

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blue-line Collective Report Memorandum

---

To: Kirk and Mary Jo Ayers

From: Rob Winningham, Planner

Date: August 20, 2024

**Subject: Blue-line review for MLD0037-24: Even-Steven First Addition**

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: **Truxton Glahe**.

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.

# 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>EVEN-STEVEN FIRST ADDITION</b>		File No: <b>MLD0037-24</b>
Received by: Rob Winningham, Planner	Received from: Truxton Glahe	Date Received: 8/6/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	8/20/2024	RW	Bonner County Planning Department
X	8/7/2024	MC	Assessor's Office
X	8-13-24	MM	Bonner County Road & Bridge Department
X	8/6/2024	MC	GIS Department
X	8/19/2024	TLAG	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 #:** **MLD0037-24** **DATE OF REPORT:** 8/20/2024  
**APPLICANT:** Kirk & Mary Jo Ayers **PARCEL #:** RP045230060050A  
**SUBDIVISION NAME/LOTS:** Even-Steven First Addition

#### SUMMARY OF PROPOSAL:

The applicants are proposing to divide one (1) 0.136-acre lot and one 0.149-acre lot to create one (1) 0.12-acre lot, one (1) 0.05-acre lot, one (1) 0.04-acre lot and one (1) 0.06-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. LS0004-24 must be recorded prior to approval of MLD0037-24.

#### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** **Yes** **Alpine Village (AV)**

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

#### 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:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>No</b>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-622 Submerged Lands:	<b>N/A</b>
		12-626.A Environmental Features:	<b>Yes</b>

## **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 not contain mapped wetlands per NWI.
3. The site does not contain waterfront.
4. Parcel is within SFHA Zone D per FIRM Panel Number 16017C0685E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
5. The parcel is served by Schweitzer Utility Company for water and sewer services, Schweitzer Fire District, Avista Utilities. and Lake Pend Oreille School District #84.
6. The lots are platted.
7. Land use designation is Alpine Community (0-2.5 AC) and the zoning is Alpine Village (AV).
8. Access is via Basin Express Court. This is an Independent Highway District owned and maintained road with a paved travel way.
9. The applicant purchased the parcel on February 28, 2020 per Instrument No. 953783, Records of Bonner County.
10. The Alpine Village minimum lot size of 12,000 ft² does not apply in the PUD.
11. A will serve letter from Schweitzer Utility Company was provided approving three (3) utility connections for Lot 5 (RP045230060050A).

## **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

---

August 20, 2024

Truxton Glahe  
303 Church St  
Sandpoint ID 83864

**SUBJECT: MLD0037-24: Even-Steven First Addition**

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
    - Parcels RP045230060050A & RP045230060060A are within SFHA Zone D per FIRM Panel Number 16017C0685E, 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, August 6, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – EVEN-STEVEN FIRST ADDITION (MLD0037-24)**  
**SECTION 20, TOWNSHIP 58N, 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)

August 7, 2024

Bonner County Planning Dept  
EVEN-STEVEN FIRST ADDITION  
MLD0037-24  
SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST  
RP045230060050A  
RP045230060060A

To whom this may concern:

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

List the full name of each Trust with its respective Trustee under the signature lines

Easement note in Owners' Certificate should reference Lots 1 & 2 of Even Steven

Please include chord bearing/distance info for curves

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)






# Summary of Comments on MLD0037-24 Preliminary Plat.pdf

---

Page: 1

---

	Number: 1	Author: Andrea Ballard	Date: 8/7/2024 9:39:33 AM
include chord bearing/distances? parent plat did not close			

---

	Number: 2	Author: Matt Mulder	Date: 8/13/2024 2:37:11 PM
Missing closing parentheses on "(PRIVATE" under Basin Express Ct.			

---

# EVEN-STEVEN FIRST ADDITION

A MINOR LAND DIVISION OF LOTS 1 & 2, EVEN-STEVEN,  
LYING IN THE SE¼ OF THE NW¼ OF  
SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT KIRK E AYERS, TRUSTEE OF THE KIRK E AYERS REVOCABLE TRUST, DATED JULY 9, 2012 AND MARY JO AYERS, TRUSTEE OF THE MARY JO AYERS REVOCABLE TRUST, DATED JULY 9, 2012, 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 1-4, THE SAME TO BE KNOWN AS EVEN-STEVEN FIRST ADDITION BEING A PORTION OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2 OF EVEN-STEVEN, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 21 OF PLATS, AT PAGE 93, INSTRUMENT NO. 1034855, RECORDS OF BONNER COUNTY, IDAHO.

THE EASEMENT AREA(S) ALONG THE ORIGINAL LINE COMMON TO SAID LOTS 5 & 6, BLOCK 6, IS HEREBY ADJUSTED WITH THIS MINOR LAND DIVISION TO BE 5.0' ON EACH SIDE OF THE NEW ADJUSTED COMMON LINE BETWEEN LOTS 1 & 2 OF THIS MINOR LAND DIVISION.

THE OWNER CERTIFIES THAT LOT 1 OF THIS PLAT SHALL NOT TO BE FURTHER SUBDIVIDED.

KIRK E. AYERS \_\_\_\_\_ DATE \_\_\_\_\_

MARY JO AYERS \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

PERSONALLY APPEARED, \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_ (SEAL)

## ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

PERSONALLY APPEARED, \_\_\_\_\_  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: \_\_\_\_\_ (SEAL)

## 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 \_\_\_\_\_

## PLANNING DIRECTOR

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

BONNER COUNTY PLANNING DIRECTOR \_\_\_\_\_

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "EVEN-STEVEN FIRST ADDITION" 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 \_\_\_\_\_

## SANITARY RESTRICTION

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

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY SCHWEITZER UTILITY COMPANY  
SEWER SERVICE: SEWAGE DISPOSAL BY SCHWEITZER UTILITY COMPANY

## COUNTY TREASURER'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER \_\_\_\_\_

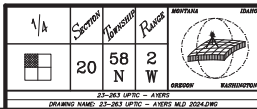
## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ 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

PLACE RECORDING LABEL HERE




EVEN-STEVEN FIRST ADDITION	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 301 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A Checked By: TLAG Print Date: 07/25/2024 Drawn By: TLAG 2 of 2


DRAWING NAME: 22-263 (PLOT) - AYERS M.D. 2024.DWG

## Page: 2

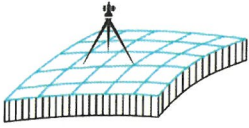
---

	Number: 1	Author: Andrea Ballard	Date: 8/7/2024 9:40:02 AM
Update to parent lots - 1 & 2 Even-Steven			

---

	Number: 2	Author: Andrea Ballard	Date: 8/7/2024 9:21:04 AM
Include full Trust names & authorized capacities - see prior plat			

---



## 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)

August 19, 2024

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

Re: Plat Review – MLD0037 – Even- Steven First Add

Dear Planning Dept.,

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

- 1) Need a closure sheet for the plat exterior.
- 2) Chord bearing and distance info should be shown on the three curves.
- 3) Bearings on Lot 2 and the curve info on Lot 4 disagree between the plat and closure sheets.
- 4) The diameter of the found rebars should be verified. Record info states  $\frac{3}{4}$ ".

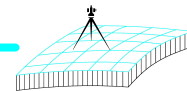
When these items have been addressed, the plat should be ready for signature.

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

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



Fax: (208) 265-4474

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #	14816
-----------	-------

Glahe

Date \_\_\_\_\_

8/20/2024

Project / Job #

24-001CN Review MLD0037-24 - Even- Steven

Please submit payment by: 9/4/2024

# INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0037-24 - Even- Steven First Add	



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

THANK YOU FOR YOUR BUSINESS

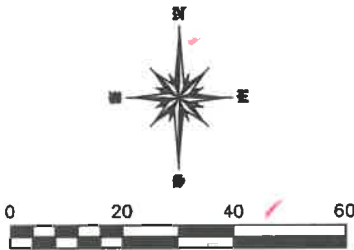
ALL INVOICES ARE DUE UPON RECEIPT

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% ]

EVEN-STEVEN FIRST ADDITION

A MINOR LAND DIVISION OF LOTS 1 & 2, EVEN-STEVEN,  
LYING IN THE SE 1/4 OF THE NW 1/4 OF  
SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- PREVIOUSLY SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND ALUMINUM CAP ON 5/8" REBAR, PLS 9905 (TYPICALLY 3/4" REBAR)
- ⊗ FOUND 5/8" REBAR, PLS 9905
- CALCULATED POINT, NOTHING SET
- (P1) PLAT OF TRAPPERS CREEK, BK. 9 OF PLATS, PG. 3, 7/10/2007
- (P2) PLAT OF EVEN-STEVEN, BK. 21 OF PLATS, PG. 93, 06/25/2024

GENERAL NOTES

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

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER ALLIANCE TITLE & ESCROW, LLC. PLAT CERTIFICATE, FILE NO. 244128, DATED JANUARY 22, 2024 & UPDATED JULY 11, 2024.

- TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS  
PURPOSE: SELKIRK RECREATION DISTRICT BOUNDARIES DESCRIPTION  
RECORDED: MAY 1, 2007 AT INSTRUMENT NO.: 727888
- COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDED: AUGUST 23, 2007 AT INSTRUMENT NO.: 735697
- NOTICE OF ASSIGNMENT OF FOUNDER'S STATUS AND RIGHTS UNDER THE COMMUNITY CHARTER FOR SCHWEITZER MOUNTAIN  
RECORDED: MAY 25, 2022  
INSTRUMENT NO.: 1005988
- AGREEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN BETWEEN SCHWEITZER MOUNTAIN REAL ESTATE LLC AND SCHWEITZER MOUNTAIN FACILITIES LLC.  
PURPOSE: JOINT STORMWATER MANAGEMENT  
RECORDED: AUGUST 23, 2007 AT INSTRUMENT NO.: 735688
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS  
PURPOSE: NOTICE OF SALE  
RECORDED: SEPTEMBER 14, 2007 AT INSTRUMENT NO.: 737257
- A UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: DECEMBER 3, 2007 AT INSTRUMENT NO.: 741988
- A UTILITIES EASEMENT GRANTED TO: NORTHERN LIGHTS, INC.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: FEBRUARY 1, 2008 AT INSTRUMENT NO.: 745498

PREPARED FOR:  
UPTIC STUDIOS  
402 E. SPRAGUE AVE.  
SPOKANE WA, 99202

TRAPPERS CREEK PLAT NOTES

- ALL FRONT YARD, SIDE YARD AND REAR YARD SETBACKS ALONG PRIVATE OR PUBLIC RIGHTS OF WAY ARE ALSO UTILITY EASEMENTS.
- ALL 5' SIDE YARD SETBACKS ARE ALSO 5' DRAINAGE EASEMENTS

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 1.000230303. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°39'17.9" AT THE NORTHWEST CORNER OF LOT 6 OF BLOCK 6 OF TRAPPERS CREEK.

GENERAL NOTES

- THE PLATTED SETBACK/EASEMENT AREA COMMON TO LOTS 1 & 2 OF (P2) & LOTS 5 & 6 OF (P1) ARE ADJUSTED TO THE NEW LINE, AS SHOWN AS THE SOUTH LINE OF NEW LOT 1, EVEN-STEVEN, FIRST ADDITION.
- SETBACK DISTANCES FROM THE BASIN EXPRESS COURT RIGHT-OF-WAY ARE SHOWN AT 18' PER APPROVED VARIANCE, FILE NO. VE0010-24.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO PERFORM AND FILE A MINOR LAND DIVISION PLAT OF LOTS 1 & 2 OF EVEN-STEVEN (P2), INTO 4 NEW CONFORMING LOTS.
- EXISTING CORNERS WERE FOUND AS SHOWN ON THE DRAWING. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS OR SHOWN AND NOTED WHERE NOT WITHIN ACCEPTABLE SURVEY TOLERANCES.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	20	58 N	2 W	OREGON	WASHINGTON
PROJECT # 23-203 UPTIC - AYERS					
DRAWING NAME: 23-203 UPTIC - AYERS M.D. 2024.DWG					

EVEN-STEVEN  
FIRST ADDITION

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

Scale: 1"=20'  
Checked By: TLG  
Drawn By: TDLG  
Plot Date: 7/30/2024  
Sheet: 1 of 2



EVEN-STEVEN FIRST ADDITION

A MINOR LAND DIVISION OF LOTS 1 & 2, EVEN-STEVEN,  
LYING IN THE SE¼ OF THE NW¼ OF  
SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KIRK E AYERS, TRUSTEE OF THE KIRK E AYERS REVOCABLE TRUST, DATED JULY 9, 2012 AND MARY JO AYERS, TRUSTEE OF THE MARY JO AYERS REVOCABLE TRUST, DATED JULY 9, 2012, 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 1-4, THE SAME TO BE KNOWN AS 'EVEN-STEVEN FIRST ADDITION' BEING A PORTION OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2 OF EVEN-STEVEN, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 21 OF PLATS, AT PAGE 93, INSTRUMENT NO. 1034855, RECORDS OF BONNER COUNTY, IDAHO.

THE EASEMENT AREA(S) ALONG THE ORIGINAL LINE COMMON TO SAID LOTS 5 & 6, BLOCK 6, IS HEREBY ADJUSTED WITH THIS MINOR LAND DIVISION TO BE 5.0' ON EACH SIDE OF THE NEW ADJUSTED COMMON LINE BETWEEN LOTS 1 & 2 OF THIS MINOR LAND DIVISION.

THE OWNER CERTIFIES THAT LOT 1 OF THIS PLAT SHALL NOT TO BE FURTHER SUBDIVIDED.

KIRK E. AYERS DATE

MARY JO AYERS DATE

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF )

ON BEFORE ME,

PERSONALLY APPEARED,  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: (SEAL)

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF )

ON BEFORE ME,

PERSONALLY APPEARED,  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: (SEAL)

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

PLANNING DIRECTOR

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

BONNER COUNTY PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

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

TYSON L.A. GLAHE, PLS 14879 DATE



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "EVEN-STEVEN FIRST ADDITION" 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

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY SCHWEITZER UTILITY COMPANY  
SEWER SERVICE: SEWAGE DISPOSAL BY SCHWEITZER UTILITY COMPANY

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF , 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2024, AT 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
	20	58 N	2 W		
DRAWING NAME: 23-263 UPTIC - AYERS				EVEN-STEVEN FIRST ADDITION	
23-263 UPTIC - AYERS				CLAHÉ & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
DRAWING NAME: 23-263 UPTIC - AYERS MLD 2024.DWG				Scale: N/A Checked By: TLAG Plot Date: 07/30/2024 Drawn By: TDLG Sheet: 2 of 2	



Polyline Report (Lot 1)

Tue Jul 30 14:14:20 2024

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

2444975.539	2412223.441		
		N 88°57'01" E	70.523

2444976.831	2412293.952		
		S 07°50'18" W	44.452

2444932.794	2412287.890		
-------------	-------------	--	--

Radius: 51.229   Chord: 13.700   Degree: 111°50'32" Dir: Left  
Length: 13.741   Delta: 15°22'06"   Tangent: 6.912  
Chord BRG: S 00°05'52" W   Rad-In: S 82°13'05" E   Rad-Out: N 82°24'49" E  
Radius Point: 2444925.857,2412338.647

2444919.094	2412287.866		
		S 07°35'57" E	19.723

2444899.544	2412290.475		
		N 83°00'52" W	84.828

2444909.861	2412206.276		
		N 14°38'47" E	67.884

2444975.539	2412223.441		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 301.152

Polyline Area: 5396 sq ft, 0.12 acres

Polyline Report (Lot 2)

Tue Jul 30 14:14:35 2024

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

2444899.544	2412290.475		
		S 07°36'16" E	26.036

2444873.737	2412293.920		
		N 83°00'52" W	94.987

2444885.290	2412199.638		
		N 15°07'04" E	25.452

2444909.861	2412206.276		
		S 83°00'52" E	84.828

2444899.544	2412290.475		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 231.302

Polyline Area: 2265 sq ft, 0.05 acres

Polyline Report (Lot 3)

Tue Jul 30 14:14:47 2024

Northing    Easting    Bearing    Distance

2444854.292    2412296.392

                  N 83°00'52" W 102.568

2444866.766    2412194.586

                  N 15°15'24" E 19.200

2444885.290    2412199.638

                  S 83°00'52" E 94.987

2444873.737    2412293.920

                  S 07°36'21" E 16.134

2444857.745    2412296.055

Radius: 49.000    Chord: 3.469    Degree: 116°55'49" Dir: Right

Length: 3.470    Delta: 4°03'27"    Tangent: 1.736

Chord BRG: S 05°34'13" E    Rad-In: S 82°24'04" W    Rad-Out: S 86°27'31" W

Radius Point: 2444851.265,2412247.486

2444854.292    2412296.392

Closure Error Distance> 0.00000

Total Distance> 236.359

Polyline Area: 1878 sq ft, 0.04 acres

Polyline Report (Lot 4)

Tue Jul 30 14:14:56 2024

Northing    Easting    Bearing    Distance

2444854.292    2412296.392

N 83°00'52" W 102.568

2444866.766    2412194.586

S 15°15'24" W 26.773

2444840.937    2412187.541

S 83°00'17" E 108.450

2444827.729    2412295.184

N 03°21'59" E 20.249

2444847.943    2412296.373

Radius: 52.619    Chord: 6.361    Degree: 108°53'18" Dir: Left

Length: 6.365    Delta: 6°55'49"    Tangent: 3.186

Chord BRG: N 00°17'42" E    Rad-In: N 86°14'24" W    Rad-Out: S 86°49'47" W

Radius Point: 2444851.394,2412243.867

2444854.304    2412296.406

Closure Error Distance> 0.01779 Error Bearing> S 49°34'16" W

Closure Precision> 1 in 14859.7 Total Distance> 264.404

Polyline Area: 2800 sq ft, 0.06 acres