

# 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)



## Blueline Collective Report Memorandum

---

To: Crocker Trust

From: Rob Winningham, Planner

Date: July 2, 2024

**Subject: Blue-line review for MLD0028-24: Crocker Crowd**

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, Inc.**

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.

# 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)



## Blueline Review Routing Form

Plat Name: <b>CROCKER CROWD</b>		File No: <b>MLD0028-24</b>
Received by: Rob Winningham, Planner	Received from: Truxton Glahe	Date Received: 6/5/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	7/2/2024	RW	Bonner County Planning Department
See letter/comments	6/6/2024	AB	Assessor's Office
X	6-5-24	MM	Bonner County Road & Bridge Department
X	6/5/2024	MC	GIS Department
X	6/26/2024	JA	County Surveyor



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)

Website: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0028-24** **DATE OF REPORT:** 7/2/2024  
**APPLICANT:** Crocker Trust, Dee Crocker **PARCEL #:** RP59N02W242900A  
**SUBDIVISION NAME/LOTS:** Crocker Crowd

#### SUMMARY OF PROPOSAL:

The applicant is proposing to divide one (1) 17.068-acre parcel into one (1) 5.417-acre lot, one (1) 6.313-acre lot and one 5.338-acre remainder.

**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. Reconfigure the lots to eliminate the remainder while meeting depth-to-width requirements. Remainders must be 20+ acres. Depth-to-width is limited to 3.2:1 for lots less than 300' in width and 4.2:1 for lots 300' in width or greater.

## STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		Yes	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?:	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:	No
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 contain mapped wetlands per NWI.
3. The site does not contain frontage on stream, river or lake.
4. Parcel is within SFHA Zone AE and SFHA Zone X per FIRM Panel Number 16017C0485E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
5. The parcel is served by individual well, individual septic system, Northern Lights, Inc. and Lake Pend Oreille School District #84.
6. The parcel is not platted.
7. The land use designation is Rural Residential (5-10 AC) and the zoning is Rural 5 (R-5).
8. Access is via Upper Pack River Road and Bearwood Lane. Upper Pack River Road is a county owned and maintained right-of-way with a paved travel way. Bearwood Lane is a privately owned and maintained private easement with a gravel travel way.
9. The applicant purchased the parcel on February 10, 2021 per Instrument No. 976147, 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

*"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)



## Blueline Review Letter

---

July 2, 2024

Glahe & Associates  
303 Church St  
Sandpoint, ID 83864

**SUBJECT: MLD0028-24: Crocker Crowd**

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 AE and SFHA Zone X per FIRM Panel Number 16017C0485E, 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,

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)

Wednesday, June 5, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – CROCKER CROWD (MLD0028-24)  
SECTION 24, TOWNSHIP 59N, RANGE 2W**

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)

June 6, 2024

Bonner County Planning Dept  
CROCKER CROWD  
MLD0028-24  
SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST  
RP59N02W242900A

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.

**Direction error in final call back to POB**

**Notary acknowledgment missing Trust name/Trustee designation**

Please verify ownership again when this plat goes to mylar.

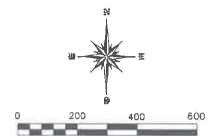
Thank you,

Andrea Ballard  
GIS Technician  
Bonner County GIS  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)



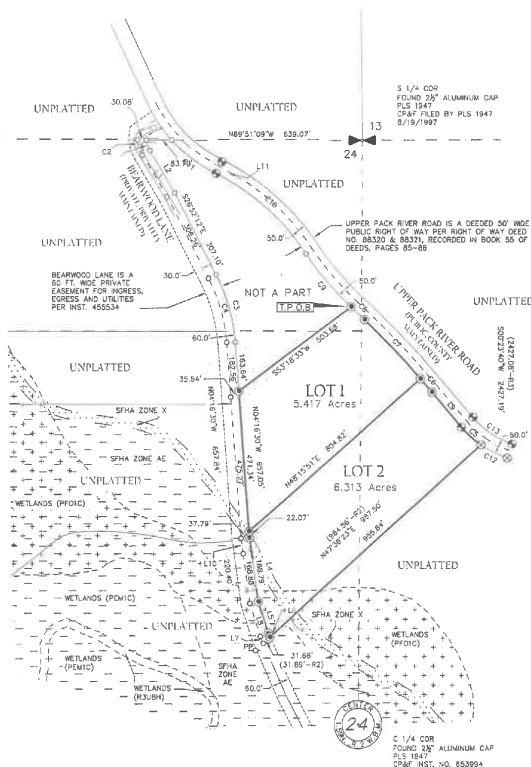
# CROCKER CROWD

LYING IN A PORTION OF SECTION 24,  
TOWNSHIP 39 NORTH, RANGE 2 WEST,  
ROISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" x 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR AND CAP, PLS 11061
- POWER POLE
- CALCULATED POINT, NOTHING SET
- BEARING & DISTANCE PER GLO/BLM SURVEY
- (R1) RECORD OF SURVEY BY PLS 5713, INST. NO. 495475, 11/22/1995
- (R2) RECORD OF SURVEY BY PLS 11061, INST. NO. 693842, 11/7/2005
- (R3) RECORD OF SURVEY BY PLS 5903, INST. NO. 812399, 7/12/2011
- FEMA SFHA ZONE AE
- FEMA SFHA ZONE X
- WETLANDS PFOIC
- WETLANDS R3UBH
- WETLANDS PEMIC



LINE	BEARING	DISTANCE	POINT
1	N 0° 0' 0" W	111.78	
2	N 3° 3' 0" W	163.81	
3	N 3° 10' 0" W	162.86	
4	N 0° 49' 0" W	116.87	
5	N 89° 45' 0" W	116.87	
6	N 7° 42' 0" W	109.28	
7	N 17° 44' 0" W	108.58	
8	N 22° 48' 14" E	11.7	
9	N 53° 43' 14" E	13.86	
10	N 17° 44' 0" W	114.48	
11	N 49° 14' 51" W	151.28	
12	N 14° 45' 0" W	151.53	
13	N 7° 24' 7" E	143.09	

POINT	AC	EASTING	NORTHING	UTM ZONE	UTM X	UTM Y	LENGTH
C1	18.00	785.81	5914.51	18QUG	785.81	5914.51	18.00
C2	24.48	1115.91	7701.00	18QUG	1115.91	7701.00	24.48
C3	34.74	1871.11	7730.99	18QUG	1871.11	7730.99	34.74
C4	222.83	5817.33	8230.53	18QUG	5817.33	8230.53	222.83
C5	16.67	701.13	1440.08	18QUG	701.13	1440.08	16.67
C6	88.78	1330.00	1011.14	18QUG	1330.00	1011.14	88.78
C7	211.84	1330.00	1011.14	18QUG	1330.00	1011.14	211.84
C8	81.28	1330.00	1011.14	18QUG	1330.00	1011.14	81.28
C9	234.26	1000.00	1275.18	18QUG	1000.00	1275.18	234.26
C10	428.07	850.00	1291.32	18QUG	850.00	1291.32	428.07
C11	18.87	111.11	104.03	18QUG	111.11	104.03	18.87
C12	98.00	424.83	1013.00	18QUG	424.83	1013.00	98.00
C13	160.15	307.37	107.11	18QUG	307.37	107.11	160.15

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS GPS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) EPOCH: 2010.0000. 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 1.00024854. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°35'20" AT THE CENTER QUARTER CORNER OF SECTION 24.

## METHOD OF SURVEY

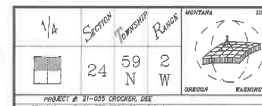
THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS GNSS AND TRIMBLE BUSINESS CENTER CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TECHNIQUES USING A NIKON TOTAL STATION.

## 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 PERIODS EXCEEDING 30 DAYS UNLESS THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

## SURVEYOR'S NARRATIVE:

- 1) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 2) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 3) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE "X" AND "AE" PER FEMA PANEL: 180700485E, EFFECTIVE 11/18/2009.
- 4) THE PURPOSE OF THIS SURVEY IS TO CREATE THREE NEW LOTS FROM ONE UNPLATTED PARCEL.



## CROCKER CROWD

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


Scale: 1"=200'  
Drawn By: TAG  
Checked By: TAG  
Plot Date: 06-21-24  
Sheet: 1 of 2

# Summary of Comments on SKM\_C450i24052808282

---

Page: 1

---

 Number: 1      Author: Matt Mulder      Date: 6/5/2024 4:34:52 PM  
A different font for the Upper Pack River Rd might be helpful. At least on this copy, the text is difficult to read.

CROCKER CROWD

LYING IN A PORTION OF SECTION 24,  
TOWNSHIP 59 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DEE A. CROCKER, TRUSTEE OF THE TRUST AGREEMENT OF DEE CROCKER DATED MAY 13, 2013, HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME BE KNOWN AS "CROCKER CROWD" BEING A PORTION OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, THENCE NORTH 89°51'09" WEST, A DISTANCE OF 639.07 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD, A PUBLIC COUNTY MAINTAINED ROAD, AND THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN OUTCLAIM DEED, INST. NO. 978147, RECORDS OF BONNER COUNTY (IDAH);

THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING EIGHT (8) COURSES:

- 1) A CURVE TO THE LEFT HAVING A RADIUS OF 487.18 FEET, AN ARC LENGTH OF 187.87 FEET, A DELTA ANGLE OF 22°05'43", A CHORD LENGTH OF 188.71 FEET, AND A CHORD BEARING OF SOUTH 53°05'33" EAST;
- 2) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 408.07 FEET, A DELTA ANGLE OF 39°13'32", A CHORD LENGTH OF 403.88 FEET, AND A CHORD BEARING OF SOUTH 48°14'54" EAST;
- 3) A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 234.26 FEET, A DELTA ANGLE OF 13°25'18", A CHORD LENGTH OF 233.71 FEET, AND A CHORD BEARING OF SOUTH 10°04'17" EAST AND BEING THE TRUE POINT OF BEGINNING;
- 4) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3300.00 FEET, AN ARC LENGTH OF 61.48 FEET, A DELTA ANGLE OF 01°04'03", A CHORD LENGTH OF 61.48 FEET, AND A CHORD BEARING OF SOUTH 46°31'24" EAST;
- 5) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3300.00 FEET, AN ARC LENGTH OF 271.94 FEET, A DELTA ANGLE OF 04°43'17", A CHORD LENGTH OF 271.86 FEET, AND A CHORD BEARING OF SOUTH 43°27'44" EAST;
- 6) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3300.00 FEET, AN ARC LENGTH OF 58.78 FEET, A DELTA ANGLE OF 01°01'14", A CHORD LENGTH OF 58.78 FEET, AND A CHORD BEARING OF SOUTH 40°45'28" EAST;
- 7) SOUTH 40°14'51" EAST; A DISTANCE OF 153.28 FEET;
- 8) A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 302.93 FEET, AN ARC LENGTH OF 88.83 FEET, A DELTA ANGLE OF 18°46'08", A CHORD LENGTH OF 88.51 FEET, AND A CHORD BEARING OF SOUTH 48°19'44" EAST, TO A FOUND RESAR AND CAP, PLS 11081, BEING THE CENTERLINE OF AN EXISTING POWERLINE;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY AND ALONG SAID POWERLINE, SOUTH 47°38'23" WEST, A DISTANCE OF 987.50 FEET TO THE CENTERLINE OF BEARWOOD LANE BEING A 60 FOOT WIDE PRIVATE ROAD; THENCE LEAVING SAID POWERLINE AND ALONG CENTERLINE OF SAID BEARWOOD LANE THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 23°49'14" WEST, A DISTANCE OF 25.39 FEET;
- 2) NORTH 17°44'08" WEST, A DISTANCE OF 114.18 FEET;
- 3) NORTH 07°45'49" WEST, A DISTANCE OF 220.40 FEET;
- 4) NORTH 04°16'30" WEST, A DISTANCE OF 475.27 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 53°18'33" WEST, A DISTANCE OF 503.58 FEET TO SAID WESTERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DEE A. CROCKER, TRUSTEE OF THE TRUST AGREEMENT OF DEE CROCKER DATED MAY 12, 2013

5/13/24  
DATE

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE CO. SUBDIVISION GUARANTEE, ORDER NO. 548484, GUARANTEE NO. 7195-36-544948-2021.81075-222820773, DATED FEBRUARY 16, 2021.

1. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTH IDAHO RURAL REHABILITATION ASSOC. RECORDED FEB. 3, 1971 AS INST. NO. 131803, RECORDS OF BONNER CO., IDAHO, LOCATED IN ALL OF SECTION 24, T59N R2W S0 NO EXACT LOCATION GIVEN.
2. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED AUG. 23, 1978 AS INST. NO. 204213, RECORDS OF BONNER CO., IDAHO, AN UNRECORDED WITH ALONG THE WEST S-D-W LINE OF PACK RIVER ROAD SOUTH FROM THE NORTH LINE OF SAID SEC. 24.
3. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED IN WARRANTY DEED AS INST. NO. 420488, RECORDS OF BONNER CO., IDAHO, RESERVES GRANTORS AND SUCCESSORS A 60 FT. WIDE EASEMENT OVER EXISTING ROADS AND TO GRANTEE INGRESS & EGRESS OVER EXISTING ROADS TO REACH SUBJECT PROPERTY.
4. AN 60 FT. WIDE INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED NOV. 3, 1994 AS INST. NO. 455164, AND RE-RECORDED NOV. 10, 1994 AS INST. NO. 455534, RECORDS OF BONNER CO., IDAHO, EASEMENT GRANTED TO LOTS 1-12 OF ESCAPE ESTATES, PACK RIVER SUBDIVISION USE OF EXISTING ROAD FOR MENTIONED REASONS TOGETHER WITH MAINTENANCE OF SAID ROADWAY.
5. A RECORD OF SURVEY RECORDED NOV. 22, 1998 AS INST. NO. 485473, RECORDS OF BONNER CO., IDAHO, CENTERLINE SURVEY OF UPPER PACK RIVER ROAD.
6. ANY CLAIMS, LOSS DUE TO BOUNDARIES OF SUBJECT PROPERTY BEING DESCRIBED.
7. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED DEC. 15, 2020 AS INST. NO. 972387, RECORDS OF BONNER CO., IDAHO, BLANKET SERVICE LINE EASEMENT FOR SUBJECT PROPERTY.

ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEE A. CROCKER, 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 LOCATED IN SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, 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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "CROCKER CROWD" 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

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

WATER AND SEWER NOTE

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

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_.



COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

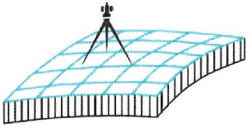
\$ \_\_\_\_\_ FEE



1/4	Section	Township	Range	Meridian	State
24	59	N	2	W	IDAHO
PROJECT # 21-005 CROCKER				DRAWING NAME: 21-005 CROCKER WLD	

CROCKER CROWD			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 283 Church Street Sandpoint, Idaho 83864 208-266-4474			
Drawn By	Checked By	PLAT	TEAG
05/21/2024	2 of 2		

	Number: 1 wrong direction	Author: Andrea Ballard	Date: 6/6/2024 1:18:48 PM
	Number: 2 As trustee; Trust name etc	Author: Andrea Ballard	Date: 6/6/2024 1:09:28 PM



## 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 26, 2024

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

Re: Plat Review – MLD0028-24 – Crocker Crowd

Dear Planning Dept.,

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

- 1) Identify a line on the drawing as the basis of bearing.
- 2) The Owners Certificate identifies the west plat boundary as the center of the road whereas the map and the closure sheets indicate it is the east edge of easement.
- 3) Need a closure sheet of the plat exterior.
- 4) A couple of the curves are reported as lines on the closure sheets.
- 5) The C1/4 Corner should be tied in.
- 6) Other items marked in red on the plat copies.

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

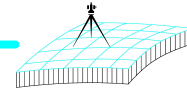
Sincerely,

A handwritten signature in blue ink that reads "Joel L. Andring". The signature is written in a cursive, flowing style.

Joel L. Andring, 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 #	14599
-----------	-------

Date
------

6/29/2024

Bill To:

Glahe

Project / Job #

24-001BX Review MLD0028-24 - Crocker Crow

Please submit payment by: 7/14/2024

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0028-24 - Crocker Crow	

Retainer / Credits:	\$0.00
---------------------	--------

Invoice Amount:	\$308.14
-----------------	----------

Job Total Balance Due:	\$308.14
------------------------	----------



THANK YOU FOR YOUR BUSINESS

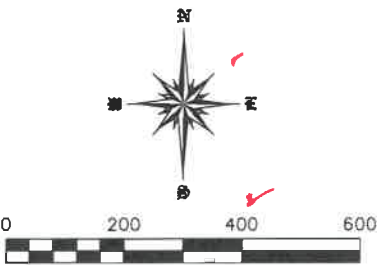
ALL INVOICES ARE DUE UPON RECEIPT

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% ]

CROCKER CROWD

LYING IN A PORTION OF SECTION 24,  
TOWNSHIP 59 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR AND CAP, PLS 11061
- POWER POLE
- CALCULATED POINT, NOTHING SET
- BEARING & DISTANCE PER GLO/BLM SURVEY
- (R1) RECORD OF SURVEY BY PLS 5713, INST. NO. 495475, 11/22/1995
- (R2) RECORD OF SURVEY BY PLS 11061, INST. NO. 693842, 11/7/2005
- (R3) RECORD OF SURVEY BY PLS 9905, INST. NO. 812399, 7/13/2011
- FEMA SFHA ZONE AE
- FEMA SFHA ZONE X
- WETLANDS PFO1C
- WETLANDS R3UBH
- WETLANDS PEM1C

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

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.

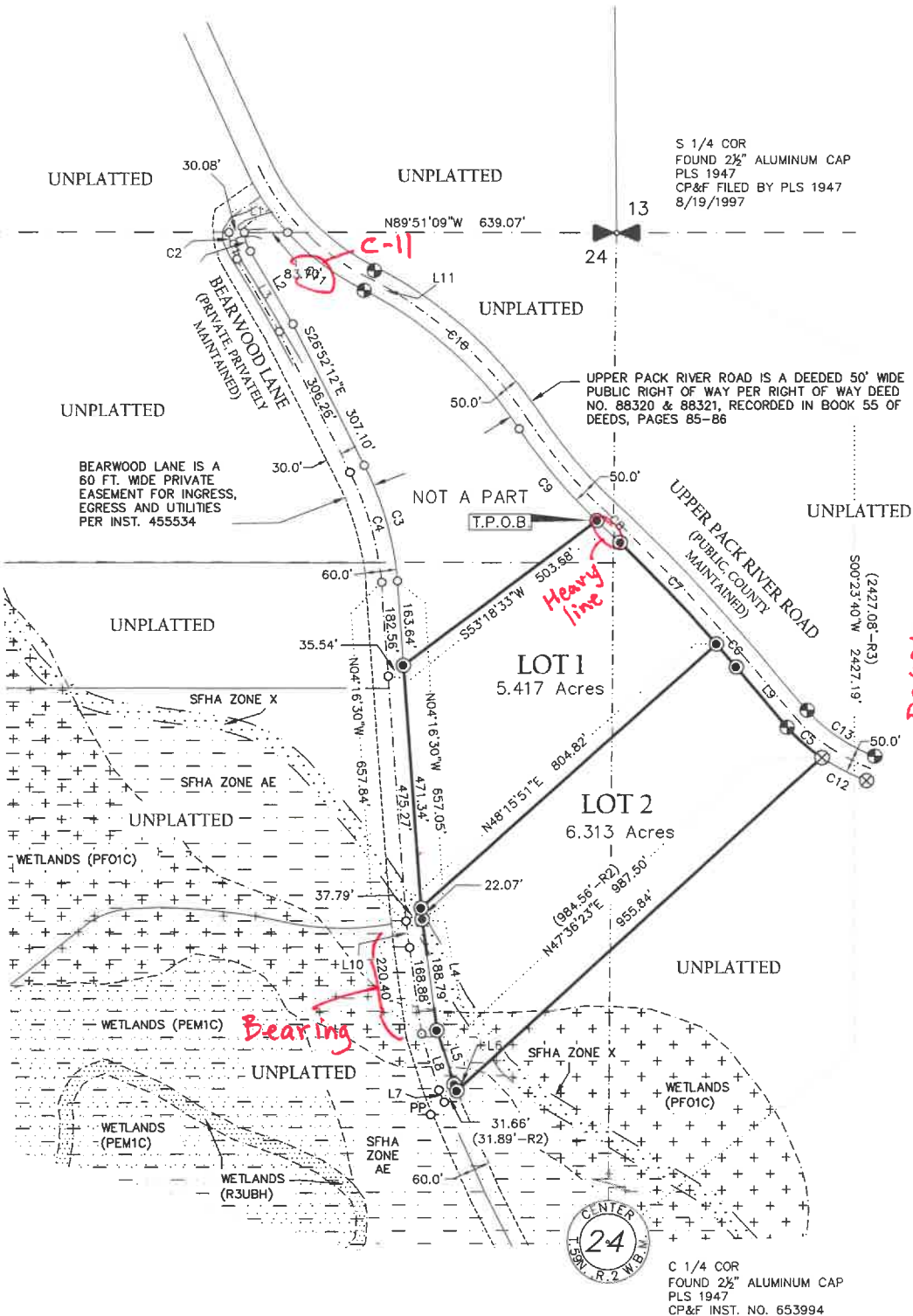
DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001241954. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°35'20" AT THE CENTER QUARTER CORNER OF SECTION 24.

SURVEYOR'S NARRATIVE:

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' AND 'AE' PER FEMA PANEL 16017C0485E, EFFECTIVE 11/18/2009.
- THE PURPOSE OF THIS SURVEY IS TO CREATE THREE NEW LOTS FROM ONE UNPLATTED PARCEL.

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.



LINE	BEARING	DISTANCE
L1	N89°51'09" W	113.78
L2	N30°30'06" W	163.81
L3	N30°30'06" W	162.86
L4	N07°45'49" W	216.87
L5	N17°44'08" W	109.98
L6	N17°44'08" W	109.98
L7	N17°44'08" W	109.98
L8	N17°44'08" W	114.18
L9	N40°14'51" W	153.26 (153.26-R2)
L10	S07°45'49" E	51.53
L11	N27°04'27" E	43.09

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.60	85.91	25°44'51"	S17°37'41" E	38.28
C2	54.66	115.91	27°01'05"	S16°59'33" E	54.15
C3	234.74	597.33	22°30'59"	N16°01'45" W	233.23
C4	222.93	567.33	22°30'52"	N16°02'28" W	221.50
C5	88.83	302.93	16°48'06"	N48°19'44" W	88.51
C6	58.78	3300.00	1°01'14"	S40°45'28" E	58.78
C7	271.94	3300.00	4°43'17"	S43°37'44" E	271.86
C8	61.48	3300.00	1°04'03"	S46°31'24" E	61.48
C9	234.25	1000.00	13°25'18"	S40°20'47" E	233.71
C10	408.07	800.00	29°13'32"	N48°14'54" W	403.66
C11	187.87	487.18	22°05'43"	N53°05'33" W	186.71
C12	98.00	424.83	13°13'00"	S63°00'04" E	97.78
C13	160.15	307.37	29°51'12"	S55°52'40" E	158.35



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	24	59 N	2 W	OREGON	WASHINGTON
PROJECT # 21-055 CROCKER, DEE					
DRAWING NAME: 21-055 CROCKER MLD.DWG					

CROCKER CROWD	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=200'	Sheet: 1 of 2
Checked By: TLAG	Drawn By: TLAG
Plot Date: 05-21-24	



CROCKER CROWD

LYING IN A PORTION OF SECTION 24,  
TOWNSHIP 59 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DEE A. CROCKER, TRUSTEE OF THE TRUST AGREEMENT OF DEE CROCKER DATED MAY 12, 2013, HEREBY CERTIFY THAT THEY ARE THE OWNER 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 'CROCKER CROWD' BEING A PORTION OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24, THENCE NORTH 89°51'09" WEST, A DISTANCE OF 639.07 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD, A PUBLIC COUNTY MAINTAINED ROAD, AND THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INST. NO. 976147, RECORDS OF BONNER COUNTY IDAHO;

THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING EIGHT (8) COURSES:

- 1) A CURVE TO THE LEFT HAVING A RADIUS OF 487.18 FEET, AN ARC LENGTH OF 187.87 FEET, A DELTA ANGLE OF 22°05'43", A CHORD LENGTH OF 186.71 FEET, AND A CHORD BEARING OF SOUTH 53°05'33" EAST;
- 2) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 408.07 FEET, A DELTA ANGLE OF 29°13'32", A CHORD LENGTH OF 403.66 FEET, AND A CHORD BEARING OF SOUTH 48°14'54" EAST;
- 3) A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 234.25 FEET, A DELTA ANGLE OF 13°25'18", A CHORD LENGTH OF 233.71 FEET, AND A CHORD BEARING OF SOUTH 40°20'47" EAST AND BEING THE TRUE POINT OF BEGINNING;
- 4) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3300.00 FEET, AN ARC LENGTH OF 61.48 FEET, A DELTA ANGLE OF 01°04'03", A CHORD LENGTH OF 61.48 FEET, AND A CHORD BEARING OF SOUTH 46°31'24" EAST;
- 5) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3300.00 FEET, AN ARC LENGTH OF 271.94 FEET, A DELTA ANGLE OF 04°43'17", A CHORD LENGTH OF 271.86 FEET, AND A CHORD BEARING OF SOUTH 43°37'44" EAST;
- 6) A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3300.00 FEET, AN ARC LENGTH OF 58.78 FEET, A DELTA ANGLE OF 01°01'14", A CHORD LENGTH OF 58.78 FEET, AND A CHORD BEARING OF SOUTH 40°45'28" EAST;
- 7) SOUTH 40°14'51" EAST; A DISTANCE OF 153.26 FEET;
- 8) A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 302.93 FEET, AN ARC LENGTH OF 88.83 FEET, A DELTA ANGLE OF 16°48'06", A CHORD LENGTH OF 88.51 FEET, AND A CHORD BEARING OF SOUTH 48°19'44" EAST, TO A FOUND REBAR AND CAP, PLS 11061, BEING THE CENTERLINE OF AN EXISTING POWERLINE;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY AND ALONG SAID POWERLINE, SOUTH 47°36'23" WEST, A DISTANCE OF 987.50 FEET TO THE CENTERLINE OF BEARWOOD LANE BEING A 60 FOOT WIDE PRIVATE ROAD;

THENCE LEAVING SAID POWERLINE AND ALONG CENTERLINE OF SAID BEARWOOD LANE THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 23°46'14" WEST, A DISTANCE OF 25.39 FEET;
- 2) NORTH 17°44'08" WEST, A DISTANCE OF 114.18 FEET;
- 3) NORTH 07°45'49" WEST, A DISTANCE OF 220.40 FEET;
- 4) NORTH 04°16'30" WEST, A DISTANCE OF 475.27 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 53°18'33" WEST, A DISTANCE OF 503.58 FEET TO SAID WESTERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DEE A. CROCKER, TRUSTEE OF THE TRUST AGREEMENT OF DEE CROCKER DATED MAY 12, 2013

DATE

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE CO. SUBDIVISION GUARANTEE, ORDER NO. 544848, GUARANTEE NO. 7195-36-544948-2021.81075-222820773, DATED FEBRUARY 16, 2021.

1. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTH IDAHO RURAL REHABILITATION ASSOC. RECORDED FEB. 3, 1971 AS INST. NO. 131608, RECORDS OF BONNER CO., IDAHO. LOCATED IN ALL OF SECTION 24, T59N R2W SO NO EXACT LOCATION GIVEN.
2. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED AUG. 23, 1978 AS INST. NO. 204213, RECORDS OF BONNER CO., IDAHO. AN UNSPECIFIED WIDTH ALONG THE WEST R-O-W LINE OF PACK RIVER ROAD SOUTH FROM THE NORTH LINE OF SAID SEC. 24.
3. AN INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED IN WARRANTY DEED AS INST. NO. 409488, RECORDS OF BONNER CO., IDAHO. RESERVES GRANTORS AND SUCCESSORS A 60 FT. WIDE EASEMENT OVER EXISTING ROADS AND TO GRANTEE INGRESS & EGRESS OVER EXISTING ROADS TO REACH SUBJECT PROPERTY.
4. AN 60 FT. WIDE INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED NOV. 3, 1994 AS INST. NO. 455164, AND RE-RECORDED NOV. 10, 1994 AS INST. NO. 455534, RECORDS OF BONNER CO., IDAHO. EASEMENT GRANTED TO LOTS 1-12 OF ESCAPE ESTATES, PACK RIVER SUBDIVISION USE OF EXISTING ROAD FOR MENTIONED REASONS TOGETHER WITH MAINTENANCE OF SAID ROADWAY..
5. A RECORD OF SURVEY RECORDED NOV. 22, 1996 AS INST. NO. 495475, RECORDS OF BONNER CO., IDAHO. CENTERLINE SURVEY OF UPPER PACK RIVER ROAD.
6. ANY CLAIMS OR LOSS DUE TO BOUNDARIES OF SUBJECT PROPERTY BEING DESCRIBED BY POWERLINE AND EXISTING ROAD.
7. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED DEC. 15, 2020 AS INST. NO. 972387, RECORDS OF BONNER CO., IDAHO. BLANKET SERVICE LINE EASEMENT FOR SUBJECT PROPERTY.

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEE A. CROCKER, 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 LOCATED IN SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, 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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "CROCKER CROWD" 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

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

WATER AND SEWER NOTE

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

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

RECORDER'S CERTIFICATE

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

COUNTY RECORDER BY DEPUTY

\$ FEE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	CROCKER CROWD	
	24	59 N	2 W	OREGON	WASHINGTON		
PROJECT #: 21-055 CROCKER DRAWING NAME: 21-055 CROCKER MLD						GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
						Scale: N/A	
						Checked By: TLAG	Drawn By: TLAG
						Plot Date: 05/21/2024	Sheet: 2 of 2



Polyline Report

Tue May 21 15:41:29 2024

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2476825.193	2434080.317		
-------------	-------------	--	--

Radius: 3300.000 Chord: 271.861 Degree: 1°44'10" Dir: Right

Length: 271.938 Delta: 4°43'17" Tangent: 136.046

Chord BRG: S 43°37'44" E Rad-In: S 44°00'37" W Rad-Out: S 48°43'54" W

Radius Point: 2474451.783,2431787.518

2476628.413	2434267.897		
-------------	-------------	--	--

S 48°15'51" W 767.023

2476117.810	2433695.527		
-------------	-------------	--	--

N 04°16'30" W 471.338

2476587.836	2433660.392		
-------------	-------------	--	--

N 53°18'33" E 468.047

2476867.493	2434035.705		
-------------	-------------	--	--

S 46°31'24" E 61.478

2476825.193	2434080.317		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 2039.823

Polyline Area: 221746 sq ft, 5.09 acres

Polyline Report

Wed May 22 09:59:33 2024

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2476095.797	2433697.172		
-------------	-------------	--	--

		S 07°45'49" E	216.872
--	--	---------------	---------

2475880.913	2433726.468		
-------------	-------------	--	--

		S 17°44'08" E	109.984
--	--	---------------	---------

2475776.156	2433759.972		
-------------	-------------	--	--

		S 23°46'14" E	13.703
--	--	---------------	--------

2475763.615	2433765.496		
-------------	-------------	--	--

		N 47°36'23" E	955.839
--	--	---------------	---------

2476408.061	2434471.412		
-------------	-------------	--	--

Radius: 302.929 Chord: 88.514 Degree: 18°54'50" Dir: Right

Length: 88.832 Delta: 16°48'06" Tangent: 44.737

Chord BRG: N 48°19'44" W Rad-In: N 33°16'13" E Rad-Out: N 50°04'19" E

Radius Point: 2476661.338,2434637.595

2476466.910	2434405.294		
-------------	-------------	--	--

		N 40°14'51" W	153.260
--	--	---------------	---------

2476583.887	2434306.274		
-------------	-------------	--	--

		N 40°45'28" W	58.782
--	--	---------------	--------

2476628.413	2434267.897		
-------------	-------------	--	--

		S 48°15'51" W	767.023
--	--	---------------	---------

2476117.810	2433695.527		
-------------	-------------	--	--

		S 04°16'30" E	22.074
--	--	---------------	--------

2476095.797	2433697.172		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 2386.369

Polyline Area: 264165 sq ft, 6.06 acres