

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: Jess & Toni Hampton

From: Alex Feyen, Planner

Date: September 10, 2024

Subject: Blue-line review for MLD0040-24 The Hamptons

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: **Steve Binnall, Go 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: The Hamptons		File No: MLD0040-24
Received by: Alex Feyen, Planner	Received from: GO Land Surveying	Date Received: 8/27/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	9/10/2024	AF	Bonner County Planning Department
Comments	8/27/2024	AB	Assessor's Office
Comment	8-27-24	MM	Bonner County Road & Bridge Department
Road name required	8/27/2024	MC	GIS Department
X	9/10/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0040-24 **DATE OF REPORT:** 9/10/2024
APPLICANT: Jess & Toni R Hampton **PARCEL #:** RP59N01W340451A
SUBDIVISION NAME/LOTS: The Hamptons

SUMMARY OF PROPOSAL:

Dividing one (1) 10-acre parcel into two (2) 5-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 "The "initial point" and description thereof, shall be indicated on the drawing and the location and description in conformance with Idaho Code."
4. Per BCRC 12-646 D: Show status of adjoining properties.
5. Per GIS Comment, a road name is required for the proposed easement.
6. Show the acreage size for Lot 2
7. "Book" and "Page" are missing from the note on the 25' wide public roadway easement.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5-acres** **Rural 5 (R-5)**

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

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District
lift the sanitary restrictions on the property?: **No**

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

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

12-621 Depth to width/ Angle of
intersection: **Yes**

12-622 Submerged Lands: **N/A**

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

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.
3. The proposed lots are accessed off Hines Road, a privately owned and maintained road and a currently unnamed privately owned and maintained road dedicated on this plat.
4. The proposed lots are served by individual wells and individual septic systems.
5. The proposed lots are served by Northern Lights, Inc and Northside Fire.

NOTICE OF ADMINISTRATIVE DECISION:

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

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

Sincerely,



Planning Department

Bonner County Planning Department

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Blueline Review Letter

September 10, 2024

Steve Binnall, GO Land Surveying
318 Pine Street
Sandpoint, ID 83864

SUBJECT: FILE NUMBER: MLD0040-24 The Hamptons

Dear Steve,

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, 8.28.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0515E, Effective Date 11/17/2009. 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".

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 27, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – THE HAMPTONS (MLD0040-24)**
SECTION 34, TOWNSHIP 59N, RANGE 1W

To Whom It May Concern:

The existing 25' roadway easement will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

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 27, 2024

Bonner County Planning Dept
THE HAMPTONS
MLD0040-24
SECTION 34, TOWNSHIP 59 NORTH, RANGE 1 WEST
RP59N01W340451A

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.

Full owner names needed throughout

Range is incorrect in Owners' Certificate

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

THE HAMPTONS

THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT 1 S AND TONI HAMPTON ARE THE CURRENT RECORD OWNERS OF THE PROPERTY HERE DESCRIBED AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS NORTHAMPTON, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 59 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY 2 DESCRIBED AS:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34..

WATER TO BE BY INDIVIDUAL WELLS.

SANITARY SEWER TO BE BY INDIVIDUAL SEPTIC FIELD.

JESS HAMPTON _____ DATE _____

3 HAMPTON _____ DATE _____

WATER AND SEWER NOTE

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEMS.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR 5 COUNTY AND STATE, PERSONALLY APPEARED JESS HAMPTON AND 4 HAMPTON, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____.

MY COMMISSION EXPIRES: _____.

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS _____, DAY OF _____, IN THE YEAR 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 _____.

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 _____, IN THE YEAR OF 2024

BONNER COUNTY TREASURER _____

COUNTY SURVEYOR

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

DATED THIS _____, DAY OF _____, 2024

BONNER COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE

I, EVAN A. PAGE, PLS NO. 20538, 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 DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JESS & TONI HAMPTON.



PRELIMINARY
FOR COUNTY REVIEW

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR JESS & TONI HAMPTON.

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

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER _____

DEPUTY CLERK _____.

RECORDER'S
CERTIFICATE







GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208)-597-6897
evanp@golandsurveying.com

DRAWN BY EAP	PROJECT NO. 230403	DRAWING NO. 230403_HAMPTON.dwg	SHEET 1 of 3
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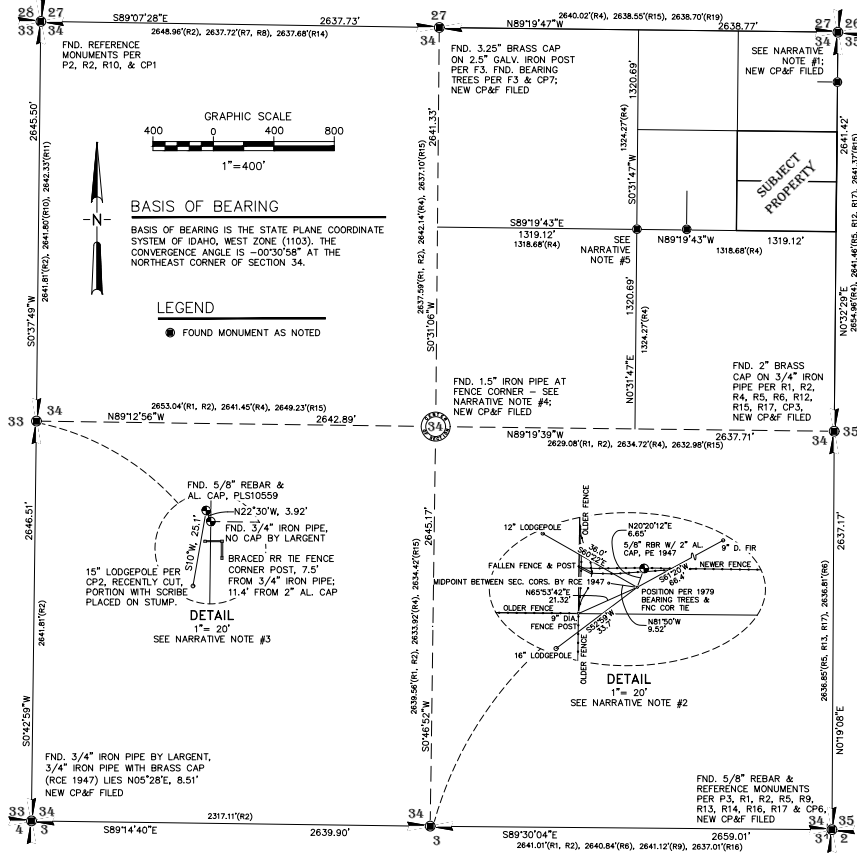
Summary of Comments on MLD0040-24 Blueline Plat.pdf

Page: 1

	Number: 1 Jess Hampton & Toni R Hampton	Author: Andrea Ballard	Date: 8/27/2024 11:05:10 AM
	Number: 2 1 WEST	Author: Andrea Ballard	Date: 8/27/2024 11:03:55 AM
	Number: 3 Toni R Hampton	Author: Andrea Ballard	Date: 8/27/2024 11:05:22 AM
	Number: 4 Toni R Hampton	Author: Andrea Ballard	Date: 8/27/2024 11:05:40 AM

THE HAMPTONS

SE 1/4 OF NE 1/4 OF NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID



SURVEYOR'S NARRATIVE

1. JEFF WILEY (PLS 7156) DESCRIBES IN HIS NOTES (R18) THAT THERE APPEARED TO BE TWO POSITIONS FOR THE NORTHEAST CORNER OF SECTION 34. THE FIRST BEING A 1" IRON PIPE APPARENTLY USED OR SET BY TUCKER IN 1972 IN CONNECTION WITH THE UNFILED BIRCH GROVE SUBDIVISION, UNITS 1 & 2 (U1 & U2) IN SECTION 27 AND FOUND BY DOUG MEIGS (PLS 5576) IN 1992 (R4). THE SECOND BEING A 5/8" REBAR WITH 2" ALUMINUM CAP SET BY TUCKER AT A LOCATION WHERE HE REPORTS FINDING A 3/4" IRON PIPE IN 1995 (R5). WILEY FOUND NO INDICATION OF THE 1" IRON PIPE AT THE CORNER BUT ESTIMATES IT TO HAVE BEEN 9' TO 13' NORTH OF THE MONUMENT THAT EXISTS AT THIS TIME. WE FOUND NO INDICATION OF A MONUMENT LOCATION OTHER THAN THE 2" CAP AND ACCEPTED IT AS THE PROPER LOCATION BASED ON PRIOR RELIANCE.
2. THE SOUTH QUARTER CORNER OF SECTION 34 APPEARS TO HAVE BEEN MONUMENTED IN AT THREE POSITIONS. THE FIRST BY THE G.L.O. IN 1897 (F2). THE SECOND IN 1979 BY TUCKER, PURPORTEDLY BY PROPORTION (R1 & R2), AND THE THIRD IN 2000, ALSO BY TUCKER, PURPORTEDLY FROM THE BEARING TREES SET IN 1979 (R5). DIMENSIONS ON R1 & R2 DO NOT SHOW A PROPORTIONATE SOLUTION. WE LOCATED THE MONUMENT SET BY TUCKER IN 2000. IT WAS SEVERAL FEET FROM THE LOCATION INDICATED BY THE 1979 BEARING TREES OR HIS TIE TO A NEARBY FENCE CORNER (R2). BOTH OF THE POSITIONS MONUMENTED BY TUCKER WERE SEVERAL FEET FROM THE MIDPOINT BETWEEN THE ADJACENT SECTION CORNERS ALSO MONUMENTED BY TUCKER (R1, R2). NONE OF THESE POSITIONS AGREED WITH FENCE LINES THAT APPEAR TO HAVE LONG PRECEDED EITHER OF THE POSITIONS MONUMENTED BY TUCKER. HAVING FOUND AND ACCEPTED A MONUMENT FOR THE CENTER QUARTER CORNER, WE DID NOT INVESTIGATE THIS CORNER FURTHER. HOWEVER, I SUSPECT THAT THE FENCE CORNER TIED BY TUCKER (R2) AND SHOWN ON DETAIL HEREON IS LIKELY THE BEST EVIDENCE OF THE ORIGINAL POSITION ESTABLISHED BY THE G.L.O.
3. TUCKER PURPORTED TO SET THE WEST QUARTER CORNER BY PROPORTION (R1) AND GRAPHICALLY SHOWS IT TO BE NEAR A FENCE CORNER BUT DID NOT PROVIDE A MEASURED TIE TO THE FENCES. IN 2006, GILBERT BAILEY (PLS 10559) DETERMINED THAT THE MONUMENT BY TUCKER HAD BEEN SET INCORRECTLY, PULLED IT AND SET A MONUMENT AT A DIFFERENT LOCATION (P2). BAILEY PROVIDED A TIE TO THE FENCE CORNER AND ALSO NOTED AN IRON PIPE MONUMENT SET BY LARGENT AND APPARENTLY REFLECTED ON AN UNRECORDED SURVEY MAP WE WERE UNABLE TO FIND. WE LOCATED THE REMAINS OF A FENCE CORNER BUT DID NOT FIND ENOUGH EVIDENCE TO FULLY ASSESS IT. HAVING FOUND AND ACCEPTED A MONUMENT FOR THE CENTER QUARTER CORNER, WE DID NOT INVESTIGATE FURTHER INTO THE WEST QUARTER CORNER. I WOULD ADVISE ANY SUBSEQUENT SURVEYOR REQUIRING THIS CORNER POSITION TO FURTHER INVESTIGATE THE FENCES AND THE LARGENT SURVEY. ALL THREE POSITIONS BY PRIVATE SURVEYORS ARE OR APPEAR TO BE BY PROPORTION, WITH THE LATTER TWO ALSO BEING ENTRIES INTO A COMPETITION OF MEASUREMENT ABILITIES. BETWEEN OUR FIRST & SECOND VISITS TO THIS CORNER, SOMEONE HAD CUT DOWN THE BEARING TREE BUT LEFT THE PORTION CONTAINING THE SCRIBE AND TAG ON THE STUMP.
4. WE FOUND A 1-1/2" IRON PIPE AT THE CENTER QUARTER CORNER THAT WAS ALONG AN OLD NORTH-SOUTH FENCE. WE ALSO FOUND THAT THE FENCE, RUNNING QUITE STRAIGHT, LINED UP VERY WELL WITH THE FENCE CORNER IN THE VICINITY OF THE SOUTH QUARTER CORNER. THIS IRON PIPE WAS NOTED AND REJECTED AND/OR NOT ANALYZED BY SEVERAL PREVIOUS SURVEYORS. I ACCEPTED THE 1-1/2" PIPE, BEING IN AGREEMENT WITH FENCE LINES WHICH APPEAR TO PREDATE THE PRIVATE SURVEYS IN THE AREA AND WHICH RUN VERY STRAIGHT AS BEING THE BEST EVIDENCE OF THE ORIGINAL ESTABLISHMENT OF THE CENTER QUARTER.
5. I DID NOT ACCEPT THE NORTHEAST 1/16 CORNER MONUMENTS ESTABLISHED BY MEIGS (R4) OR BY MARK DUFFNER (PLS 9905, R15) AS EACH OF THEM ESTABLISHED LINES BASED ON ONE OF THE ERRONEOUS MONUMENT POSITIONS AT THE SOUTH QUARTER CORNER. THERE ARE NO SIGNS OF RELIANCE ON EITHER MONUMENT FOR THE PLACEMENT OF IMPROVEMENTS OR FENCES.

PRELIMINARY
20538
FOR COUNTY REVIEW

RECORDER'S
CERTIFICATE



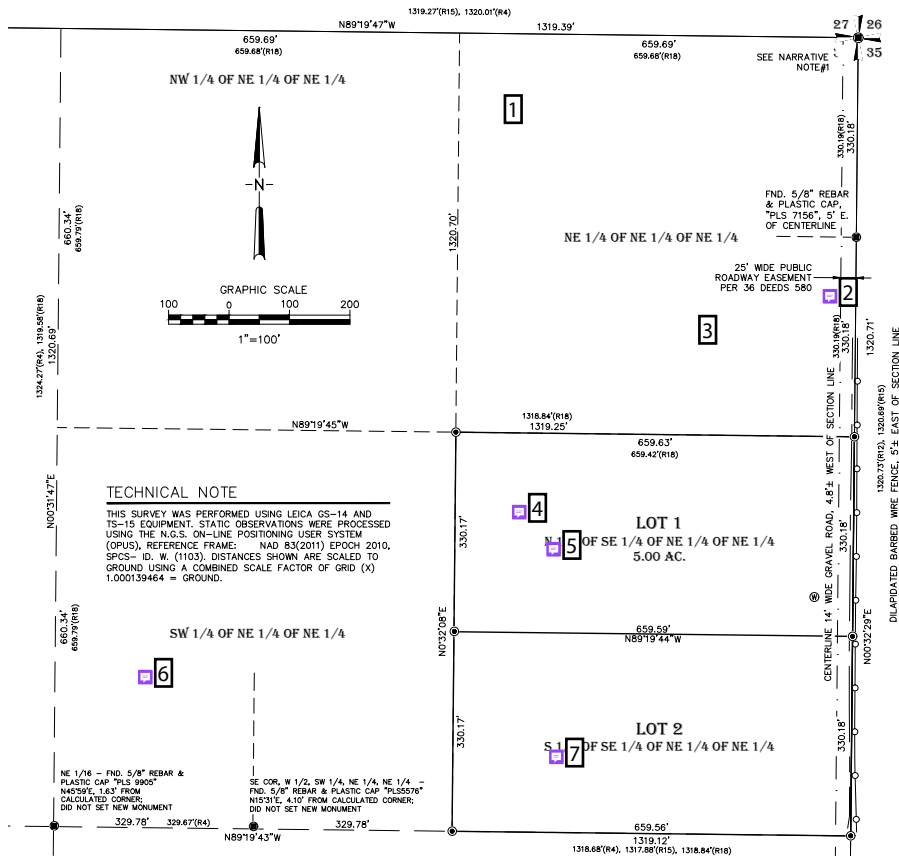
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(208) 597-6897
evanp@golandsurveying.com

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This page contains no comments

THE HAMPTONS

SE 1/4 OF NE 1/4 OF NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID



REFERENCES

- (F1) GENERAL LAND OFFICE (GLO) TOWNSHIP EXTERIOR PLAT AND FIELD NOTES, DATED 1897, APPROVED 06/20/1898.
(F2) GLO TOWNSHIP PLAT AND FIELD NOTES, DATED 1897, APPROVED 06/20/1898.
(F3) BUREAU OF LAND MANAGEMENT (BLM) REMONUMENTATION FIELD NOTES AND DIAGRAM, 10/22/1965.
(P1) PLAT OF TUCKER MEADOWS, BK. 7, PG. 280, INSTR. NO. 699938, PLS 10559 (2006)
(P2) PLAT OF TERRA VERDE, BK. 9, PG. 49, INSTR. NO. 700409, PLS 10559 (2006)
(P3) PLAT OF CASEY'S ACRES, BK. 9, PG. 49, INSTR. NO. 743048, PLS 9905 (2007)
(R1) RECORD OF SURVEY, INSTR. NO. 215663, RCE 1947 (1979)
(R2) RECORD OF SURVEY, INSTR. NO. 219417, RCE 3318 (1979)
(R3) RECORD OF SURVEY, INSTR. NO. 369350, PLS 3628 (1989)
(R4) RECORD OF SURVEY, INSTR. NO. 404832, PLS 5576 (1992)
(R5) RECORD OF SURVEY, INSTR. NO. 463565, RCE 1947 (1995)
(R6) RECORD OF SURVEY, INSTR. NO. 475877, PLS 5713 (1995)
(R7) RECORD OF SURVEY, INSTR. NO. 509086, RCE 1947 (1997)
(R8) RECORD OF SURVEY, INSTR. NO. 533120, RCE 1947 (1998)
(R9) RECORD OF SURVEY, INSTR. NO. 570731, RCE 1947 (2000)
(R10) RECORD OF SURVEY, INSTR. NO. 726677, PLS 10559 (2007)
(R11) RECORD OF SURVEY, INSTR. NO. 755963, PLS 5713 (2007)
(R12) RECORD OF SURVEY, INSTR. NO. 760263, PLS 10559 (2008)
(R13) RECORD OF SURVEY, INSTR. NO. 832789, PLS 5713 (2012)
(R14) RECORD OF SURVEY, INSTR. NO. 844143, PLS 7156 (2013)
(R15) RECORD OF SURVEY, INSTR. NO. 875153, PLS 9905 (2015)
(R16) RECORD OF SURVEY, INSTR. NO. 875634, PLS 9905 (2015)
(R17) RECORD OF SURVEY, INSTR. NO. 901305, PLS 7879 (2017)
(R18) RECORD OF SURVEY, INSTR. NO. 934942, PLS 7156 (2019)
(R19) RECORD OF SURVEY, INSTR. NO. 1017220, PLS 20888 (2023)
(CP1) CORNER PERPETUATION FORM, SEC COR 28-27-33-34 (V-13), RCE 1947 (1982)
(CP2) CORNER PERPETUATION FORM, QTR COR 33-34 (X-13), RCE 1947 (1982)
(CP3) CORNER PERPETUATION FORM, QTR COR 34-35 (X-17), RCE 1947 (1982)
(CP4) CORNER PERPETUATION FORM, SEC COR 33-34-4-3 (Z-13), RCE 1947 (1982)
(CP5) CORNER PERPETUATION FORM, QTR COR 34-3 (Z-15), RCE 1947 (1982)
(CP6) CORNER PERPETUATION FORM, SEC COR 34-35-2-3 (Z-17), RCE 1947 (1982)
(CP7) CORNER PERPETUATION FORM, QTR COR 27-34 (V-13), RCE 1947 (1997)
(CP8) CORNER PERPETUATION FORM, QTR COR 33-34 (X-13), INST. #64630, PLS 10559 (2006)
(CP9) CORNER PERPETUATION FORM, SEC COR 27-26-34-35 (V-17), INST. #760200, PLS 10559 (2008)
(U1) UNFILED PLAT OF BIRCH GROVE UNIT 1, RCE 1947 (1972)
(U2) UNFILED PLAT OF BIRCH GROVE UNIT 2, RCE 1947 (1972)

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP - PAGE 20538
- WATER WELL



PRELIMINARY
FOR COUNTY REVIEW








RECORDER'S
CERTIFICATE

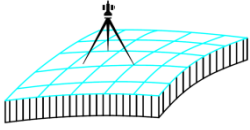


GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208) 597-6897
evanp@golandsurveying.com

DRAWN BY EAP	PROJECT NO. 230403	DRAWING NO. 230403_HAMPTON.dwg	SHEET 3 of 3
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	Number: 1	Author: Matt Mulder	Date: 8/27/2024 1:16:09 PM
	Show Hines Rd and label as private road.		
	Number: 2	Author: alexander.feyen	Subject: Sticky Note Date: 9/10/2024 12:35:58 PM
	Add new road name after issued.		
	Number: 3	Author: Monica Carash	Date: 8/27/2024 11:11:28 AM
	Road name required		
	Number: 4	Author: alexander.feyen	Subject: Sticky Note Date: 9/10/2024 12:37:33 PM
	Missing initial point.		
	Number: 5	Author: alexander.feyen	Subject: Sticky Note Date: 9/10/2024 12:35:27 PM
	This will no longer be aliquot. Precise acreage only please.		
	Number: 6	Author: alexander.feyen	Subject: Sticky Note Date: 9/10/2024 12:34:37 PM
	Show status of adjoining properties.		
	Number: 7	Author: alexander.feyen	Subject: Sticky Note Date: 9/10/2024 12:34:56 PM
	Acreage needs to be stated.		



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

September 8, 2024

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

Re: Plat Review – MLD0040-24 – The Hamptons

Dear Planning Dept.,

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

- 1) Show full names per deed/title in owner cert and acknowledgment.
- 2) Show CP&F instrument numbers on final plat.
- 3) Show status of adjoining property.
- 4) Notify affected surveyors, named in the Surveyor's Narrative, of the discrepancies described.
- 5) Owner Cert name differs from proposed Plat Name.
- 6) Owner Cert has incorrect range

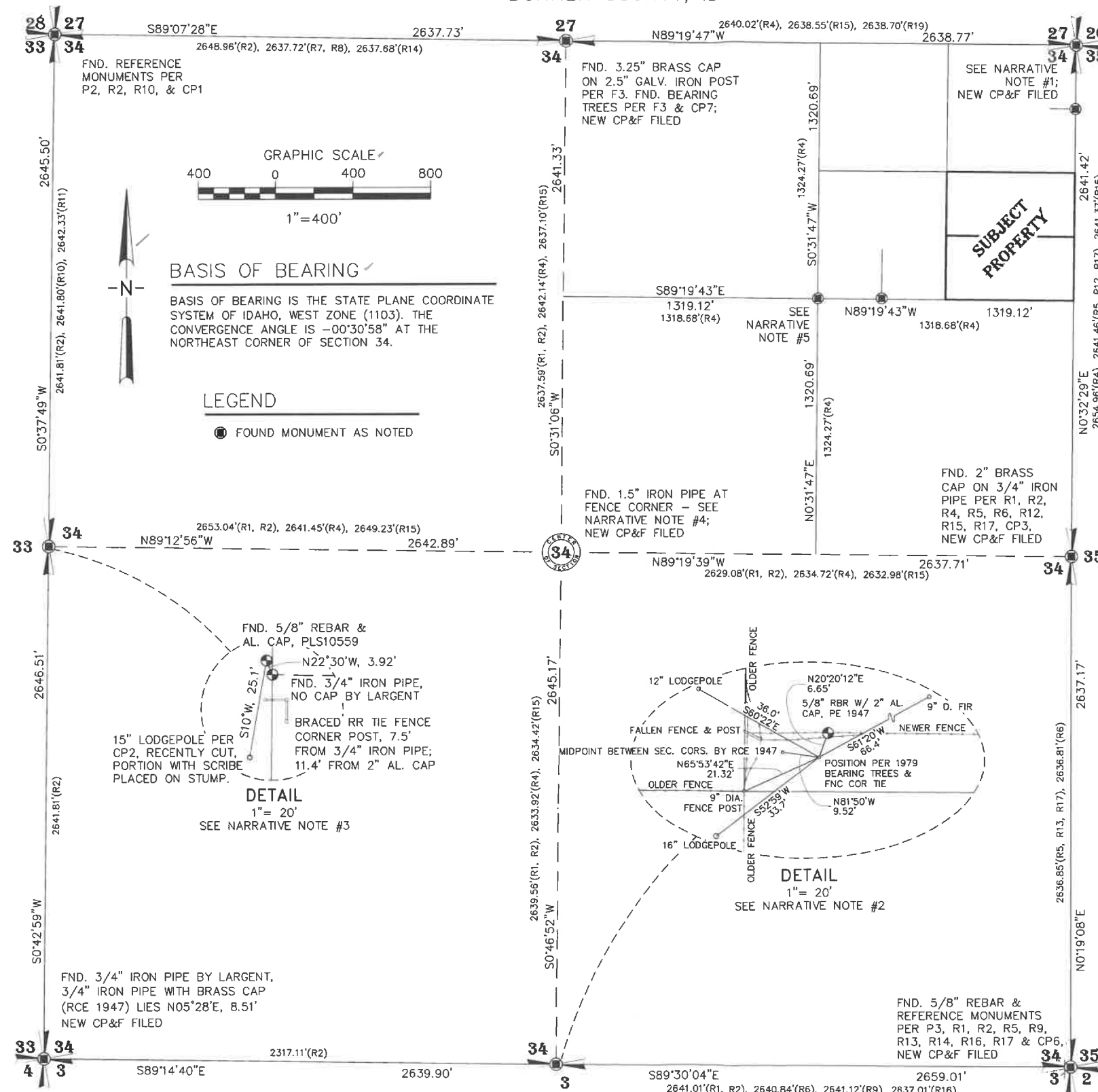
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

THE HAMPTONS

SE 1/4 OF NE 1/4 OF NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID



SURVEYOR'S NARRATIVE

1. JEFF WILEY (PLS 7156) DESCRIBES IN HIS NOTES (R18) THAT THERE APPEARED TO BE TWO POSITIONS FOR THE NORTHEAST CORNER OF SECTION 34. THE FIRST BEING A 1" IRON PIPE APPARENTLY USED OR SET BY TUCKER IN 1972 IN CONNECTION WITH THE UNFILED BIRCH GROVE SUBDIVISION, UNITS 1 & 2 (U1 & U2) IN SECTION 27 AND FOUND BY DOUG MEIGS (PLS 5576) IN 1992 (R4). THE SECOND BEING A 5/8" REBAR WITH 2" ALUMINUM CAP SET BY TUCKER AT A LOCATION WHERE HE REPORTS FINDING A 3/4" IRON PIPE IN 1995 (R5). WILEY FOUND NO INDICATION OF THE 1" IRON PIPE AT THE CORNER BUT ESTIMATES IT TO HAVE BEEN 9' TO 13' NORTH OF THE MONUMENT THAT EXISTS AT THIS TIME. WE FOUND NO INDICATION OF A MONUMENT LOCATION OTHER THAN THE 2" CAP AND ACCEPTED IT AS THE PROPER LOCATION BASED ON PRIOR RELIANCE.
2. THE SOUTH QUARTER CORNER OF SECTION 34 APPEARS TO HAVE BEEN MONUMENTED IN AT THREE POSITIONS. THE FIRST BY THE G.L.O. IN 1897 (F2). THE SECOND IN 1979 BY TUCKER, PURPORTEDLY BY PROPORTION (R1 & R2), AND THE THIRD IN 2000, ALSO BY TUCKER, PURPORTEDLY FROM THE BEARING TREES SET IN 1979 (R5). DIMENSIONS ON R1 & R2 DO NOT SHOW A PROPORTIONATE SOLUTION.
WE LOCATED THE MONUMENT SET BY TUCKER IN 2000. IT WAS SEVERAL FEET FROM THE LOCATION INDICATED BY THE 1979 BEARING TREES OR HIS TIE TO A NEARBY FENCE CORNER (R2). BOTH OF THE POSITIONS MONUMENTED BY TUCKER WERE SEVERAL FEET FROM THE MIDPOINT BETWEEN THE ADJACENT SECTION CORNERS ALSO MONUMENTED BY TUCKER (R1, R2). NONE OF THESE POSITIONS AGREED WITH FENCE LINES THAT APPEAR TO HAVE LONG PRECEDED EITHER OF THE POSITIONS MONUMENTED BY TUCKER. HAVING FOUND AND ACCEPTED A MONUMENT FOR THE CENTER QUARTER CORNER, WE DID NOT INVESTIGATE THIS CORNER FURTHER. HOWEVER, I SUSPECT THAT THE FENCE CORNER TIED BY TUCKER (R2) AND SHOWN ON DETAIL HEREON IS LIKELY THE BEST EVIDENCE OF THE ORIGINAL POSITION ESTABLISHED BY THE G.L.O.
3. TUCKER PURPORTED TO SET THE WEST QUARTER CORNER BY PROPORTION (R1) AND GRAPHICALLY SHOWS IT TO BE NEAR A FENCE CORNER BUT DID NOT PROVIDE A MEASURED TIE TO THE FENCES. IN 2006, GILBERT BAILEY (PLS 10559) DETERMINED THAT THE MONUMENT BY TUCKER HAD BEEN SET INCORRECTLY, PULLED IT AND SET A MONUMENT AT A DIFFERENT LOCATION (P2). BAILEY PROVIDED A TIE TO THE FENCE CORNER AND ALSO NOTED AN IRON PIPE MONUMENT SET BY LARGENT AND APPARENTLY REFLECTED ON AN UNRECORDED SURVEY MAP WE WERE UNABLE TO FIND. WE LOCATED THE REMAINS OF A FENCE CORNER BUT DID NOT FIND ENOUGH EVIDENCE TO FULLY ASSESS IT. HAVING FOUND AND ACCEPTED A MONUMENT FOR THE CENTER QUARTER CORNER, WE DID NOT INVESTIGATE FURTHER INTO THE WEST QUARTER CORNER. I WOULD ADVISE ANY SUBSEQUENT SURVEYOR REQUIRING THIS CORNER POSITION TO FURTHER INVESTIGATE THE FENCES AND THE LARGENT SURVEY. ALL THREE POSITIONS BY PRIVATE SURVEYORS ARE OR APPEAR TO BE BY PROPORTION, WITH THE LATTER TWO ALSO BEING ENTRIES INTO A COMPETITION OF MEASUREMENT ABILITIES. BETWEEN OUR FIRST & SECOND VISITS TO THIS CORNER, SOMEONE HAD CUT DOWN THE BEARING TREE BUT LEFT THE PORTION CONTAINING THE SCRIBE AND TAG ON THE STUMP.
4. WE FOUND A 1-1/2" IRON PIPE AT THE CENTER QUARTER CORNER THAT WAS ALONG AN OLD NORTH-SOUTH FENCE. WE ALSO FOUND THAT THE FENCE, RUNNING QUITE STRAIGHT, LINED UP VERY WELL WITH THE FENCE CORNER IN THE VICINITY OF THE SOUTH QUARTER CORNER. THIS IRON PIPE WAS NOTED AND REJECTED AND/OR NOT ANALYZED BY SEVERAL PREVIOUS SURVEYORS. I ACCEPTED THE 1-1/2" PIPE, BEING IN AGREEMENT WITH FENCE LINES WHICH APPEAR TO PREDATE THE PRIVATE SURVEYS IN THE AREA AND WHICH RUN VERY STRAIGHT AS BEING THE BEST EVIDENCE OF THE ORIGINAL ESTABLISHMENT OF THE CENTER QUARTER.
5. I DID NOT ACCEPT THE NORTHEAST 1/16 CORNER MONUMENTS ESTABLISHED BY MEIGS (R4) OR BY MARK DUFFNER (PLS 9905, R15) AS EACH OF THEM ESTABLISHED LINES BASED ON ONE OF THE ERRONEOUS MONUMENT POSITIONS AT THE SOUTH QUARTER CORNER. THERE ARE NO SIGNS OF RELIANCE ON EITHER MONUMENT FOR THE PLACEMENT OF IMPROVEMENTS OR FENCES.

PRELIMINARY
20538
FOR COUNTY REVIEW

RECORDER'S
CERTIFICATE



GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208) 597-6897
evanp@golandsurveying.com

DRAWN BY EAP	PROJECT NO. 230403	DRAWING NO. 230403_HAMPTON.dwg	SHEET 2 of 3
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SE 1/4 OF NE 1/4 OF NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID



- (F1) GENERAL LAND OFFICE (GLO) TOWNSHIP EXTERIOR PLAT AND FIELD NOTES, DATED 1897, APPROVED 06/20/1898.
- (F2) GLO TOWNSHIP PLAT AND FIELD NOTES, DATED 1897, APPROVED 06/20/1898.
- (F3) BUREAU OF LAND MANAGEMENT (BLM) REMONUMENTATION FIELD NOTES AND DIAGRAM, 10/22/1965.
- (P1) PLAT OF TUCKER MEADOWS, BK. 7, PG. 289, INSTR. NO. 699938, PLS 10559 (2006)
- (P2) PLAT OF TIERRA VERDE, BK. 7, PG. 290, INSTR. NO. 700409, PLS 10559 (2006)
- (P3) PLAT OF CASEY'S ACRES, BK. 9, PG. 49, INSTR. NO. 743048, PLS 9905 (2007)
- (R1) RECORD OF SURVEY, INSTR. NO. 215663, RCE 1947 (1979)
- (R2) RECORD OF SURVEY, INSTR. NO. 219417, RCE 3318 (1979)
- (R3) RECORD OF SURVEY, INSTR. NO. 369350, PLS 3628 (1989)
- (R4) RECORD OF SURVEY, INSTR. NO. 404832, PLS 5576 (1992)
- (R5) RECORD OF SURVEY, INSTR. NO. 463565, RCE 1947 (1995)
- (R6) RECORD OF SURVEY, INSTR. NO.475877, PLS 5713 (1995)
- (R7) RECORD OF SURVEY, INSTR. NO. 509086, RCE 1947 (1997)
- (R8) RECORD OF SURVEY, INSTR. NO. 533120, RCE 1947 (1998)
- (R9) RECORD OF SURVEY, INSTR. NO. 570731, RCE 1947 (2000)
- (R10) RECORD OF SURVEY, INSTR. NO. 726677, PLS 10559 (2007)
- (R11) RECORD OF SURVEY, INSTR. NO.735263, PLS 5713 (2007)
- (R12) RECORD OF SURVEY, INSTR. NO.760263, PLS 10559 (2008)
- (R13) RECORD OF SURVEY, INSTR. NO. 832789, PLS 5713 (2012)
- (R14) RECORD OF SURVEY, INSTR. NO. 844143, PLS 7156 (2013)
- (R15) RECORD OF SURVEY, INSTR. NO. 875153, PLS 9905 (2015)
- (R16) RECORD OF SURVEY, INSTR. NO. 875634, PLS 9905 (2015)
- (R17) RECORD OF SURVEY, INSTR. NO. 901305, PLS 7879 (2017)
- (R18) RECORD OF SURVEY, INSTR. NO. 934942, PLS 7156 (2019)
- (R19) RECORD OF SURVEY, INSTR. NO. 1017229, PLS 20888 (2023)
- (CP1) CORNER PERPETUATION FORM, SEC COR 28-27-33-34 (V-13), RCE 1947 (1982)
- (CP2) CORNER PERPETUATION FORM, QTR COR 33-34 (X-13), RCE 1947 (1982)
- (CP3) CORNER PERPETUATION FORM, QTR COR 34-35 (X-17), RCE 1947 (1982)
- (CP4) CORNER PERPETUATION FORM, SEC COR 33-34-4-3 (Z-13), RCE 1947 (1982)
- (CP5) CORNER PERPETUATION FORM, QTR COR 34-3 (Z-15), RCE 1947 (1982)
- (CP6) CORNER PERPETUATION FORM, SEC COR 34-35-2-3 (Z-17), RCE 1947 (1982)
- (CP7) CORNER PERPETUATION FORM, QTR COR 27-34 (V-15), RCE 1947 (1997)
- (CP8) CORNER PERPETUATION FORM, QTR COR 33-34 (X-13), INST. #696830, PLS 10559 (2006)
- (CP9) CORNER PERPETUATION FORM, SEC COR 27-26-34-35 (V-17), INST. #760200, PLS 10559 (2008)
- (CP10) CORNER PERPETUATION FORM, SEC COR 33-34-4-3 (Z-13), INST. #879929, PLS 9905 (2015)
- (U1) UNFILED PLAT OF BIRCH GROVE UNIT 1, RCE 1947 (1972)
- (U2) UNFILED PLAT OF BIRCH GROVE UNIT 2, RCE 1947 (1972)

LEGEND

- ④ FOUND MONUMENT AS NOTED
- ⑤ SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP—"PAGE 20538"
- ⑥ WATER WELL



PRELIMINARY

FOR COUNTY REVIEW

RECORDER'S
CERTIFICATE

GO LAND SURVEYING, PLLC

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evanp@golandsurveying.com

DRAWN BY
EAP

PROJECT NO.	230403
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DRAWING NO.
230403_HAMPTON.dwg

SHEET
3 of 3

THE HAMPTONS

THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JESS AND TONI HAMPTON ARE THE CURRENT RECORD OWNERS OF THE REAL PROPERTY HERE DESCRIBED AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS NORTHAMPTON, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 59 NORTH, RANGE 01 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34..

WATER TO BE BY INDIVIDUAL WELLS.

SANITARY SEWER TO BE BY INDIVIDUAL SEPTIC FIELD.

JESS HAMPTON DATE

TONI HAMPTON DATE

WATER AND SEWER NOTE

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEMS.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED -JESS HAMPTON AND TONI HAMPTON-, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____ DAY OF _____, IN THE YEAR 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

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 _____, IN THE YEAR OF 2024.

BONNER COUNTY TREASURER

COUNTY SURVEYOR

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

DATED THIS ____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, EVAN A. PAGE, PLS NO. 20538, 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 DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JESS & TONI HAMPTON.



FOR COUNTY REVIEW

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR JESS & TONI HAMPTON.

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

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

INSTRUMENT NO. _____.

FEE: \$ _____.

BONNER COUNTY RECORDER

DEPUTY CLERK

RECORDER'S
CERTIFICATE

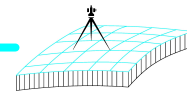


GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208)-597-6897
evanp@golandsurveying.com

DRAWN BY EAP	PROJECT NO. 230403	DRAWING NO. 230403_HAMPTON.dwg	SHEET 1 of 3
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303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14832
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GO

Date _____

9/9/2024

Project / Job #

24-001DC Review MLD0040-24 - The Hamptons

Please submit payment by: 9/24/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0040-24 - The Hamptons	



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%]

Lot Closure Report - Lot : Lot 1

=====

file- C:\Users\Evan\Dropbox\GO Projects\230403_Hampton\04-Drawing
 \230403_HAMPTON.msx\lc_Lot 1.txt

Thursday, July 18, 2024, 12:20:20p.m.

Starting location (North, East) = (2465601.868, 2457174.933)

(In the table below, the Length of Curves refers to the chord
 length.

and the Bearing of Curves refers to the chord
 bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing
End_Easting					
---	-----	-----	-----	-----	-----

1	Line	S0°32'29"W	330.180	No	
2465271.702		2457171.813			
2	Line	N89°19'44"W	659.590	No	
2465279.428		2456512.268			
3	Line	N0°32'08"E	330.170	No	
2465609.583		2456515.354			
4	Line	S89°19'45"E	659.630	No	
2465601.861		2457174.939			

Ending location (North, East) = (2465601.861, 2457174.939)

Total Distance : 1979.570
 Total Traverse Stations : 5
 Misclosure Direction : N42°17'40"W (from ending location to
 starting location)
 Misclosure Distance : 0.009
 Error of Closure : 1:210554.3
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 217782.825 sq. ft. (straight segment
 added to close traverse)
 = 4.999606 Acres

Lot Closure Report - Lot : Lot 2

=====

file- C:\Users\Evan\Dropbox\GO Projects\230403_Hampton\04-Drawing
 \230403_HAMPTON.msx\lc_Lot 2.txt

Thursday, July 18, 2024, 12:23:15p.m.

Starting location (North, East) = (2465271.751, 2457171.814)

(In the table below, the Length of Curves refers to the chord
 length.

and the Bearing of Curves refers to the chord
 bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing
End_Easting					
---	-----	-----	-----	-----	-----

1	Line	S0°32'29"W	330.180	No	
2464941.586		2457168.694			
2	Line	N89°19'43"W	659.560	No	
2464949.315		2456509.179			
3	Line	N0°32'08"E	330.170	No	
2465279.470		2456512.265			
4	Line	S89°19'44"E	659.590	No	
2465271.744		2457171.810			

Ending location (North, East) = (2465271.744, 2457171.810)

Total Distance : 1979.500
 Total Traverse Stations : 5
 Misclosure Direction : N28°14'25"E (from ending location to
 starting location)
 Misclosure Distance : 0.008
 Error of Closure : 1:255042.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 217772.917 sq. ft. (straight segment
 added to close traverse)
 = 4.999378 Acres

Lot Closure Report - Lot : Parent Parcel

=====

file- C:\Users\Evan\Dropbox\GO Projects\230403_Hampton\04-Drawing
 \230403_HAMPTON.msx\lc_Parent Parcel.txt

Thursday, July 18, 2024, 12:16:23p.m.

Starting location (North, East) = (2465601.868, 2457174.933)

(In the table below, the Length of Curves refers to the chord
 length.

and the Bearing of Curves refers to the chord
 bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing
End_Easting					
---	-----	-----	-----	-----	-----

1	Line	S0°32'29"W	660.360	No	
2464941.537		2457168.693			
2	Line	N89°19'43"W	659.560	No	
2464949.265		2456509.178			
3	Line	N0°32'08"E	660.340	No	
2465609.577		2456515.350			
4	Line	S89°19'45"E	659.630	No	
2465601.854		2457174.935			

Ending location (North, East) = (2465601.854, 2457174.935)

Total Distance : 2639.890
 Total Traverse Stations : 5
 Misclosure Direction : N10°53'37"W (from ending location to
 starting location)
 Misclosure Distance : 0.014
 Error of Closure : 1:187958.1
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 435556.933 sq. ft. (straight segment
 added to close traverse)
 = 9.999011 Acres

THE HAMPTONS

THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID

OWNERS’ CERTIFICATE

THIS IS TO CERTIFY THAT JESS AND TONI HAMPTON ARE THE CURRENT RECORD OWNERS OF THE REAL PROPERTY HERE DESCRIBED AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS NORTHAMPTON, LOCATED IN A PORTION OF SECTION 34, TOWNSHIP 59 NORTH, RANGE 01 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34..

WATER TO BE BY INDIVIDUAL WELLS.

SANITARY SEWER TO BE BY INDIVIDUAL SEPTIC FIELD.

JESS HAMPTON DATE

TONI HAMPTON DATE

WATER AND SEWER NOTE

WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEMS.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED –JESS HAMPTON AND TONI HAMPTON–, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____.

MY COMMISSION EXPIRES: _____

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____, DAY OF _____, IN THE YEAR 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

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 _____, IN THE YEAR OF 2024

BONNER COUNTY TREASURER

COUNTY SURVEYOR

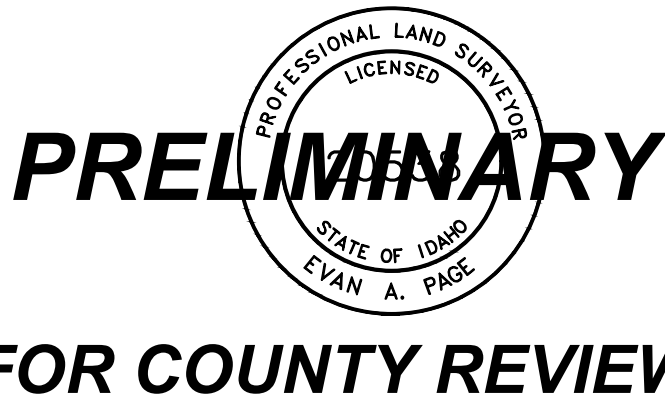
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____, DAY OF _____, 2024

BONNER COUNTY SURVEYOR

SURVEYOR’S CERTIFICATE

I, EVAN A. PAGE, PLS NO. 20538, 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 DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JESS & TONI HAMPTON.



COUNTY RECORDER’S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR JESS & TONI HAMPTON.

THIS _____ DAY OF _____, 2024, AT _____M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____.

FEE: \$ _____.

BONNER COUNTY RECORDER _____ DEPUTY CLERK _____.

RECORDER’S
CERTIFICATE

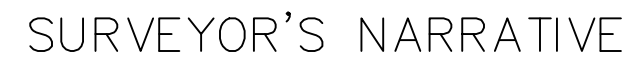


GO LAND SURVEYING, PLLC

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evanp@golandsurveying.com

DRAWN BY EAP	PROJECT NO. 230403	DRAWING NO. 230403_HAMPTON.dwg	SHEET 1 of 3
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SE 1/4 OF NE 1/4 OF NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID



1. JEFF WILEY (PLS 7156) DESCRIBES IN HIS NOTES (R18) THAT THERE APPEARED TO BE TWO POSITIONS FOR THE NORTHEAST CORNER OF SECTION 34. THE FIRST BEING A 1" IRON PIPE APPARENTLY USED OR SET BY TUCKER IN 1972 IN CONNECTION WITH THE UNFILED BIRCH GROVE SUBDIVISION, UNITS 1 & 2 (U1 & U2) IN SECTION 27 AND FOUND BY DOUG MEIGS (PLS 5576) IN 1992 (R4). THE SECOND BEING A 5/8" REBAR WITH 2" ALUMINUM CAP SET BY TUCKER AT A LOCATION WHERE HE REPORTS FINDING A 3/4" IRON PIPE IN 1995 (R5). WILEY FOUND NO INDICATION OF THE 1" IRON PIPE AT THE CORNER BUT ESTIMATES IT TO HAVE BEEN 9' TO 13' NORTH OF THE MONUMENT THAT EXISTS AT THIS TIME. WE FOUND NO INDICATION OF A MONUMENT LOCATION OTHER THAN THE 2" CAP AND ACCEPTED IT AS THE PROPER LOCATION BASED ON PRIOR RELIANCE.
2. THE SOUTH QUARTER CORNER OF SECTION 34 APPEARS TO HAVE BEEN MONUMENTED IN AT THREE POSITIONS. THE FIRST BY THE G.L.O. IN 1897 (F2). THE SECOND IN 1979 BY TUCKER, PURPORTEDLY BY PROPORTION (R1 & R2), AND THE THIRD IN 2000, ALSO BY TUCKER, PURPORTEDLY FROM THE BEARING TREES SET IN 1979 (R5). DIMENSIONS ON R1 & R2 DO NOT SHOW A PROPORTIONATE SOLUTION.

WE LOCATED THE MONUMENT SET BY TUCKER IN 2000. IT WAS SEVERAL FEET FROM THE LOCATION INDICATED BY THE 1979 BEARING TREES OR HIS TIE TO A NEARBY FENCE CORNER (R2). BOTH OF THE POSITIONS MONUMENTED BY TUCKER WERE SEVERAL FEET FROM THE MIDPOINT BETWEEN THE ADJACENT SECTION CORNERS ALSO MONUMENTED BY TUCKER (R1, R2). NONE OF THESE POSITIONS AGREED WITH FENCE LINES THAT APPEAR TO HAVE LONG PRECEDED EITHER OF THE POSITIONS MONUMENTED BY TUCKER. HAVING FOUND AND ACCEPTED A MONUMENT FOR THE CENTER QUARTER CORNER, WE DID NOT INVESTIGATE THIS CORNER FURTHER. HOWEVER, I SUSPECT THAT THE FENCE CORNER TIED BY TUCKER (R2) AND SHOWN ON DETAIL HEREON IS LIKELY THE BEST EVIDENCE OF THE ORIGINAL POSITION ESTABLISHED BY THE G.L.O.
3. TUCKER PURPORTED TO SET THE WEST QUARTER CORNER BY PROPORTION (R1) AND GRAPHICALLY SHOWS IT TO BE NEAR A FENCE CORNER BUT DID NOT PROVIDE A MEASURED TIE TO THE FENCES. IN 2006, GILBERT BAILEY (PLS 10559) DETERMINED THAT THE MONUMENT BY TUCKER HAD BEEN SET INCORRECTLY, PULLED IT AND SET A MONUMENT AT A DIFFERENT LOCATION (P2). BAILEY PROVIDED A TIE TO THE FENCE CORNER AND ALSO NOTED AN IRON PIPE MONUMENT SET BY LARGENT AND APPARENTLY REFLECTED ON AN UNRECORDED SURVEY MAP WE WERE UNABLE TO FIND. WE LOCATED THE REMAINS OF A FENCE CORNER BUT DID NOT FIND ENOUGH EVIDENCE TO FULLY ASSESS IT. HAVING FOUND AND ACCEPTED A MONUMENT FOR THE CENTER QUARTER CORNER, WE DID NOT INVESTIGATE FURTHER INTO THE WEST QUARTER CORNER. I WOULD ADVISE ANY SUBSEQUENT SURVEYOR REQUIRING THIS CORNER POSITION TO FURTHER INVESTIGATE THE FENCES AND THE LARGENT SURVEY. ALL THREE POSITIONS BY PRIVATE SURVEYORS ARE OR APPEAR TO BE BY PROPORTION, WITH THE LATTER TWO ALSO BEING ENTRIES INTO A COMPETITION OF MEASUREMENT ABILITIES. BETWEEN OUR FIRST & SECOND VISITS TO THIS CORNER, SOMEONE HAD CUT DOWN THE BEARING TREE BUT LEFT THE PORTION CONTAINING THE SCRIBE AND TAG ON THE STUMP.
4. WE FOUND A 1-1/2" IRON PIPE AT THE CENTER QUARTER CORNER THAT WAS ALONG AN OLD NORTH-SOUTH FENCE. WE ALSO FOUND THAT THE FENCE, RUNNING QUITE STRAIGHT, LINED UP VERY WELL WITH THE FENCE CORNER IN THE VICINITY OF THE SOUTH QUARTER CORNER. THIS IRON PIPE WAS NOTED AND REJECTED AND/OR NOT ANALYZED BY SEVERAL PREVIOUS SURVEYORS. I ACCEPTED THE 1-1/2" PIPE, BEING IN AGREEMENT WITH FENCE LINES WHICH APPEAR TO PREDATE THE PRIVATE SURVEYS IN THE AREA AND WHICH RUN VERY STRAIGHT AS BEING THE BEST EVIDENCE OF THE ORIGINAL ESTABLISHMENT OF THE CENTER QUARTER.
5. I DID NOT ACCEPT THE NORTHEAST 1/16 CORNER MONUMENTS ESTABLISHED BY MEIGS (R4) OR BY MARK DUFFNER (PLS 9905, R15) AS EACH OF THEM ESTABLISHED LINES BASED ON ONE OF THE ERRONEOUS MONUMENT POSITIONS AT THE SOUTH QUARTER CORNER. THERE ARE NO SIGNS OF RELIANCE ON EITHER MONUMENT FOR THE PLACEMENT OF IMPROVEMENTS OR FENCES.

PRELIMINARY

0538)

~~FOR COUNTY REVIEW~~

RECORDER'S CERTIFICATE



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PROJECT NO.	230403
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SHEET
2 of 3

SE 1/4 OF NE 1/4 OF NE 1/4
SECTION 34, T.59N., R.01W., B.M.
BONNER COUNTY, ID



THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS-1D. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.000139464 = GROUND.

NE 1/16 - FND. 5/8" REBAR &
PLASTIC CAP "PLS 9905"
N45°59'E, 1.63' FROM
CALCULATED CORNER;
DID NOT SET NEW MONUMENT

SE COR, W 1/2, SW 1/4, NE 1/4, NE 1/4 -
FND. 5/8" REBAR & PLASTIC CAP "PLS5576"
N15°31'E, 4.10' FROM CALCULATED CORNER;
DID NOT SET NEW MONUMENT

REFERENCES

(F1) GENERAL LAND OFFICE (GLO) TOWNSHIP EXTERIOR PLAT AND FIELD NOTES, DATED 1897, APPROVED 06/20/1898.

(F2) GLO TOWNSHIP PLAT AND FIELD NOTES. DATED 1897, APPROVED 06/20/1898.

(F3) BUREAU OF LAND MANAGEMENT (BLM) REMONUMENTATION FIELD NOTES AND DIAGRAM, 10/22/1965.

(P1) PLAT OF TUCKER MEADOWS, BK. 7, PG. 289, INSTR. NO. 699938, PLS 10559 (2006)

(P2) PLAT OF TIERRA VERDE, BK. 7, PG. 290, INSTR. NO. 700409, PLS 10559 (2006)

(P3) PLAT OF CASEY'S ACRES, BK. 9, PG. 49, INSTR. NO. 743048, PLS 9905 (2007)

(R1) RECORD OF SURVEY, INSTR. NO. 215663, RCE 1947 (1979)

(R2) RECORD OF SURVEY, INSTR. NO. 219417, RCE 3318 (1979)

(R3) RECORD OF SURVEY, INSTR. NO. 369350, PLS 3628 (1989)

(R4) RECORD OF SURVEY, INSTR. NO. 404832, PLS 5576 (1992)

(R5) RECORD OF SURVEY, INSTR. NO. 463565, RCE 1947 (1995)

(R6) RECORD OF SURVEY, INSTR. NO.475877, PLS 5713 (1995)

(R7) RECORD OF SURVEY, INSTR. NO. 509086, RCE 1947 (1997)

(R8) RECORD OF SURVEY, INSTR. NO. 533120, RCE 1947 (1998)

(R9) RECORD OF SURVEY, INSTR. NO. 570731, RCE 1947 (2000)

(R10) RECORD OF SURVEY, INSTR. NO. 726677, PLS 10559 (2007)

(R11) RECORD OF SURVEY, INSTR. NO.735263, PLS 5713 (2007)

(R12) RECORD OF SURVEY, INSTR. NO.760263, PLS 10559 (2008)

(R13) RECORD OF SURVEY, INSTR. NO. 832789, PLS 5713 (2012)

(R14) RECORD OF SURVEY, INSTR. NO. 844143, PLS 7156 (2013)

(R15) RECORD OF SURVEY, INSTR. NO. 875153, PLS 9905 (2015)

(R16) RECORD OF SURVEY, INSTR. NO. 875634, PLS 9905 (2015)

(R17) RECORD OF SURVEY, INSTR. NO. 901305, PLS 7879 (2017)

(R18) RECORD OF SURVEY, INSTR. NO. 934942, PLS 7156 (2019)

(R19) RECORD OF SURVEY, INSTR. NO. 1017229, PLS 20888 (2023)

(CP1) CORNER PERPETUATION FORM, SEC COR 28-27-33-34 (V-13), RCE 1947 (1982)

(CP2) CORNER PERPETUATION FORM, QTR COR 33-34 (X-13), RCE 1947 (1982)

(CP3) CORNER PERPETUATION FORM, QTR COR 34-35 (X-17), RCE 1947 (1982)

(CP4) CORNER PERPETUATION FORM, SEC COR 33-34-4-3 (Z-13), RCE 1947 (1982)

(CP5) CORNER PERPETUATION FORM, QTR COR 34-3 (Z-15), RCE 1947 (1982)

(CP6) CORNER PERPETUATION FORM, SEC COR 34-35-2-3 (Z-17), RCE 1947 (1982)

(CP7) CORNER PERPETUATION FORM, QTR COR 27-34 (V-15), RCE 1947 (1997)

(CP8) CORNER PERPETUATION FORM, QTR COR 33-34 (X-13), INST. #696830, PLS 10559 (2006)

(CP9) CORNER PERPETUATION FORM, SEC COR 27-26-34-35 (V-17), INST. #760200, PLS 10559 (2008)

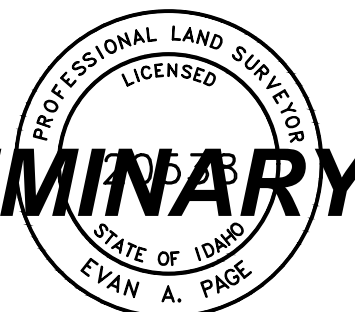
(CP10) CORNER PERPETUATION FORM, SEC COR 33-34-4-3 (Z-13), INST. #879929, PLS 9905 (2015)

(U1) UNFILED PLAT OF BIRCH GROVE UNIT 1, RCE 1947 (1972)

(U2) UNFILED PLAT OF BIRCH GROVE UNIT 2, RCE 1947 (1972)

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP—"PAGE 20538"
- WATER WELL



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