

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blue-line Collective Report Memorandum

To: Tom Low

From: Rob Winningham, Planner

Date: August 28, 2024

Subject: Blue-line review for MLD0033-24: Po-Tater Acres

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

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

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:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ 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: Po-Tater Acres		File No: MLD0033-24
Received by: Rob Winningham, Planner	Received from: Scott Comfort	Date Received: 7/22/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	8/30/2024	RW	Bonner County Planning Department
X	7/22/2024	AB	Assessor's Office
X	7-25-24	MM	Bonner County Road & Bridge Department
X	7/22/2024	MC	GIS Department
X	7/26/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0033-24**

DATE OF REPORT: 8/28/2024

APPLICANT: Tom Low

PARCEL #: RP61N05W139501A

SUBDIVISION NAME/LOTS: Po-Tater Acres

SUMMARY OF PROPOSAL:

The applicant is proposing to divide one (1) 22.05-acre parcel to create one (1) 12.04-acre lot and one (1) 10.01-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.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **Yes** **Agricultural/Forestry 10 (A/F-10)**

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

Yes

Urban services:

N/A

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

N/A

In an area of City impact:

No

lift the sanitary restrictions on the property?:

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.
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 a river, stream or lake.
5. Parcel is within SFHA Zone D per FIRM Panel Number 16017C0125F, Effective Date 7/7/2014. No further floodplain review is required on this proposal.
6. The parcel is served by individual well, individual septic system, West Priest Lake Fire District , Northern Lights, Inc. and Lake Pend Oreille School District #83.
7. The parcel is not platted
8. The land use designation is Prime Ag/Forest Land (20+ AC) and the zoning is Agricultural/forestry 10 (A/f-10).
9. Access - Access is via Reeder Bay Road. This is a county owned and maintained public right of way with a paved travel way
10. The applicant purchased the parcel on May 6, 2023, per Instrument No. 1018663, 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

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Blueline Review Letter

August 28, 2024

Scott Comfort
James A. Sewell & Associates
1319 N. Division Ave
Sandpoint ID 83864

SUBJECT: MLD0033-24: Po-Tater Acres

Dear Scott,

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

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - Parcel is within SFHA Zone D per FIRM Panel Number 16017C0125F, Effective Date 7/7/2014. 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
 - No comment.

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

Monday, July 22, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – PO-TATER ACRES (MLD0033-24)**
SECTION 31, TOWNSHIP 61N, RANGE 5W

To Whom It May Concern:

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

Sincerely,

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



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

July 22, 2024

Bonner County Planning Dept
PO-TATER ACRES
MLD0033-24
SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST
RP61N05W139501A

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 Land Records
208-265-1469
landrecords@bonnercountyid.gov

PO-TATER ACRES

SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PO-TATER ACRES" 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2024, AT _____.M. IN

BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT TOM LOW JR., IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "PO-TATER ACRES", LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN; THENCE S0°03'03"W ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4, 542.66 FEET TO A 5/8" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF REEDER BAY ROAD;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR(4) COURSES:
73.28 FEET ALONG A 2365.21 FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°46'31", AND A CHORD WHICH BEARS N83°45'14"W 73.28 FEET TO A 5/8" REBAR;
N84°38'29"W 1059.87 FEET TO A 5/8" REBAR;
649.64 FEET ALONG A 2525.00 FOOT RADIUS, CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°44'29", AND A CHORD WHICH BEARS S87°59'16"W 647.85 FEET TO A 5/8" REBAR;
S80°37'02"W 253.25 FEET TO A 5/8" REBAR;
THENCE LEAVING SAID RIGHT-OF-WAY, N0°04'33"E 508.44 FEET TO A 5/8" REBAR ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4;
THENCE S89°45'14"E ALONG SAID NORTH LINE, 2025.22 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

TOM LOW JR.

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED TOM LOW JR., KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

SUBJECT TO THE FOLLOWING

- EASEMENT FOR RIGHT-OF-WAY GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., INST. #169950. (DOESN'T AFFECT THE SUBJECT PROPERTY)
- EASEMENT FOR RIGHT-OF-WAY GRANTED TO NORTHERN LIGHTS, INC., INST. #846928.

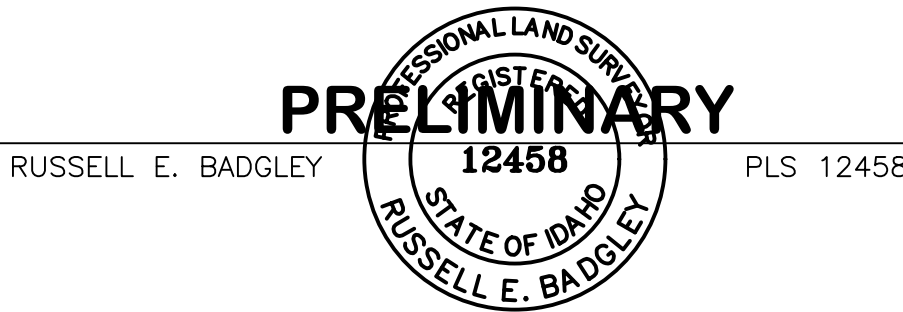
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP61N05W139801A (DEED INST. NO. 1018663), AND TO DIVIDE SAID PARCEL INTO TWO (2) SEPARATE PARCELS AS SHOWN HEREON. THE CENTERLINE OF REEDER BAY ROAD WAS DEFINED BY THE SURVEYED CENTERLINE OF THE EXISTING ROADWAY. THE RIGHT-OF-WAY OF REEDER BAY ROAD WAS DEFINED AS 50' WIDE PER COMMISSIONERS REPORT FOR ROAD #261, APPROVED 6/12/1914.

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 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

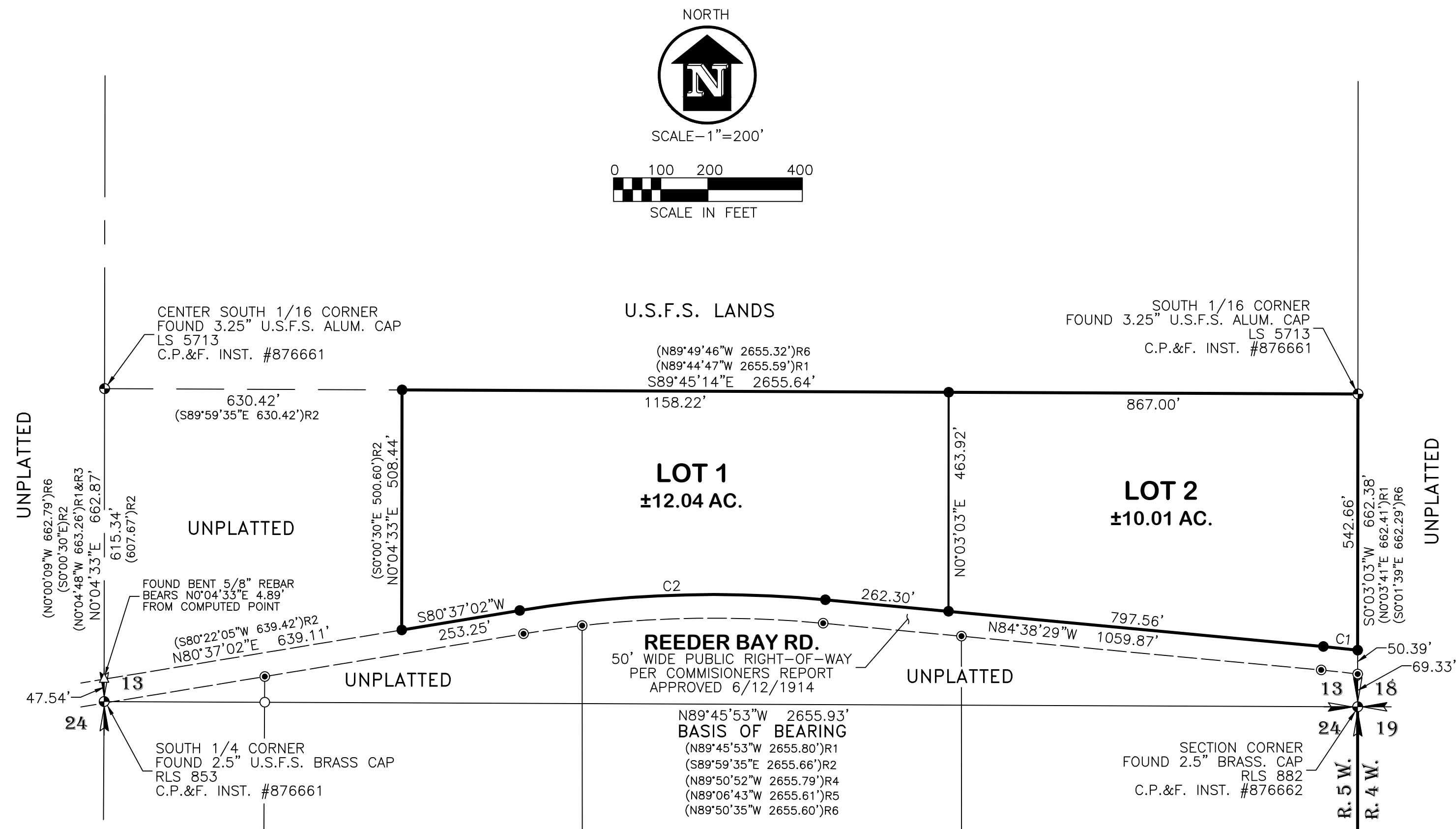
DATED THIS ____ DAY OF _____, 2024.



SECTION 13, TWP 61N, RNG 5W.,B.M.	SHEET TITLE: PO-TATER ACRES	DATE: 6-20-24 SCALE: NONE DRAWN: REB CHECKED: SC
		PROJ. NO.: 12298-24-001 CAD FILE NO.: S-LOW-MLD SHT. 1 OF 2
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		

PO-TATER ACRES

SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

RECORD OF SURVEY INST. 352971, FROM THE SOUTHEAST CORNER
TO THE SOUTH 1/4 CORNER OF SECTION 13, TOWNSHIP 61 NORTH,
RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS AGRICULTURAL/FORESTRY 10 (A/F-10).
- 3) CURRENT LAND USE IS FRIME AG/FOREST LAND (20+ AC)
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL OR SPRING.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE WEST PRIEST LAKE FIRE DISTRICT
- 6) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- 7) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 8) RIGHT-OF-WAY OF REEDER BAY ROAD IS PUBLIC, AND COUNTY MAINTAINED.

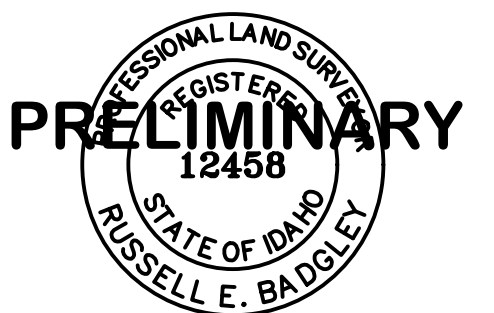
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	
C1	73.28	2365.21	1°46'31"	N83°45'14"W	73.28
C2	649.64	2525.00	14°44'29"	S87°59'16"W	647.85

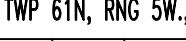
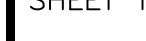
REFERENCES

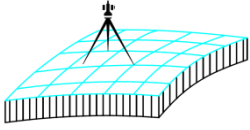
1. RECORD OF SURVEY INST. #352971
2. UNRECORDED SURVEY BY ROBERT G. BRISTOL, STAMPED
11/26/1974
3. RECORD OF SURVEY INST. #380268
4. RECORD OF SURVEY INST. #432499
5. RECORD OF SURVEY INST. #876961
6. RECORD OF SURVEY INST. #1016553

LEGEND

-SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
 ●PREVIOUSLY SET 5/8" REBAR WITH PLASTIC CAP, REB 12458
 ○FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 3628
 UNLESS OTHERWISE NOTED
 ●FOUND 3.25" U.S.F.S. ALUMINUM CAP BY LS 5713
 △COMPUTED POINT
 ().....RECORD DIMENSION PER REFERENCE SHOWN

RECORDED'S
CERTIFICATE

SECTION 13, TWP 61N, RNG 5W.,B.M. 	SHEET TITLE: PO-TATER ACRES <div style="display: flex; align-items: center;">  <div> James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160 </div> </div>	DATE: 6-20-24 SCALE: "=200' DRAWN: REB CHECKED: SC PROJ. NO.: 12239-4-001 CAD FILE NO. S-LOW-MLD SHT. 2 OF 2
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GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

July 25, 2024

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

Re: Plat Review – MLD0033-24 – PO-TATER Acres

Dear Planning Dept.,

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

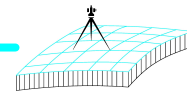
- 1) Correct parcel number in narrative statement.
- 2) Add spring to the water source in the owner's cert or remove it from note #5...so the notes match.
- 3) Suggestion: Rotate $\frac{1}{4}$ corner symbol?

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

Sincerely,

Tyson L.A. Glahe, PLS

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



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14734
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Sewell

Date _____

7/26/2024

Project / Job #

24-001CJ Review MLD0033-24 - Po-Tater Acr

Please submit payment by: 8/10/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0033-24 - Po-Tater Acres	



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%]

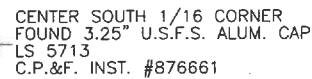
PO-TATER ACRES

SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



SCALE-1"=200'

SCALE IN FEET



U.S.F.S. LANDS

SOUTH 1/16 CORNER
FOUND 3.25" U.S.F.S. ALUM. CAP
LS 5713
C.P.&F. INST. #876661

LOT 1
±12.04 AC.

LOT 2
±10.01 AC.

REEDER BAY RD.
50' WIDE PUBLIC RIGHT-OF-WAY
PER COMMISSIONERS REPORT
APPROVED 6/12/1914

N89°45'53"W 2655.93'
BASIS OF BEARING
(N89°45'53"W 2655.80')R1
(S89°59'35"E 2655.66')R2
(N89°50'52"W 2655.79')R4
(N89°06'43"W 2655.61')R5
(N89°50'35"W 2655.60')R6

SECTION CORNER
FOUND 2.5" BRASS. CAP
RLS 882
C.P.&F. INST. #876662

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
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4. RECORD OF SURVEY INST. #432499
5. RECORD OF SURVEY INST. #876961
6. RECORD OF SURVEY INST. #1016553

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-FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 3628
UNLESS OTHERWISE NOTED
- ⊙.....FOUND 3.25" U.S.F.S. ALUMINUM CAP BY LS 5713
- △.....COMPUTED POINT
- ().....RECORD DIMENSION PER REFERENCE SHOWN

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RECORDED'S
CERTIFICATE

SECTION 13, TWP 61N, RANG 5W., S.W.M.

SHEET TITLE:

PO-TATER ACRES

James A. Sewell and Associates, LLC

ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID. 83864, (208)263-4160

DATE: 20-24

SCALE: 1"=200'

DRAWN: REB

CHECKED: SC

PROJ. NO.: 12798-24-001

CAD FILE NO. S-LOW-MLD

SHT. 2 OF 2

PO-TATER ACRES

SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PO-TATER ACRES" 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS CERTIFICATE

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

DATED THIS ___ DAY OF ___, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 ___, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF ___, 2024, AT ___ M. IN BOOK ___ AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT TOM LOW JR., IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "PO-TATER ACRES", LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN; THENCE S0°03'03"W ALONG THE EAST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4, 542.66 FEET TO A 5/8" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF REEDER BAY ROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR(4) COURSES:

73.28 FEET ALONG A 2365.21' FOOT RADIUS, NON-TANGENT, CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 1°46'31", AND A CHORD WHICH BEARS N83°45'14"W 73.28 FEET TO A 5/8" REBAR;

N84°38'29"W 1059.87 FEET TO A 5/8" REBAR;

649.64 FEET ALONG A 2525.00' FOOT RADIUS, CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°44'29", AND A CHORD WHICH BEARS S87°59'16"W 647.85 FEET TO A 5/8" REBAR;

S80°37'02"W 253.25 FEET TO A 5/8" REBAR;

THENCE LEAVING SAID RIGHT-OF-WAY, N0°04'33"E 508.44 FEET TO A 5/8" REBAR ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4;

THENCE S89°45'14"E ALONG SAID NORTH LINE, 2025.22 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

TOM LOW JR.

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF ___, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED TOM LOW JR., KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

SUBJECT TO THE FOLLOWING

- EASEMENT FOR RIGHT-OF-WAY GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., INST. #169950. (DOESN'T AFFECT THE SUBJECT PROPERTY)
- EASEMENT FOR RIGHT-OF-WAY GRANTED TO NORTHERN LIGHTS, INC., INST. #846928.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP61N05W139801A (DEED INST. NO. 1018663); AND TO DIVIDE SAID PARCEL INTO TWO (2) SEPARATE PARCELS AS SHOWN HEREON. THE CENTERLINE OF REEDER BAY ROAD WAS DEFINED BY THE SURVEYED CENTERLINE OF THE EXISTING ROADWAY. THE RIGHT-OF-WAY OF REEDER BAY ROAD WAS DEFINED AS 50' WIDE PER COMMISSIONERS REPORT FOR ROAD #261, APPROVED 6/12/1914.

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 13, TOWNSHIP 61 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF ___, 2024.

RUSSELL E. BADGLEY

PRELIMINARY

12458

PLS 12458

SECTION 13, TWP 61N, RNG 5W, B.M.	SHEET TITLE: PO-TATER ACRES	DATE: 6-20-24
		SCALE: NONE
		DRAWN: REB
		CHECKED: SC
		PROJ. NO.: 12298-24-001
James A. Sewell and Associates, LLC		CAD FILE NO.: S-LOW-MLD
ENGINEERS - SURVEYORS - PLANNERS		SHT. 1 OF 2
SANDPOINT, ID, 83864, (208)263-4160		

TOM LOW JR. – “PO-TATER ACRES” - CLOSURES

Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 1803670.10'

Error distance: 0.00'

Error direction: S64°10'29"W

Area: 960147.76 Sq. Ft.

Point of Beginning

Easting: 5000.59'

Northing: 5662.38'

Side 1: Line

Direction: S0°03'03"W

Distance: 542.66'

Side 2: Curve

Curve direction: Counter-clockwise

Radius: [2365.15']

Arc length: 73.28'

Delta angle: 1°46'31"

Tangent: [36.64']

Chord direction: N83°45'14"W

Chord distance: 73.28'

Side 3: Line

Direction: N84°38'29"W

Distance: 1059.87'

Side 4: Curve

Curve direction: Counter-clockwise

Radius: [2524.98']

Arc length: 649.64'

Delta angle: 14°44'29"

Tangent: [326.62']

Chord direction: S87°59'16"W

Chord distance: 647.85'

Side 5: Line

Direction: S80°37'02"W

Distance: 253.25'

Side 6: Line

Direction: N0°04'33"E

Distance: 508.44'

Side 7: Line

Direction: S89°45'14"E

Distance: 1158.22'

Side 8: Line

Direction: S89°45'14"E

Distance: 867.00'
Easting: 5000.58'
Northing: 5662.37'

Mapcheck 2: LOT 2

Closure Summary

Precision, 1 part in: 329575.13'
Error distance: 0.01'
Error direction: S19°12'52"E
Area: 435878.61 Sq. Ft.

Point of Beginning

Easting: 5000.59'
Northing: 5662.38'

Side 1: Line

Direction: S0°03'03"W
Distance: 542.66'

Side 2: Curve

Curve direction: Counter-clockwise
Radius: [2365.15']
Arc length: 73.28'
Delta angle: 1°46'31"
Tangent: [36.64']
Chord direction: N83°45'14"W
Chord distance: 73.28'

Side 3: Line

Direction: N84°38'29"W
Distance: 797.56'

Side 4: Line

Direction: N0°03'03"E
Distance: 463.92'

Side 5: Line

Direction: S89°45'14"E
Distance: 867.00'
Easting: 5000.59'
Northing: 5662.37'

Mapcheck 3: LOT 1

Closure Summary

Precision, 1 part in: 447727.69'
Error distance: 0.01'
Error direction: N39°19'15"E
Area: 524258.81 Sq. Ft.

Point of Beginning

Easting: 4133.59'

Northing: 5666.10'
Side 1: Line
 Direction: S0°03'03"W
 Distance: 463.92'
Side 2: Line
 Direction: N84°38'29"W
 Distance: 262.30'
Side 3: Curve
 Curve direction: Counter-clockwise
 Radius: [2524.98']
 Arc length: 649.64'
 Delta angle: 14°44'29"
 Tangent: [326.62']
 Chord direction: S87°59'16"W
 Chord distance: 647.85'
Side 4: Line
 Direction: S80°37'02"W
 Distance: 253.25'
Side 5: Line
 Direction: N0°04'33"E
 Distance: 508.44'
Side 6: Line
 Direction: S89°45'14"E
 Distance: 1158.22'
 Easting: 4133.60'
 Northing: 5666.10'