

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



Blueline Collective Report Memorandum

To: Dudley I LLC

From: Alex Feyen, Planner

Date: October 3, 2024

Subject: Blue-line review for MLD0038-24 Dudley Estates

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: **Sawtooth Land Surveying**.

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.

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Blueline Review Routing Form

Plat Name: DUDLEY ESTATES		File No: MLD0038-24
Received by: Rob Winningham, Planner	Received from: Corey Allard	Date Received: 8/13/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	10/3/2024	AF	Bonner County Planning Department
X	8/13/2024	AB	Assessor's Office
X	8-13-24	MM	Bonner County Road & Bridge Department
Comment	8/13/2024	MC	GIS Department
X	8/23/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0038-24**

DATE OF REPORT: 10/3/2024

APPLICANT: Dudley I, Llc

PARCEL #: RP56N05W326900A

SUBDIVISION NAME/LOTS: Dudley Estates

SUMMARY OF PROPOSAL:

Divide one (1) ~20-acre into two (2) 4.84-acre lots and two (2) 4.85-acre lots.

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. Per BCRC 12-646 (C): Initial Point shall be marked.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5-acres** **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

In an area of City impact: **No**

lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes**

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: **Yes**

12-621 Depth to width/ Angle of intersection: **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 proposed lots are zoned Rural 5. A zone change on this property was approved through File Number ZC0014-23 on March 27, 2024 by the Board of County Commissioners.
3. The proposed lots are accessed via Hoo Doo Loop, a Bonner County owned and maintained public right-of-way.
4. The proposed lots are under the zoning minimum. The property received approval of an Administrative Exception, VE0014-24, to allow for the proposed lots to deviate from the 5-acre zoning minimum.
5. The proposed lots will be served by Avista Utilities and West Pend Oreille Fire District.
6. The proposed lots will be served by individual wells and individual septic systems.

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

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



Blueline Review Letter

October 3, 2024

Ron Heidemann
Sawtooth Land Surveying
560 W Canfield Ave Ste 200
Coeur d'Alene, ID 83815

SUBJECT: MLD0038-24 Dudley Estates

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
 - JRJ, 8.14.2024: Parcel is within SFHA Zone D per FIRM Panel Number 16017C0865E, 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,

A handwritten signature in black ink, appearing to read "Alex Feyen", is written over a horizontal line.

Alex Feyen
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

Tuesday, August 13, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – DUDLEY ESTATES (MLD0038-24)
SECTION 32, TOWNSHIP 56N, 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)

August 13, 2024

Bonner County Planning Dept
DUDLEY ESTATES
MLD0038-24
SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST
RP56N05W326900A

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,

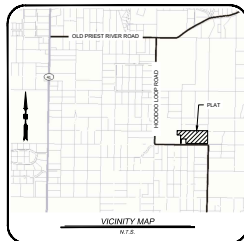
Andrea Ballard
GIS Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov

DUDLEY ESTATES
LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DUDLEY I, 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 TO BE KNOWN AS "DUDLEY ESTATES" LOCATED IN A PORTION OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 259 FEET OF THE EAST 209 FEET OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO LESS A TRACT OF APPROXIMATELY ONE ACRE IN THE SOUTHWEST CORNER DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER COMMON TO SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN AND SECTION 5, TOWNSHIP 55 NORTH, RANGE 5 WEST, BOISE MERIDIAN; THENCE SOUTH 89° 42' 47" EAST, 25 FEET TO A POINT; THENCE NORTH 0° 04' 13" EAST, 25 FEET TO A CORNER AND THE TRUE POINT OF BEGINNING; THENCE NORTH 0° 04' 13" EAST, 209.9 FEET TO A CORNER; THENCE SOUTH 89° 42' 47" EAST, 208.9 FEET TO A CORNER; THENCE SOUTH 0° 04' 13" WEST, 208.9 FEET TO A CORNER; THENCE NORTH 89° 42' 47" WEST, 208 FEET TO A CORNER AND THE TRUE POINT OF BEGINNING, AS SHOWN ON RECORD OF SURVEY, RECORDED JUNE 15, 1982 AS INSTRUMENT NO. 257593, ALSO, EXCEPT THE WOODCOO LOOP ROAD RIGHT OF WAY.



JACOB D. WEIMER, VICE PRESIDENT
DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



RON C. HEIDEMANN, PLS 17407 DATE

ACKNOWLEDGMENT

STATE OF: _____
COUNTY OF: _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JACOB D. WEIMER, KNOWN AND IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF THE DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY, 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DUDLEY ESTATES" 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.

BONNER COUNTY SURVEYOR DATE

RECORDER'S CERTIFICATE

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

AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ OF PLATS, PAGE _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

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 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 2024.
APPROVED THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

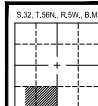
THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE


THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATE _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS



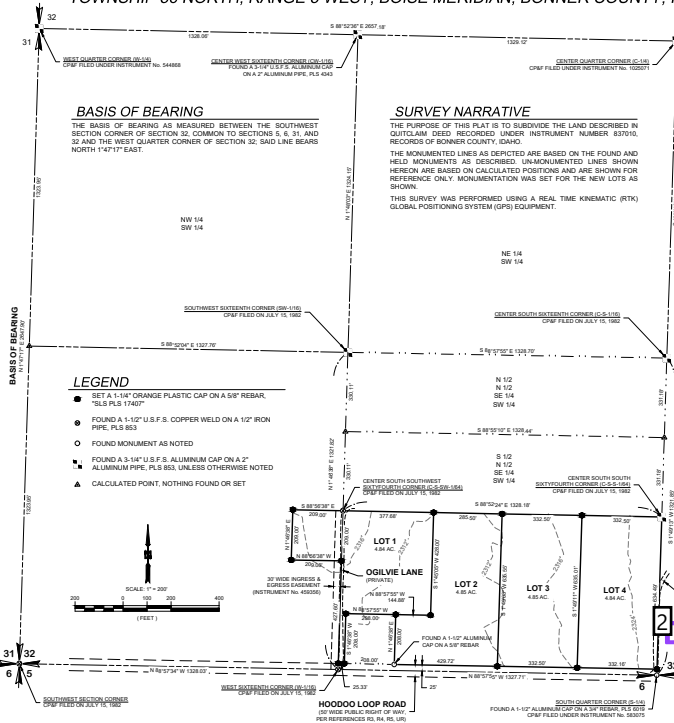
Summary of Comments on MLD0038-24 Preliminary Plat.pdf

Page: 1

 Number: 1 Author: alexander.feyen Subject: Sticky Note Date: 10/3/2024 2:24:06 PM
Please use "Chair" or "Chairwoman"

DUDLEY ESTATES

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



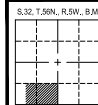
REFERENCES

- (PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)
- (R1) RECORD OF SURVEY BY WILLIAM A. STODOLAN, PLS 853, FILED AS INSTRUMENT NO. 257963, DATED JULY 15, 1982.
 - (R2) RECORD OF SURVEY BY DEAN YONGUE, PLS 4193, FILED AS INSTRUMENT NO. 556333, DATED JULY 2, 1997.
 - (R3) RECORD OF SURVEY BY DEAN YONGUE, PLS 4193, FILED AS INSTRUMENT NO. 536594, DATED DECEMBER 16, 1998.
 - (R4) RECORD OF SURVEY BY RANDY B. HOISINGTON, PLS 6019, FILED AS INSTRUMENT NO. 724932, DATED MARCH 12, 2007.
 - (R5) RECORD OF SURVEY BY RANDY B. HOISINGTON, PLS 6019, FILED AS INSTRUMENT NO. 725797, DATED MARCH 25, 2007.
 - (R6) RECORD OF SURVEY BY DAN I. PROVOLT, PLS 7879, FILED AS INSTRUMENT NO. 805078, DATED MAY 16, 2011.
 - (UR) SURVEY OF ROAD NO. 92, VIEWERS' REPORT FIELD NOTES ON PAGE 122, APPROVED JANUARY 11, 1910, UNRECORDED.

NOTES

- NORTH IDAHO TITLE INSURANCE, INC., ORDER NUMBER N-65898, DATED MARCH 22, 2004 WAS RELED ON FOR THE PREPARATION OF THIS PLAT.
- AN EXCHANGE DEED RESERVING RIGHT-OF-WAY FOR THE UNITED STATES FOR DITCHES OR CANALS, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT NO. 457571, RECORDS OF BONNER COUNTY, IDAHO).
- A 5 FEET WIDE RIGHT OF WAY EASEMENT BENEFITING THE GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. AFFECTS THE SUBJECT PROPERTY (INSTRUMENT NO. 460356, RECORDS OF BONNER COUNTY, IDAHO).
- A 20 FEET WIDE RIGHT-OF-WAY EASEMENT BENEFITING INLAND POWER & LIGHT COMPANY, MAY AFFECT THE SUBJECT PROPERTY (INSTRUMENT NO. 464862, RECORDS OF BONNER COUNTY, IDAHO).
- WATER IS TO BE PROVIDED BY INDIVIDUAL WELLS.
- SEWAGE DISPOSAL IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- PROPOSED USE IS RESIDENTIAL.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN WEST PEND OREILLE FIRE DISTRICT.
- ZONING DISTRICT IS RURAL S.
- CONTOURS ARE FIELD LOCATED (NAVD 83).
- NO WATER COURSES ARE PRESENT (USFS MAP).
- NO WETLANDS ARE PRESENT (USFWS NWI MAP).
- FLOOD HAZARD AREAS ARE UNDETERMINED (FIRM PANEL 16017C0886E, ZONE D).

RECORDER'S
CERTIFICATE



560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714-4544

SAWTOOTH
Land Surveying, LLC

DATE: 8-2-2024 BY: CMM CHECKED BY: JMM DMS: 24039 HODODOO-LOOP-PLAT SHEET: 212

Page: 2



Number: 1 Author: Monica Carash Date: 8/13/2024 8:23:48 AM
Remove the word "road". Official name is just Hoo Doo Loop



Number: 2 Author: alexander.feyen Subject: Sticky Note Date: 10/3/2024 2:26:22 PM
Label POB or Initial Point



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

August 23, 2024

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

Re: Plat Review – MLD003824 – Dudley Estates

Dear Planning Dept.,

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

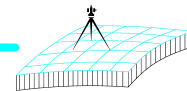
- 1) Check map vs closure along south and east lines.
- 2) Numerous differences in owner's cert vs map.

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 #	14821
-----------	-------

Bill To:

Sawtooth

Date _____

8/23/2024

Project / Job #

24-001CQ Review MLD0038-24 - Dudley Estat

Please submit payment by: 9/7/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0038-24 Dudley Estates	



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

THANK YOU FOR YOUR BUSINESS

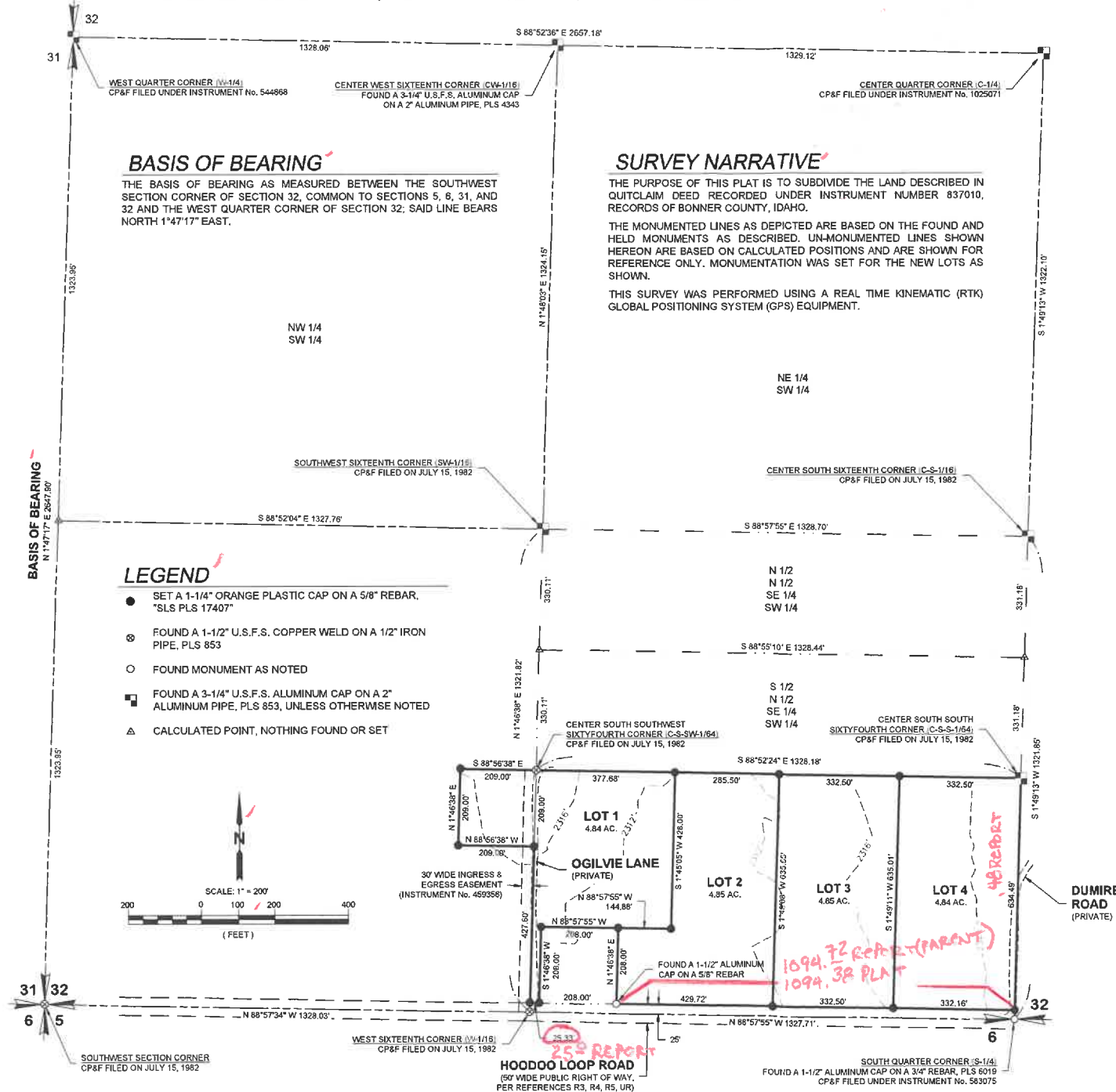
ALL INVOICES ARE DUE UPON RECEIPT

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%]

DUDLEY ESTATES

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



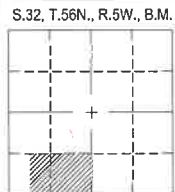
REFERENCES

- (PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)
- (R1) RECORD OF SURVEY BY WILLIAM A. STOCKMAN, PLS 853, FILED AS INSTRUMENT No. 257563, DATED JULY 15, 1982.
 - (R2) RECORD OF SURVEY BY DEAN YONGUE, PLS 4193, FILED AS INSTRUMENT No. 506333, DATED JULY 2, 1997.
 - (R3) RECORD OF SURVEY BY DEAN YONGUE, PLS 4193, FILED AS INSTRUMENT No. 536594, DATED DECEMBER 16, 1998.
 - (R4) RECORD OF SURVEY BY RANDY R. HOISINGTON, PLS 6019, FILED AS INSTRUMENT No. 724502, DATED MARCH 12, 2007.
 - (R5) RECORD OF SURVEY BY RANDY R. HOISINGTON, PLS 6019, FILED AS INSTRUMENT No. 725797, DATED MARCH 29, 2007.
 - (R6) RECORD OF SURVEY BY DAN I. PROVOLT, PLS 7879, FILED AS INSTRUMENT No. 809798, DATED MAY 16, 2011.
 - (UR) SURVEY OF ROAD No. 92, VIEWERS' REPORT FIELD NOTES ON PAGE 122, APPROVED JANUARY 11, 1910; UNRECORDED.

NOTES

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- AN EXCHANGE DEED RESERVING RIGHT-OF-WAY FOR THE UNITED STATES FOR DITCHES OR CANALS, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 457571, RECORDS OF BONNER COUNTY, IDAHO).
- A 5 FEET WIDE RIGHT OF WAY EASEMENT BENEFITING THE GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 460356, RECORDS OF BONNER COUNTY, IDAHO).
- A 20 FEET WIDE RIGHT-OF-WAY EASEMENT BENEFITING INLAND POWER & LIGHT COMPANY, MAY AFFECT THE SUBJECT PROPERTY (INSTRUMENT No. 464082, RECORDS OF BONNER COUNTY, IDAHO).
- WATER IS TO BE PROVIDED BY INDIVIDUAL WELLS.
- SEWAGE DISPOSAL IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- PROPOSED USE IS RESIDENTIAL.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN WEST PEND OREILLE FIRE DISTRICT.
- ZONING DISTRICT IS RURAL S.
- CONTOURS ARE FIELD LOCATED (NAVD 88).
- NO WATER COURSES ARE PRESENT (USGS MAP).
- NO WETLANDS ARE PRESENT (USFWS NW MAP).
- FLOOD HAZARD AREAS ARE UNDETERMINED (FIRM, PANEL 16017C0865E, ZONE D).

NON-CONCLUSIVE
CERTIFICATE



SAWTOOTH
Land Surveying, LLC

560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544

www.sawtoothls.com

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
8-8-2024	CMA	RCH	224009	224009-HOODOO LOOP-PLAT	2 / 2

DUDLEY ESTATES

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DUDLEY I, 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 TO BE KNOWN AS "DUDLEY ESTATES," LOCATED IN A PORTION OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 209 FEET OF THE EAST 209 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO LESS A TRACT OF APPROXIMATELY ONE ACRE IN THE SOUTHWEST CORNER DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/16 CORNER COMMON TO SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN AND SECTION 5, TOWNSHIP 55 NORTH, RANGE 5 WEST, BOISE MERIDIAN; THENCE SOUTH 89° 55' 47" EAST 25 FEET TO A POINT; THENCE NORTH 0° 04' 13" EAST, 25 FEET TO A CORNER AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 04' 13" EAST 208.0 FEET TO A CORNER; THENCE SOUTH 89° 55' 47" EAST, 208.0 FEET TO A CORNER; THENCE SOUTH 00° 04' 13" WEST, 208.0 FEET TO A CORNER; THENCE NORTH 89° 55' 47" WEST, 208 FEET TO A CORNER AND THE TRUE POINT OF BEGINNING, AS SHOWN ON RECORD OF SURVEY, RECORDED JUNE 15, 1982 AS INSTRUMENT NO. 257563. ALSO, EXCEPT THE HOODOO LOOP ROAD RIGHT OF WAY.

JACOB D. WEIMER, VICE PRESIDENT
DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF: _____

COUNTY OF: _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JACOB D. WEIMER, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF THE DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY, 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.

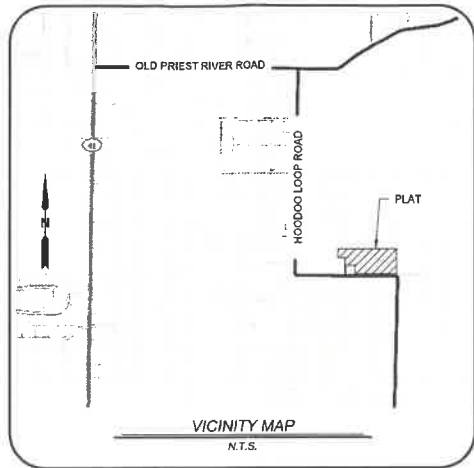
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



BEARINGS
PLAT
VS
DESC

SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



RON C. HEIDEMANN, PLS 17407

DATE

8-8-24

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DUDLEY ESTATES" 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.

BONNER COUNTY SURVEYOR

DATE

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, AT _____ M.,
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ OF PLATS, PAGE _____

BONNER COUNTY RECORDER



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 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

PLANNING DIRECTOR'S CERTIFICATE

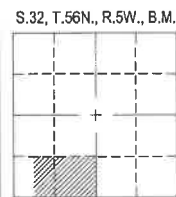
THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

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 _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS



560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544

WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
8-8-2024	CMA	RCH	224009	224009-HOODOO LOOP-PLAT	1 / 2

Name: LOT 1

North: 2362053.97' East: 2321190.67'

Segment #1 : Line
Course: N1°46'38"E Length: 427.60'
North: 2362481.36' East: 2321203.94'

Segment #2 : Line
Course: N88°56'38"W Length: 209.00'
North: 2362485.22' East: 2320994.97'

Segment #3 : Line
Course: N1°46'38"E Length: 209.00'
North: 2362694.12' East: 2321001.45'

Segment #4 : Line
Course: S88°56'38"E Length: 209.00'
North: 2362690.26' East: 2321210.42'

Segment #5 : Line
Course: S88°52'24"E Length: 377.68'
North: 2362682.84' East: 2321588.02'

Segment #6 : Line
Course: S1°45'05"W Length: 428.00'
North: 2362255.04' East: 2321574.94'

Segment #7 : Line
Course: N88°57'55"W Length: 144.88'
North: 2362257.65' East: 2321430.09'

Segment #8 : Line
Course: N88°57'55"W Length: 208.00'
North: 2362261.41' East: 2321222.12'

Segment #9 : Line
Course: S1°46'38"W Length: 208.00'
North: 2362053.51' East: 2321215.67'

Segment #10 : Line
Course: N88°57'55"W Length: 25.00'
North: 2362053.96' East: 2321190.67'

Perimeter: 2446.16' Area: 210668.47 Sq. Ft.
Error Closure: 0.01 Course: S0°37'26"E
Error North: -0.009 East: 0.000

Precision 1: 244616.00

Name: LOT 2

North: 2362058.98' East: 2322158.32'

Segment #1 : Line
Course: N1°46'38"E Length: 208.00'
North: 2362266.88' East: 2322164.77'

Segment #2 : Line
Course: S88°57'55"E Length: 144.88'
North: 2362264.26' East: 2322309.62'

Segment #3 : Line
Course: N1°45'05"E Length: 428.00'
North: 2362692.06' East: 2322322.70'

Segment #4 : Line
Course: S88°52'24"E Length: 285.50'
North: 2362686.45' East: 2322608.15'

Segment #5 : Line
Course: S1°49'08"W Length: 635.55'
North: 2362051.22' East: 2322587.98'

Segment #6 : Line
Course: N88°57'55"W Length: 429.72'
North: 2362058.98' East: 2322158.33'

Perimeter: 2131.64' Area: 211401.64 Sq. Ft.
Error Closure: 0.01 Course: N88°40'56"E
Error North: 0.000 East: 0.010

Precision 1: 213165.00

Name: LOT 3

North: 2362001.30' East: 2323279.84'

Segment #1 : Line
Course: N1°49'08"E Length: 635.55'
North: 2362636.53' East: 2323300.02'

Segment #2 : Line
Course: S88°52'24"E Length: 332.50'
North: 2362629.99' East: 2323632.45'

Segment #3 : Line
Course: S1°49'11"W Length: 635.01'
North: 2361995.30' East: 2323612.29'

Segment #4 : Line
Course: N88°57'55"W Length: 332.50'
North: 2362001.31' East: 2323279.84'

Perimeter: 1935.56' Area: 211213.27 Sq. Ft.
Error Closure: 0.01 Course: N18°13'52"W
Error North: 0.007 East: -0.002

Precision 1: 193556.00

Name: LOT 4

North: 2361988.16' East: 2324325.56'

Segment #1 : Line
Course: N1°49'11"E Length: 635.01'
North: 2362622.85' East: 2324345.73'

Segment #2 : Line
Course: S88°52'24"E Length: 332.50'
North: 2362616.32' East: 2324678.16'

Segment #3 : Line
Course: S1°49'13"W Length: 634.48'
North: 2361982.16' East: 2324658.01'

Segment #4 : Line
Course: N88°57'55"W Length: 332.50'
North: 2361988.16' East: 2324325.56'

Perimeter: 1934.50' Area: 211036.14 Sq. Ft.
Error Closure: 0.00 Course: S9°51'59"E
Error North: -0.004 East: 0.001

Precision 1: 1934490000.00

Name: PARENT PARCEL

North: 2363289.73' East: 2322809.81'

Segment #1 : Line
Course: N1°46'38"E Length: 427.60'
North: 2363717.13' East: 2322823.07'

Segment #2 : Line
Course: N88°56'38"W Length: 209.00'
North: 2363720.98' East: 2322614.11'

Segment #3 : Line
Course: N1°46'38"E Length: 209.00'
North: 2363929.88' East: 2322620.59'

Segment #4 : Line

Course: S88°56'38"E Length: 209.00'
North: 2363926.03' East: 2322829.55'

Segment #5 : Line
Course: S88°52'24"E Length: 1328.18'
North: 2363899.91' East: 2324157.48'

Segment #6 : Line
Course: S1°49'13"W Length: 634.48'
North: 2363265.75' East: 2324137.32'

Segment #7 : Line
Course: N88°57'55"W Length: 1094.72'
North: 2363285.52' East: 2323042.78'

Segment #8 : Line
Course: N1°46'38"E Length: 208.00'
North: 2363493.42' East: 2323049.23'

Segment #9 : Line
Course: N88°57'55"W Length: 208.00'
North: 2363497.18' East: 2322841.27'

Segment #10 : Line
Course: S1°46'38"W Length: 208.00'
North: 2363289.28' East: 2322834.82'

Segment #11 : Line
Course: N88°57'55"W Length: 25.00'
North: 2363289.73' East: 2322809.82'

Perimeter: 4760.99' Area: 844319.51 Sq. Ft.
Error Closure: 0.01 Course: S59°01'25"E
Error North: -0.005 East: 0.009

Precision 1: 476098.00

DUDLEY ESTATES

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DUDLEY I, 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 TO BE KNOWN AS "DUDLEY ESTATES," LOCATED IN A PORTION OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 209 FEET OF THE EAST 209 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO LESS A TRACT OF APPROXIMATELY ONE ACRE IN THE SOUTHWEST CORNER DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/16 CORNER COMMON TO SECTION 32, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN AND SECTION 5, TOWNSHIP 55 NORTH RANGE 5 WEST, BOISE MERIDIAN; THENCE SOUTH 89° 55' 47" EAST 25 FEET TO A POINT; THENCE NORTH 0° 04' 13" EAST, 25 FEET TO A CORNER AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 04' 13" EAST 208.0 FEET TO A CORNER; THENCE SOUTH 89° 55' 47" EAST, 208.0 FEET TO A CORNER; THENCE SOUTH 00° 04' 13" WEST, 208.0 FEET TO A CORNER; THENCE NORTH 89° 55' 47" WEST, 208 FEET TO A CORNER AND THE TRUE POINT OF BEGINNING, AS SHOWN ON RECORD OF SURVEY, RECORDED JUNE 15, 1982 AS INSTRUMENT NO. 257563. ALSO, EXCEPT THE HOODOO LOOP ROAD RIGHT OF WAY.

JACOB D. WEIMER, VICE PRESIDENT
DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF: _____

COUNTY OF: _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JACOB D. WEIMER, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF THE DUDLEY I, LLC, AN IDAHO LIMITED LIABILITY COMPANY, 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.

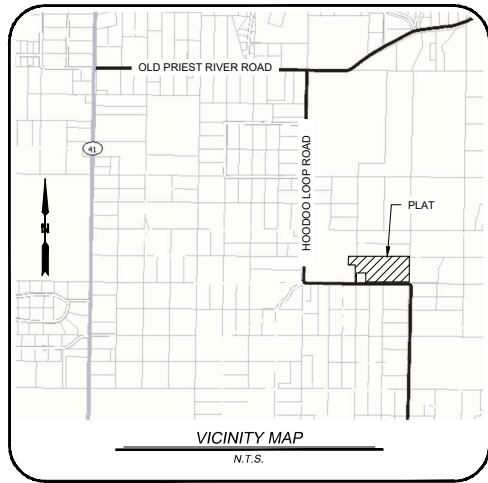
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



RON C. HEIDEMANN, PLS 17407

DATE

8-8-24

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DUDLEY ESTATES" 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.

BONNER COUNTY SURVEYOR

DATE

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, AT _____ M.,
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ OF PLATS, PAGE _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

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 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

PLANNING DIRECTOR'S CERTIFICATE

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

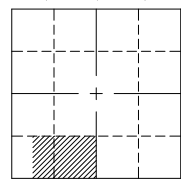
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

S.32, T.56N., R.5W., B.M.



560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544

SAWTOOTH
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
8-8-2024	CMA	RCH	224009	224009-HOODOO LOOP-PLAT	1 / 2

DUDLEY ESTATES

LOCATED WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

THE BASIS OF BEARING AS MEASURED BETWEEN THE SOUTHWEST
SECTION CORNER OF SECTION 32, COMMON TO SECTIONS 5, 6, 31, AND
32 AND THE WEST QUARTER CORNER OF SECTION 32; SAID LINE BEARS
NORTH 1°47'17" EAST.

SURVEY NARRATIVE

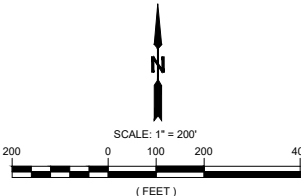
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN
QUITCLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 837010
RECORDS OF BONNER COUNTY, IDAHO.

THE MONUMENTED LINES AS DEPICTED ARE BASED ON THE FOUND AND
HELD MONUMENTS AS DESCRIBED. UN-MONUMENTED LINES SHOWN
HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR
REFERENCE ONLY. MONUMENTATION WAS SET FOR THE NEW LOTS AS
SHOWN.

THIS SURVEY WAS PERFORMED USING A REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.

LEGEND

- SET A 1-1/4" ORANGE PLASTIC CAP ON A 5/8" REBAR, "SLS PLS 17407"
- ⊗ FOUND A 1-1/2" U.S.F.S. COPPER WELD ON A 1/2" IRON PIPE, PLS 853
- FOUND MONUMENT AS NOTED
- FOUND A 3-1/4" U.S.F.S. ALUMINUM CAP ON A 2" ALUMINUM PIPE, PLS 853, UNLESS OTHERWISE NOTED
- △ CALCULATED POINT, NOTHING FOUND OR SET

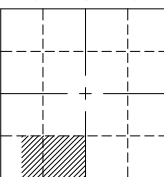


RECORDER'S CERTIFICATE



8-8-2

S.32, T.56N., R.5W., B.M



560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83811
(208) 714 - 4544

SANTOOTH
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET
8-8-2024	CMA	RCH	224009	224009-HOODOO LOOP-PLAT	2 / 2