence, along the south line of said S1/2 SW1/4 SE1/4, N 89°35'09" W, 1321.26 feet to the TRUE POINT OF BEGINNING; encompassing an area of 19.95 acres.

SUBJECT TO a 40 foot easement for ingress, egress, and utilities along the East Line of Lot 1.

SUBJECT TO a 60 foot easement along the West line of the above described property per Instrument Number 675463.

TOGETHER WITH easements for ingress, egress, and utilities as described in Instrument Numbers 128795, 159014, 467728 and 236883, records of Bonner County, Idaho.

Clay Dawson Date

Margarita Dawson Date

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho )  
ss.  
County of )  
I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Clay Dawson and Margarita Dawson, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner(s) and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho  
Residing at:

SURVEYOR'S NARRATIVE

The purpose of this survey was for a Minor Land Division of the property described in Warranty Deed Instrument Number 929726, in records of Bonner County, Idaho. The survey was confined to SE1/4 of Section 8, T59N R1W, BM in Bonner County, Idaho. Record of Survey by PELS 1947, Instrument Number 604955, in records of Bonner County, Idaho was used to verify corner locations and make final adjusted boundary determination. Monuments were set as noted on this survey at new position for division of property.

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.

ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY BY PE 1947, INST. NO. 534065  
RECORD OF SURVEY BY PE 1947, INST. NO. 569229  
RECORD OF SURVEY BY PE 1947, INST. NO. 571513  
RECORD OF SURVEY BY PE 1947, INST. NO. 604955  
RECORD OF SURVEY BY PLS 10559, INST. NO. 871942  
RECORD OF SURVEY BY PLS 7879, INST. NO. 930100

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved. Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

Bonner County Planning Director

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\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Bonner County Treasurer

EASEMENT DOCUMENTS

Access to the property is as follows:

Instrument Number 128795 (1970) is a Warranty Deed for the NW1/4 SE1/4 of Section 8, T59N, R1W, which reserves and grants an easement for access over and across existing roads with no specified easement width.

Instrument Number 135171 is a Warranty Deed for the S1/2 S1/2 SE1/4 of Section 8. Reserving and granting an easement for access over and across existing roads with no specified width. This Instrument Number was abandoned by Instrument Number 467728.

Instrument Number 159014 (1970) is a Warranty Deed for the N1/2 SE1/4 SE1/4 granting access easements the same as Instrument Number 128795 with no specified width. The document describes the location of the easement as generally northeasterly over the E1/2 of Section 8.

Instrument Number 236883 (1980) is an Easement Deed and Road Maintenance Agreement for ingress, egress, and utilities which begins at the County Road and describes a 30 foot easement over the North 30 feet of the NE1/4 NW1/4 of Section 9 as recorded in Instrument Number 188623. It also includes a 30 foot easement over the South 30 feet of the SW1/4 of Section 4.

The document further describes a 60 foot wide easement across the SW1/4 of Section 4 and a 60 foot wide easement 30 feet on each side of the East line of the E1/2 NW1/4 of Section 9 and proceeding West to the East line of Section 8.

The document also includes a 60 foot easement along the East line of the NE1/4 and the NE1/4 SE1/4 of Section 8 to the North Boundary of the SE1/4 SE1/4. Also included is a 60 foot easement being 30 feet on each side of the South line of the NE1/4 SE1/4 and extends south 30 feet on each side of the West boundary of the SE1/4 NE1/4 SE1/4. In review of the existing roads and access it is likely that the SE1/4 NE1/4 SE1/4 could be the SW1/4 NE1/4 SE1/4.

Instrument Number 299721 is an easement granted to Northern Lights, Inc. - no specified width and no defined location.

Instrument Number 467728 abandons Instrument Number 135171 and grants a 25' easement along the East line of the NW1/4 SE1/4 and the N1/2 SW1/4 SE1/4.

Instrument Number 675463 is a 60 foot wide easement along the West line of the S1/2 SW1/4 SE1/4.

Instrument Number 726730 is a 20 foot easement for Northern Lights, Inc. through the S1/2 SW1/4 SE1/4 and the S1/2 N1/2 SW1/4 SE1/4. The location is not specifically defined.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein DAWSON SUBDIVISION 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 \_\_\_\_\_, 2024

Bonner County Surveyor

SURVEYOR'S CERTIFICATION

I, James R. Staples, PLS 3628, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 8, Township 59 North, Range 1 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ m. and duly recorded as Instrument No. \_\_\_\_\_.

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 287-7565	
PLAT	
FOR: CLAY DAWSON	REVISION NO. 1
DWN BY: SJH/XK	DATE: 05/19/2024
S8, T59N, R1W, B.M.	SHEET 2 OF 2
BONNER COUNTY, IDAHO	JOB NO. 23-11



*CLOSURE  
DAWSON SUBDIVISION*

## INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SOUTH 1/4 FOR LOT CLOSURES					
23	NE 01 17'09"	658.290	24	100658.124	100014.772	
	NW PROP COR					
24	SE 89 36'16"	1318.290	25	100649.023	101333.031	
	NE PROP CORNER					
25	SW 01 01'37"	658.680	26	99990.449	101321.225	
	SE PROP CORNER					
26	NW 89 35'09"	1321.260	27	100000.000	100000.000	
	CLOSE TO SOUTH 1/4 (23)					
27	NE 06 51'26"	0.000	23	100000.000	100000.000	
	SOUTH 1/4 FOR LOT CLOSURES					

*CLOSURE DAWSON SUBDIVISION  
LOT 1*

	NW PROP COR	24	100658.124	100014.772
24	SE 89 36'16"	1318.290	25 100649.023	101333.031
	NE PROP CORNER			
25	SW 01 01'37"	351.880	28 100297.200	101326.724
	E COR LOT 1/LOT 2			
28	NW 89 35'42"	513.130	29 100300.827	100813.607
	ANGLE PT LOT LINE			
29	NE 01 01'37"	36.570	30 100337.391	100814.262
	ANGLE PT LOT LINE			
30	NW 89 35'42"	806.580	31 100343.092	100007.703
	W CORNER LOT 1/LOT 2			
31	NE 01 17'09"	315.120	32 100658.133	100014.774
	CLOSURE LOT 1			
32	SW 11 14'32"	.009	24 100658.124	100014.772
	NW PROP COR			

5- 8-24

Page 5

COORDINATE FILE : G5082311.CRD

CLOSURE      DAWSON      SUBDIVISION  
LOT 2

SOUTH 1/4 FOR LOT CLOSURES		23	100000.000	100000.000
23	NE 01 17'09"	343.170	33	100343.084    100007.701
	W COR L1/L2			
33	SE 89 35'42"	806.580	34	100337.382    100814.261
	ANG PT LOT LINE			
34	SW 01 01'37"	36.570	35	100300.818    100813.605
	ANG PT LOT LINE			
35	SE 89 35'42"	513.130	36	100297.191    101326.722
	E COR L1/L2			
36	SW 01 01'37"	306.800	37	99990.440    101321.224
	CLOSURE LOT 2			
37	NE 11 14'32"	.009	26	99990.449    101321.225
	SE PROP CORNER			