

# 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

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To: Mann Holdings C, Inc.

From: Rob Winningham, Planner

Date: August 20, 2024

**Subject: Blue-line review for MLD0031-24: BLUEGRASS MEADOWS**

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

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov).

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

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

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

- |  |   |
|--|---|
| ✓ All plat corrections.  | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.                               |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met.   |
| ✓ County surveyor fee paid to the Bonner County Planning Department.   | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
- 

### REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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## Blueline Review Routing Form

Plat Name: <b>BLUEGRASS MEADOWS</b>		File No: <b>MLD0031-24</b>
Received by: Rob Winningham, Planner	Received from: Dan Provolt	Date Received: July 1, 2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	8/20/2024	RW	Bonner County Planning Department
X	7/2/2024	AB	Assessor's Office
Comment	7-3-24	MM	Bonner County Road & Bridge Department
See letter	7/2/2024	MC	GIS Department
X	7/5/2021	TLAG	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0031-24** **DATE OF REPORT:** 8/20/2024  
**APPLICANT:** Mann Holdings C, Llc **PARCEL #:** RP56N02W094800A  
**SUBDIVISION NAME/LOTS:** Bluegrass Meadows

#### SUMMARY OF PROPOSAL:

The applicant is proposing to divide a 9.8-acre parcel into one (1) 5-acre lot and one (1) 4.8-acre lot.

**THE APPLICATION IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

#### CONDITIONS OF APPROVAL:

1. A final plat shall be recorded
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Obtain an Administrative Exception for lot size minimum to allow for a 4.8-acre lot where 5.0-acres is required.
4. Show access easement and instrument number for Lot 1.
5. Remove structures from plat.
6. Label Spades Rd, specify that it is a County maintained public road, show ROW width, and indicate how that ROW was established.

## STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		No	Rural 5 (R-5)
12-660 (D) (2) (f) Site area minimum:	No	Urban services:	No
DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	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
12-660 (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. Slopes - The site does contain mapped slopes per USGS.
2. Wetlands - The site does not contain mapped wetlands per NWI.
3. Waterfront - The site does not contain frontage on a river, stream or lake.
4. FEMA - Parcel is within SFHA Zone AE and SFHA Zone X per FIRM Panel Number 16017C0950E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
5. Services - The parcel is served by individual well, individual septic system, Sagle Fire District, Avista and Lake Pend Oreille School District #84.
6. The parcel is not platted.
7. The current land use is Rural Residential (5-10 AC) and the current zoning is Rural 5 (R-5).
8. Access - Access is via Spades Road. This is a county owned and maintained public right of way.
9. Deed - The applicant purchased the parcel on May 24, 2024 per Instrument No. 1033707, Records of Bonner County.

## NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision

will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Planning Department

# Bonner County Planning Department

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## Blueline Review Letter

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August 20, 2024

Dan Provolt  
Provolt Land Surveying  
PO Box 580  
Ponderay ID 83852

**SUBJECT: MLD0031-24: BLUEGRASS MEADOWS**

Dear Dan,

**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 X per FIRM Panel Number 16017C0950E, 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)

Tuesday, July 2, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – BLUEGRASS MEADOWS (MLD0031-24)**  
**SECTION 9, TOWNSHIP 56N, 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.

Please create and show the Ingress, Egress & Utility Easement for Lot 1.

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)

July 2, 2024

Bonner County Planning Dept  
BLUEGRASS MEADOWS  
MLD0031-24  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST  
RP56N02W094800A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

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



# BLUEGRASS MEADOWS

SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



1/4 CORNER  
FOUND 3.5" BLM BC  
CAMP RECORDING AT  
INST. NO. 987751

## LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7046
- ▲ FOUND 5/8" REBAR, NO CAP
- ▼ FOUND 1/2" REBAR, NO CAP
- EXISTING FENCE LINE

## BASIS OF BEARING

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

## SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

## SURVEY REFERENCES

1. RECORD OF SURVEY INST. NO. 470221 BY PLS 7046
2. RECORD OF SURVEY INST. NO. 441761 BY PLS 882
3. RECORD OF SURVEY INST. NO. 478741 BY PLS 7046

## PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS SHOW A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN DEED INST. NO. 1033707. SPADES ROAD THROUGH THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS SHOWN ON RECORD OF SURVEY 441761 AS A 50' WIDE PUBLIC ROAD WITH 25' ON EITHER SIDE OF THE EXISTING CENTERLINE.

## WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS  
SEWER SERVICE PROVIDED BY PRIVATE SEWER

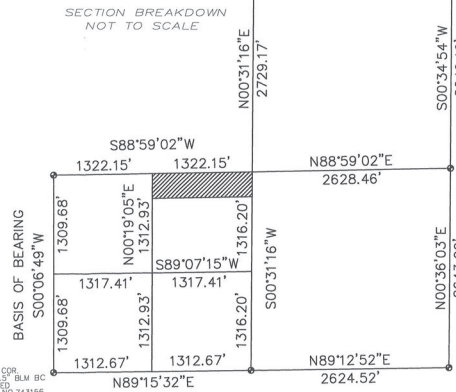
## BLUEGRASS MEADOWS

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

DATE: 06-20-24  
SCALE: 1"=100'  
PROJ. NO.: 15-2  
SHT. 1 OF 2



SW SEC. COR.  
FOUND 3.5" BLM BC  
CAMP. FILED  
AT INST. NO. 743156



SE SEC. COR.  
FOUND 2.5" BLM BC  
CAMP. FILED  
AT INST. NO. 849284

1/4 CORNER  
FOUND 2" BLM BC  
PLS 1567  
C/P&F FILED  
9-20-84

C1/4 CORNER  
FOUND 1/2" REBAR  
BENT AND LEANING  
UNDER ROAD SURFACE  
SET 5/8" X 24" REBAR  
WITH PLASTIC CAP PLS  
7879. C/P&F FILED THIS  
SURVEY

1/4 CORNER  
FOUND 2" ZC PLS  
8802. C/P&F FILED  
AT INST. NO. 916981

INITIAL POINT

BARN


HOUSE

# Summary of Comments on MLD0031-24 Preliminary Plat.pdf


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Page: 1

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	Number: 1	Author: Monica Carash	Date: 7/2/2024 9:39:21 AM
Ingress & Egress easement for Lot 1?			

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	Number: 2	Author: Matt Mulder	Date: 7/3/2024 9:33:41 AM
Label Spades Rd, specify that it is a County maintained public road, show ROW width, and indicate how that ROW was established.			

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# BLUEGRASS MEADOWS

SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT MANN HOLDINGS C, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "BLUEGRASS MEADOWS" LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER SOUTH 88 DEGREES 59' 02" WEST, 36.90 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF A 50' WIDE PUBLIC RIGHT OF WAY; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 04 DEGREES 04' 18" EAST, 147.07 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 00 DEGREES 27' 35" WEST, 182.12 FEET; THENCE SOUTH 89 DEGREES 01' 05" WEST, 1296.04 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 00 DEGREES 19' 05" EAST, 328.23 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER OF SECTION 9; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 88 DEGREES 59' 02" EAST, 1285.25 FEET TO THE INITIAL POINT.

ERIC MANN - MEMBER, MANN HOLDINGS C, LLC

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED ERIC MANN, KNOWN OR IDENTIFIED TO ME TO BE THE MEMBER OF THE MANN HOLDINGS C, LLC WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

NOTARY PUBLIC

## NOTES

SUBJECT TO THE FOLLOWING:

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART AS DISCLOSED IN DEED FROM HUMBRID LUMBER COMPANY, A CORPORATION, RECORDED DECEMBER 17, 1940, BOOK 63, PAGE 401.
2. RECORD OF SURVEY RECORDED APRIL 11, 1995, AT INST. NO. 463445
3. RECORD OF SURVEY RECORDED AUGUST 11, 1995 AT INST. NO. 470221
4. DEED OF TRUST DATED JULY 24, 2021, RECORDED JULY 31, 2021 AT INST. NO. 986431

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

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

DAN I. PROVOLT, PLS 7879



## COUNTY SURVEYOR'S CERTIFICATE

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

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

BONNER COUNTY SURVEYOR

## SANITARY RESTRICTIONS

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

## COUNTY TREASURER'S CERTIFICATE

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

BONNER COUNTY TREASURER

BY: \_\_\_\_\_

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.,  
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

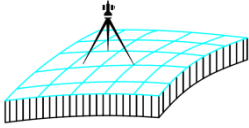
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.S. 156N., R.2W., B.M.	<b>BLUEGRASS MEADOWS</b>	DATE 06-20-24
	PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	BOOK NONE
		PAGE JP
		PREP. NO. 156-2-1
		DAY FILE S-MOORE-MANN
		SHT. 2 OF 2



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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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)

July 5, 2024

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

Re: Plat Review – MLD0031-24 – Bluegrass Meadows

Dear Planning Dept.,

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

- 1) Note C1/4 CP&F on final plat.
- 2) Show access to Lot 1 and monument accordingly.
- 3) Annotate and show status of Spades Road.
- 4) Show status of adjacent properties.

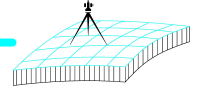
When these items have been addressed, the plat should be ready for signature.

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 #	14730
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Date
------

7/15/2024

Bill To:

Provolt

Project / Job #

24-001CE Review MLD0031-24 - Bluegrass Me

Please submit payment by: 7/30/2024

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0031-24 - Bluegrass Meadows	



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

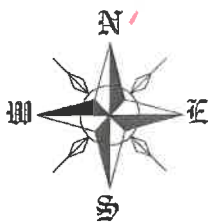
ALL INVOICES ARE DUE UPON RECEIPT

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% ]

# BLUEGRASS MEADOWS

SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



SCALE 1" = 100'

1/4 CORNER  
FOUND 3.5" BLM BC  
CP&F RECORDED AT  
INST. NO. 987751



S88°59'02"W  
1322.15'

N88°59'02"E  
661.07'

N88°59'02"E  
624.18'

1/4 CORNER  
FOUND 2" BC  
PLS 1947  
CP&F FILED  
9-25-84

36.90'



C1/4 CORNER  
FOUND 1/2" REBAR  
BENT AND LEANING  
UNDER ROAD SURFACE.  
SET 5/8" X 24" REBAR  
WITH PLASTIC CAP, PLS  
7879. CP&F FILED THIS  
SURVEY

N88°59'02"E  
2628.46'

1/4 CORNER  
FOUND 2" ZC PLS  
9905. CP&F FILED  
AT INST. NO. 916981

13.17'

INITIAL POINT

BARN

HOUSE

24.92'

## LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7046
- ▲ FOUND 5/8" REBAR, NO CAP
- ▼ FOUND 1/2" REBAR, NO CAP
- XX EXISTING FENCE LINE

## BASIS OF BEARING

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

## SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

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## WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS  
SEWER SERVICE PROVIDED BY PRIVATE SEWER

LOT 1  
5.0 AC

Access?

LOT 2  
4.8 AC

SECTION BREAKDOWN  
NOT TO SCALE

BASIS OF BEARING  
S00°06'49"W

SW SEC. COR.  
FOUND 3.5" BLM BC  
CP&F FILED  
AT INST. NO. 743156

NE SEC. COR.  
FOUND 2.5" BC RLS  
1947. CP&F FILED  
AT INST. NO. 1011752

SE SEC. COR.  
FOUND 2.5" BC RLS  
882. CP&F FILED  
AT INST. NO. 949284

BLUEGRASS MEADOWS

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

DATE:  
06-20-24  
SCALE:  
1"=100'  
PROJ. NO.:  
1521  
SHT. OF 2



# BLUEGRASS MEADOWS

SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT MANN HOLDINGS C, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "BLUEGRASS MEADOWS " LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 56 NORTH, RANCE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER SOUTH 88 DEGREES 59' 02" WEST, 36.90 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY OF A 50' WIDE PUBLIC RIGHT OF WAY; THENCE ALONG SAID WESTERLY BOUNDARY SOUTH 04 DEGREES 04' 18" EAST, 147.07 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 00 DEGREES 27' 35" WEST, 182.12 FEET; THENCE SOUTH 89 DEGREES 01' 05" WEST, 1296.04 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE WESTERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER NORTH 00 DEGREES 19' 05" EAST, 328.23 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID SOUTHWEST QUARTER OF SECTION 9; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 88 DEGREES 59' 02" EAST, 1285.25 FEET TO THE INITIAL POINT.

ERIC MANN - MEMBER, MANN HOLDINGS C, LLC

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED ERIC MANN, KNOWN OR IDENTIFIED TO ME TO BE THE MEMBER OF THE MANN HOLDINGS C, LLC WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

NOTARY PUBLIC

## NOTES

SUBJECT TO THE FOLLOWING:

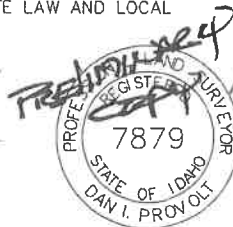
- THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART AS DISCLOSED IN DEED FROM HUMBIRD LUMBER COMPANY, A CORPORATION, RECORDED DECEMBER 17, 1940, BOOK 63, PAGE 401.
- RECORD OF SURVEY RECORDED APRIL 11, 1995 AT INST. NO. 463445
- RECORD OF SURVEY RECORDED AUGUST 11, 1995 AT INST. NO. 470221
- DEED OF TRUST DATED JULY 24, 2021, RECORDED JULY 31, 2021 AT INST. NO. 988431

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 9, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

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

DAN I. PROVOLT, PLS 7879



## COUNTY SURVEYOR'S CERTIFICATE

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

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

BONNER COUNTY SURVEYOR

## SANITARY RESTRICTIONS

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

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_. APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

BY:

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

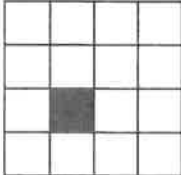
INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

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

COUNTY RECORDER

BY DEPUTY

S.9, T.56N., R.2W., B.M.



### BLUEGRASS MEADOWS

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

DATE: 06-20-24  
SCALE: NONE  
DRAWING: JP  
PROJ. NO: 1521  
CAD FILE: S-MOORE-MANN  
SHT 2 OF 2

PntNo	Bearing	Distance	Northing	Easting	Description
PP			2388596.10	2421391.99	
	N 88°59'02" E	1285.25			
PP			2388618.89	2422677.04	
	S 04°04'18" E	147.07			
205			2388472.20	2422687.48	
	S 00°27'35" W	182.12			
PP			2388290.08	2422686.02	
	S 89°01'05" W	1296.04			
PP			2388267.87	2421390.17	
	N 00°19'05" E	328.23			
PP			2388596.10	2421391.99	
Closure Error Distance> 0.0000					
Total Distance Inversed> 3238.71					

Area: 425073.3, 9.8



PntNo	Bearing	Distance	Northing	Easting	Description
PP			2388596.10	2421391.99	
	N 88°59'02" E	661.07			
PP			2388607.82	2422052.96	
	S 00°25'11" W	328.64			
PP			2388279.19	2422050.55	
	S 89°01'05" W	660.48			
PP			2388267.87	2421390.17	
	N 00°19'05" E	328.23			
PP			2388596.10	2421391.99	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1978.43					
Area: 216960.8, 5.0					

PntNo	Bearing	Distance	Northing	Easting	Description
PP			2388607.82	2422052.96	
	N 88°59'02" E	624.18			
PP			2388618.89	2422677.04	
	S 04°04'18" E	147.07			
205			2388472.20	2422687.48	
	S 00°27'35" W	182.12			
PP			2388290.08	2422686.02	
	S 89°01'05" W	635.56			
PP			2388279.19	2422050.55	
	N 00°25'11" E	328.64			
PP			2388607.82	2422052.96	
Closure Error Distance> 0.0000					
Total Distance Inversed> 1917.56					

Area: 208112.5, 4.8