

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



## Blueline Collective Report Memorandum

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To: Diana Dawson

From: Alex Feyen, Planner

Date: September 16, 2024

**Subject: Blue-line review for MLD0045-24 Avalon Acres**

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

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

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.

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

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

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

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

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## Blueline Review Routing Form

Plat Name: <b>Avalon Acres</b>		File No: <b>MLD0045-24</b>
Received by: Alex Feyen, Planner	Received from: Lance Miller	Date Received: 08/20/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	9/11/2024	AF	Bonner County Planning Department
X	8/21/2024	AB	Assessor's Office
X	8-20-24	MM	Bonner County Road & Bridge Department
X	8/20/2024	MC	GIS Department
X	9/10/2024	TLAG	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0045-24**

**DATE OF REPORT:** 9/16/2024

**APPLICANT:** Diana Dawson

**PARCEL #:** RP56N01W041050A

**SUBDIVISION NAME/LOTS:** Avalon Acres

#### **SUMMARY OF PROPOSAL:**

To plat one (1) 10.26-acre parcel as one (1) 10.26-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. Please note water and sewer source on the plat.

#### **STANDARDS REVIEW:**

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** **10-acres** **Rural 10 (R-10)**

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

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

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

12-660 (D) (2) (a) Alignment with

12-621 Depth to width/ Angle of

existing/planned roads/easements: **Yes**

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 lot is zoned Rural 10.
3. The lot is served by an individual well and individual septic system.
4. The lot is served by Sagle Fire District and Avista Utilities.
5. The lot is accessed off Hightail Way, a privately owned and maintained road.

#### **NOTICE OF ADMINISTRATIVE DECISION:**

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

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

Sincerely,



Planning Department

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## Blueline Review Letter

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September 11, 2024

Lance Miller  
PO Box 2523  
Sandpoint, ID 83864

**SUBJECT: MLD0045-24 Avalon Acres**

*To plat one (1) 10.26-acre parcel into one (1) 10.26-acre lot.*

Dear Lance,

**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, 8.20.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0975E, 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
    - Complete

Thank you for your submittal and the opportunity to review.

Sincerely,

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](mailto:gisgroup@bonnercountyid.gov)

Tuesday, August 20, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – AVALON ACRES (MLD0045-24)**  
**SECTION 4, TOWNSHIP 56N, RANGE 1W**

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 21, 2024

Bonner County Planning Dept

AVALON ACRES

MLD0045-24

SECTION 4, TOWNSHIP 56 NORTH, RANGE 1 WEST

RP56N01W041050A

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](mailto:landrecords@bonnercountyid.gov)



NORTH  
SCALE 1" = 100 FEET  
TRUE NORTH

100 50 0 100 200

NORTH 1/4 CORNER SECTION 4;  
3-1/2" DIA. ALUMINUM CAP  
BY PLS 5361. CPMF FILED  
07-23-93

SOUTH 1/4 CORNER SEC. 33,  
T57N. R1W. 1" PIPE  
CPMF BY PLS 2896 FILED  
04-07-86. CPMF INST. NO.  
650286 BY PLS 8792.

SOUTHWEST CORNER OF  
GOVERNMENT LOT 2;  
FOUND PER SURVEY INST.  
#239954.

UNPLATTED

UNPLATTED  
(INST. #574167)

S70°36'43"W  
27.97

INGRESS, EGRESS & UTILITY EASEMENT  
IN FAVOR OF WEST ADJOINER, INST.  
NO. 928660.

BOTTLE BAY ROAD  
50' WIDE PUBLIC RIGHT OF WAY  
PER BOOK 2 OF PLATS, PAGE 25,  
RECORDS OF BONNER COUNTY.  
RIGHT OF WAY AS SHOWN ON  
SURVEY INST. NO. S. 372294  
AND 928275.

UNPLATTED  
(WARRANTY DEED  
#928660)

HIGHTAIL WAY (PRIVATE)  
CENTERLINE OF 16 FT. WIDE  
INGRESS, EGRESS & UTILITY  
EASEMENT IN FAVOR OF LOT 1  
OF THIS PLAT AND WEST AND  
SOUTH ADJOINERS. INST. NO. S.  
928660 AND 1034250.

LOT 1  
10.26 ACRES  
(446,925 SQ. FT.)

UNPLATTED

UNPLATTED

UNPLATTED

## SURVEY NARRATIVE

1.) THE PURPOSE OF THIS SURVEY IS TO PLAT AN EXISTING PARCEL OF LAND INTO ONE LOT BY MINOR LAND DIVISION, AS ALLOWED BY BONNER COUNTY REVISED CODE.  
2.) THE BOUNDARIES OF THIS LOT WERE ESTABLISHED USING DATA SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBERS 239954 AND 372294 AND 928275, AND WARRANTY DEED INSTRUMENT NUMBER 929657, RECORDS OF BONNER COUNTY, IDAHO. THE DEEDS AND SURVEYS REFERENCED ABOVE AND MONUMENTS SHOWN AS FOUND HEREON WERE ACCEPTED AS THE BEST REPRESENTATION OF THE PHYSICAL LOCATION OF LOT 1.

## LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 6107".
- MONUMENTATION AS NOTED.
- △ PLAT BOUNDARY AND EASEMENT (DRIVEWAY) CENTERLINE ANGLE POINT. NO MONUMENT SET. REFERENCE MONUMENTS SET AS SHOWN.
- FOUND 1/2" REBAR WITH PLASTIC CAP BY PLS 898. REFERENCE RECORD OF SURVEY INST. NO. 372294.
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 6107". IN PREVIOUS SURVEYS. REFERENCE SURVEY INSTRUMENT NO. S. 372294 AND 928275.
- FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 5361.

## BOUNDARY/EASEMENT CENTERLINE OFFSET TABLE

LINE	DISTANCE	BEARING
E1	20.01	S70°43'28"E
E2	20.00	S72°30'06"E
E3	20.02	S73°17'29"E
E4	20.00	S78°01'11"E
E5	20.00	S79°31'31"E
E6	20.01	S79°02'08"E
E7	20.03	S74°26'28"E
E8	20.05	S67°31'26"E
E9	20.01	S61°15'28"E
E10	20.02	S61°28'10"E

## LINE TABLE

LINE	DISTANCE	BEARING
L1	58.98	S17°56'59"W
L2	57.47	S17°02'49"W
L3	58.71	S12°25'15"W
L4	60.21	S11°35'06"W
L5	35.78	S18°24'12"W
L6	27.31	S18°20'33"W
L7	59.26	S30°26'25"W
L8	84.50	S30°52'30"W
L9	60.05	S26°11'11"W



07-24-24

LANCE G. MILLER, P.L.S.  
PO BOX 2523  
SANDPOINT, ID 83864  
(208) 263-1333

PAGE 1 OF 2

## BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 89°58'52" EAST ON THE SOUTH BOUNDARY OF LOT 1. THE SAME AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 928275, RECORDS OF BONNER COUNTY, IDAHO.

## EASEMENTS AND DOCUMENTS OF RECORD

(AS SHOWN ON SUBDIVISION GUARANTEE SCHEDULE A, NUMBER 5010500-0019862e, BY NORTH IDAHO TITLE INSURANCE, INC.)

- 1.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A RIGHT OF WAY, GRANTED TO BONNER COUNTY IN BOOK 37 OF DEEDS, PAGE 287, RECORDS OF BONNER COUNTY, IDAHO.
- 2.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A RIGHT OF WAY, GRANTED TO BONNER COUNTY IN BOOK 37 OF DEEDS, PAGE 299, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A ROADWAY, AS GRANTED IN INSTRUMENT NO. 169356, RECORDS OF BONNER COUNTY, IDAHO.
- 4.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR INGRESS, EGRESS AND UTILITIES, AS GRANTED IN INSTRUMENT NO. 435389, RECORDS OF BONNER COUNTY, IDAHO.
- 5.) AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE, AS GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED IN INSTRUMENT NO. 1034250, RECORDS OF BONNER COUNTY, IDAHO.
- 6.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS GRANTED IN INSTRUMENT NO. 929657, AND RE-RECORDED IN INSTRUMENT NO. 1034250, RECORDS OF BONNER COUNTY, IDAHO.
- 7.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A 16 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS GRANTED IN INSTRUMENT NO. 929657, AND RE-RECORDED IN INSTRUMENT NO. 1034250, RECORDS OF BONNER COUNTY, IDAHO.
- 8.) BOTTLE BAY RECREATIONAL WATER & SEWER DISTRICT NOTICE OF LAND APPLICATION, RECORDED MARCH 7, 2019, IN INSTRUMENT NO. 935407, RECORDS OF BONNER COUNTY, IDAHO.





## AVALON ACRES

LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH,  
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 4, T. 56 N., R. 1 W., B.M., BONNER COUNTY, IDAHO; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 24TH DAY OF JULY, 2024.

Lance G. Miller  
LICENSED SURVEYOR

### COUNTY SURVEYOR'S CERTIFICATE

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

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

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

### 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\_\_\_\_.

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

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

### COUNTY COMMISSIONERS' CERTIFICATE

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

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

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

### PLANNING DIRECTOR'S CERTIFICATE

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

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

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_

AT THE REQUEST OF \_\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY RECORDER

### ACKNOWLEDGEMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF \_\_\_\_\_, BEFORE ME PERSONALLY APPEARED DIANA L. DAWSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DIANA L. DAWSON, AN UNMARRIED WOMAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE PLATTED INTO A LOT, THE SAME TO BE KNOWN AS AVALON ACRES, LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of said Government Lot 2, said point being the Southwest corner of that parcel of land described in Warranty Deed Instrument number 369295, records of Bonner County, Idaho, and the Southwest corner of Government Lot 2 as shown on Record of Survey Instrument Numbers 239954 and 372294, records of Bonner County, Idaho; thence N89°58'52"E along the South line of said Government Lot 2 and along the South line of said parcel described in Instrument number 369295 a distance of 744.75 feet to a point on the centerline of Hightail Way, a Private Road, said point being the Initial Point; thence continuing N89°58'52"E along said South line a distance of 609.23 feet to the Southeast corner of said Government Lot 2 said point also being the Southwest corner of Government Lot 1 as shown on said Record of Survey Instrument numbers 239954 and 372294; thence N89°58'52"E along the South line of said Government Lot 1 and along the South line of said parcel described in Instrument number 369295 a distance of 407.40 feet to a point on the Westerly line of that parcel described in Instrument number 153618, records of Bonner County, Idaho; thence N20°12'45"W along said Westerly line a distance of 15.44 feet to the Westerly-most corner of said parcel; thence N56°00'25"E along the North-Westerly line of said parcel a distance of 172.35 feet, more or less, to a point on the South-Westerly Right of Way of Bottle Bay Road, a County Road; thence N60°18'00"W along said Right of Way a distance of 407.63 feet; thence N53°10'30"W along said Right of Way a distance of 372.38 feet; thence N43°48'12"W along said Right of Way a distance of 313.18 feet to the Northerly-most corner of said parcel described in Instrument number 369295, said point also being the Southeast corner of that parcel of land described as Tract II in Warranty Deed Instrument number 574167, records of Bonner County, Idaho; thence S70°36'43"W along the North line of said parcel described in Instrument number 369295 (also the South line of said parcel described as Tract II in Instrument number 574167) a distance of 27.97 feet to a point on said centerline of Hightail Way; thence along said centerline the following eleven courses:

- 1.) S20°36'05"W a distance of 243.91 feet;
- 2.) S17°56'59"W a distance of 58.98 feet;
- 3.) S17°02'49"W a distance of 57.47 feet;
- 4.) S12°22'12"W a distance of 52.71 feet;
- 5.) S11°35'26"W a distance of 60.21 feet;
- 6.) S9°21'32"W a distance of 52.04 feet;
- 7.) S12°34'12"W a distance of 35.78 feet;
- 8.) S18°20'33"W a distance of 27.31 feet;
- 9.) S26°36'35"W a distance of 29.25 feet;
- 10.) S30°52'30"W a distance of 84.50 feet;
- 11.) S26°11'11"W a distance of 60.05 feet to the Initial Point



\_\_\_\_\_  
DIANA L. DAWSON

### 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.

# Summary of Comments on MLD0045-24 Blueline Plat.pdf

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Page: 2

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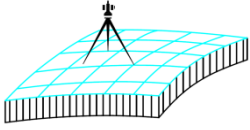
Number: 1

Author: alexander.feyen

Subject: Sticky Note Date: 9/11/2024 11:02:00 AM

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Add water and sewage disposal



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

9/8/2024

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

Re: Plat Review – MLD0045-24 – Avalon Acres

Dear Planning Dept.,

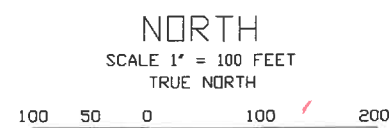
I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Perimeter monuments must meet minimum standards...not less than 5/8"
- 2) Indicate water supply.

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

Sincerely,

Tyson L.A. Glahe, PLS



LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH,  
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

1.) THE PURPOSE OF THIS SURVEY IS TO PLAT AN EXISTING PARCEL OF LAND INTO ONE LOT BY MINOR LAND DIVISION, AS ALLOWED BY BONNER COUNTY REVISED CODE.

2.) THE BOUNDARIES OF THIS LOT WERE ESTABLISHED USING DATA SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBERS 239954 AND 372294 AND 928275, AND WARRANTY DEED INSTRUMENT NUMBER 929657, RECORDS OF BONNER COUNTY, IDAHO. THE DEEDS AND SURVEYS REFERENCED ABOVE AND MONUMENTS SHOWN AS FOUND HEREON WERE ACCEPTED AS THE BEST REPRESENTATION OF THE PHYSICAL LOCATION OF LOT 1.

- O SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- MONUMENTATION AS NOTED.
- △ PLAT BOUNDARY AND EASEMENT (DRIVEWAY) CENTERLINE ANGLE POINT. NO MONUMENT SET. REFERENCE MONUMENTS SET AS SHOWN.
- ◎ FOUND 1/2" REBAR WITH PLASTIC CAP BY PLS 898. REFERENCE RECORD OF SURVEY INST. NO. 372294.
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107' IN PREVIOUS SURVEYS. REFERENCE SURVEY INSTRUMENT NO'S. 372294 AND 928275.
- FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 5361.

LINE	DISTANCE	BEARING
E1	20.01	S70°43'28"E
E2	20.00	S72°30'06"E
E3	20.02	S75°17'29"E
E4	20.00	S78°01'11"E
E5	20.00	S79°31'31"E
E6	20.01	S79°02'08"E
E7	20.03	S77°38'28"E
E8	20.05	S76°31'26"E
E9	20.01	S61°15'28"E
E10	20.02	S61°28'10"E

LINE	DISTANCE	BEARING
L1	58.98	S17°56'59"
L2	57.47	S17°02'49"
L3	52.71	S12°22'12"
L4	60.21	S11°35'26"
L5	35.78	S12°34'12"
L6	27.31	S18°20'33"
L7	29.25	S26°36'35"
L8	84.50	S30°52'30"
L9	60.05	S26°11'11"



07-24-24

LANCE G. MILLER, P.L.S.  
PO BOX 2523  
SANDPOINT, ID. 83864  
(208) 263-1533

PAGE 1 OF 2

(AS SHOWN ON SUBDIVISION GUARANTEE SCHEDULE A, NUMBER 5010500-0019862e, BY NORTH IDAHO TITLE INSURANCE, INC.)

- (CAS SHOWN ON SUBDIVISION GUARANTEE SCHEDULE A, NUMBER 3016350-0016862, BY NORTH DAKOTA TITLE INSURANCE, INC.)
- 1.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A RIGHT OF WAY, GRANTED TO BONNER COUNTY IN BOOK 37 OF DEEDS, PAGE 287, RECORDS OF BONNER COUNTY, IDAHO.
  - 2.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A RIGHT OF WAY, GRANTED TO BONNER COUNTY IN BOOK 37 OF DEEDS, PAGE 298, RECORDS OF BONNER COUNTY, IDAHO.
  - 3.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A ROADWAY, AS GRANTED IN INSTRUMENT NO. 169356, RECORDS OF BONNER COUNTY, IDAHO.
  - 4.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR INGRESS, EGRESS AND UTILITIES, AS GRANTED IN INSTRUMENT NO. 369295, RECORDS OF BONNER COUNTY, IDAHO.
  - 5.) AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE, AS GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED IN INSTRUMENT NO. 435389, RECORDS OF BONNER COUNTY, IDAHO.
  - 6.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS GRANTED IN INSTRUMENT NO. 929657, AND RE-RECORDED IN INSTRUMENT NO. 1034250, RECORDS OF BONNER COUNTY, IDAHO.
  - 7.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A 16 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS GRANTED IN INSTRUMENT NO. 929657, AND RE-RECORDED IN INSTRUMENT NO. 1034250, RECORDS OF BONNER COUNTY, IDAHO.
  - 8.) BOTTLE BAY RECREATIONAL WATER & SEWER DISTRICT NOTICE OF LAND APPLICATION, RECORDED MARCH 7, 2019, IN INSTRUMENT NO. 935407, RECORDS OF BONNER COUNTY, IDAHO.

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 89°58'52" EAST ON THE SOUTH BOUNDARY OF LOT 1, THE SAME AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 928275, RECORDS OF BONNER COUNTY, IDAHO.



# AVALON ACRES

LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH,  
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 4, T. 56 N., R. 1 W., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 24TH DAY OF JULY, 2024.

*Lance G. Miller*  
LICENSED SURVEYOR

## COUNTY SURVEYOR'S CERTIFICATE

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

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

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

## 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\_\_\_\_.

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

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

## COUNTY COMMISSIONERS' CERTIFICATE

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

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

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## PLANNING DIRECTOR'S CERTIFICATE

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

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

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_

AT THE REQUEST OF \_\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY RECORDER

## ACKNOWLEDGEMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF \_\_\_\_\_, BEFORE ME PERSONALLY APPEARED DIANA L. DAWSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DIANA L. DAWSON, AN UNMARRIED WOMAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE PLATTED INTO A LOT, THE SAME TO BE KNOWN AS AVALON ACRES, LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commencing at the Southwest corner of said Government Lot 2, said point being the Southwest corner of that parcel of land described in Warranty Deed Instrument number 369295, records of Bonner County, Idaho, and the Southwest corner of Government Lot 2 as shown on Record of Survey Instrument Numbers 239954 and 372294, records of Bonner County, Idaho; thence N89°58'52"E along the South line of said Government Lot 2 and along the South line of said parcel described in Instrument number 369295 a distance of 744.75 feet to a point on the centerline of Hightail Way, a Private Road, said point being the Initial Point; thence continuing N89°58'52"E along said South line a distance of 609.23 feet to the Southeast corner of said Government Lot 2, said point also being the Southwest corner of Government Lot 1 as shown on said Record of Survey Instrument numbers 239954 and 372294; thence N89°58'52"E along the South line of said Government Lot 1 and along the South line of said parcel described in Instrument number 369295 a distance of 407.40 feet to a point on the Westerly line of that parcel described in Instrument number 153618, records of Bonner County, Idaho; thence N20°12'45"W along said Westerly line a distance of 16.44 feet to the Westerly-most corner of said parcel; thence N56°00'25"E along the North-Westerly line of said parcel a distance of 172.35 feet, more or less, to a point on the South-Westerly Right of Way of Bottle Bay Road, a County Road; thence N60°18'00"W along said Right of Way a distance of 407.63 feet; thence N53°10'00"W along said Right of Way a distance of 372.38 feet; thence N43°48'12"W along said Right of Way a distance of 313.18 feet to the Northerly-most corner of said parcel described in Instrument number 369295, said point also being the Southeast corner of that parcel of land described as Tract II in Warranty Deed Instrument number 574167, records of Bonner County, Idaho; thence S70°36'43"W along the North line of said parcel described in Instrument number 369295 (also the South line of said parcel described as Tract II in Instrument number 574167) a distance of 27.97 feet to a point on said centerline of Hightail Way; thence along said centerline the following eleven courses;

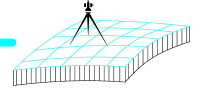
- 1.) S20°36'05"W a distance of 243.91 feet;
- 2.) S17°56'59"W a distance of 58.98 feet;
- 3.) S17°02'49"W a distance of 57.47 feet;
- 4.) S12°22'12"W a distance of 52.71 feet;
- 5.) S11°35'26"W a distance of 60.21 feet;
- 6.) S9°21'32"W a distance of 92.04 feet;
- 7.) S12°34'12"W a distance of 35.78 feet;
- 8.) S18°20'33"W a distance of 27.31 feet;
- 9.) S26°36'35"W a distance of 29.25 feet;
- 10.) S30°52'30"W a distance of 84.50 feet;
- 11.) S26°11'11"W a distance of 60.05 feet to the Initial Point

\_\_\_\_\_  
DIANA L. DAWSON

## 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.

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



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

9/9/2024

Miller

24-001CZ Review MLD0045-24 - Avalon Acres

# INVOICE

\*\*\*\*\*

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0045-24 - Avalon Acres	



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

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

Job name : Diana Dawson Minor Land Division 2024  
Description : SEC 4, T56N, R1W  
Date printed: 06/12/24 6:50pm

LOT 1 BOUNDARY CLOSURE

Initial parcel

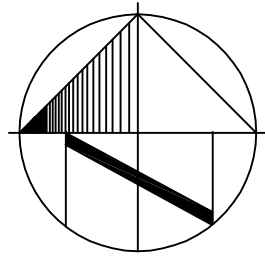
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Point	Bearing	Distance	North	East
947			11298.529	8035.334
114	N89°58'52"E	609.217	11298.731	8644.551
116	N89°58'52"E	407.403	11298.866	9051.954
105	N20°12'45"W	16.440	11314.293	9046.274
104	N56°00'25"E	172.348	11410.652	9189.168
103	N60°18'00"W	407.626	11612.613	8835.091
101	N53°10'00"W	372.376	11835.848	8537.047
100	N43°48'12"W	313.177	12061.874	8320.270
192	S70°36'43"W	27.974	12052.587	8293.882
181	S20°36'05"W	243.912	11824.274	8208.058
182	S17°56'59"W	58.982	11768.163	8189.881
183	S17°02'49"W	57.472	11713.216	8173.032
184	S12°22'12"W	52.710	11661.730	8161.741
185	S11°35'26"W	60.209	11602.748	8149.644
186	S9°21'32"W	92.041	11511.932	8134.676
187	S12°34'12"W	35.781	11477.009	8126.889
188	S18°20'33"W	27.306	11451.091	8118.296
189	S26°36'35"W	29.249	11424.940	8105.195
190	S30°52'30"W	84.496	11352.418	8061.834
947	S26°11'11"W	60.052	11298.529	8035.334

Area: 10.2659 acres

Lot misclose: no misclose





NORTH

SCALE 1" = 100 FEET  
TRUE NORTH

100 50 0 100 200

# AVALON ACRES

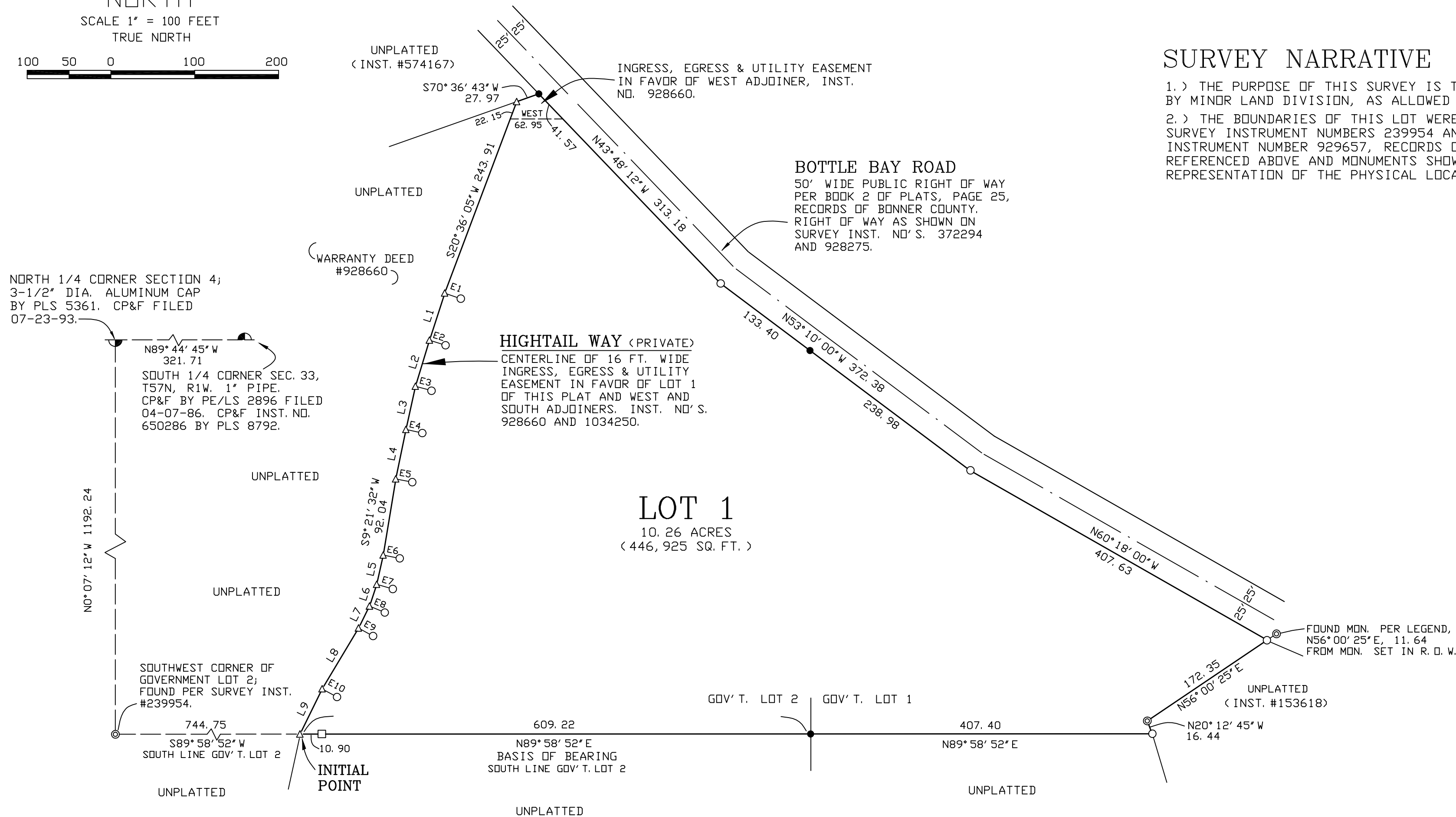
LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH,  
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

## SURVEY NARRATIVE

1.) THE PURPOSE OF THIS SURVEY IS TO PLAT AN EXISTING PARCEL OF LAND INTO ONE LOT BY MINOR LAND DIVISION, AS ALLOWED BY BONNER COUNTY REVISED CODE.  
2.) THE BOUNDARIES OF THIS LOT WERE ESTABLISHED USING DATA SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBERS 239954 AND 372294 AND 928275, AND WARRANTY DEED INSTRUMENT NUMBER 929657, RECORDS OF BONNER COUNTY, IDAHO. THE DEEDS AND SURVEYS REFERENCED ABOVE AND MONUMENTS SHOWN AS FOUND HEREON WERE ACCEPTED AS THE BEST REPRESENTATION OF THE PHYSICAL LOCATION OF LOT 1.

## LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- MONUMENTATION AS NOTED.
- △ PLAT BOUNDARY AND EASEMENT (DRIVEWAY) CENTERLINE ANGLE POINT. NO MONUMENT SET. REFERENCE MONUMENTS SET AS SHOWN.
- ⊙ FOUND 1/2" REBAR WITH PLASTIC CAP BY PLS 898. REFERENCE RECORD OF SURVEY INST. NO. 372294.
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107' IN PREVIOUS SURVEYS. REFERENCE SURVEY INSTRUMENT NO'S. 372294 AND 928275.
- FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 5361.



## EASEMENTS AND DOCUMENTS OF RECORD

(AS SHOWN ON SUBDIVISION GUARANTEE SCHEDULE A, NUMBER 5010500-0019862e, BY NORTH IDAHO TITLE INSURANCE, INC.)

- 1.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A RIGHT OF WAY, GRANTED TO BONNER COUNTY IN BOOK 37 OF DEEDS, PAGE 287, RECORDS OF BONNER COUNTY, IDAHO.
- 2.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A RIGHT OF WAY, GRANTED TO BONNER COUNTY IN BOOK 37 OF DEEDS, PAGE 298, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A ROADWAY, AS GRANTED IN INSTRUMENT NO. 169356, RECORDS OF BONNER COUNTY, IDAHO.
- 4.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR INGRESS, EGRESS AND UTILITIES, AS GRANTED IN INSTRUMENT NO. 369295, RECORDS OF BONNER COUNTY, IDAHO.
- 5.) AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE, AS GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED IN INSTRUMENT NO. 435389, RECORDS OF BONNER COUNTY, IDAHO.
- 6.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS GRANTED IN INSTRUMENT NO. 929657, AND RE-RECORDED IN INSTRUMENT NO. 1034250, RECORDS OF BONNER COUNTY, IDAHO.
- 7.) AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR A 16 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS GRANTED IN INSTRUMENT NO. 929657, AND RE-RECORDED IN INSTRUMENT NO. 1034250, RECORDS OF BONNER COUNTY, IDAHO.
- 8.) BOTTLE BAY RECREATIONAL WATER & SEWER DISTRICT NOTICE OF LAND APPLICATION, RECORDED MARCH 7, 2019, IN INSTRUMENT NO. 935407, RECORDS OF BONNER COUNTY, IDAHO.

## BASIS OF BEARING

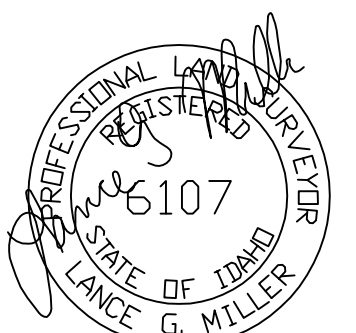
THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 89°58'52" EAST ON THE SOUTH BOUNDARY OF LOT 1, THE SAME AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 928275, RECORDS OF BONNER COUNTY, IDAHO.

## BOUNDARY/EASEMENT CENTERLINE OFFSET TABLE

LINE	DISTANCE	BEARING
E1	20.01	S70°43'28"E
E2	20.00	S72°30'06"E
E3	20.02	S75°17'29"E
E4	20.00	S78°01'11"E
E5	20.00	S79°31'31"E
E6	20.01	S79°02'08"E
E7	20.03	S74°32'38"E
E8	20.05	S67°31'26"E
E9	20.01	S61°15'28"E
E10	20.02	S61°28'10"E

## LINE TABLE

LINE	DISTANCE	BEARING
L1	58.98	S17°56'59"W
L2	57.47	S17°02'49"W
L3	52.71	S12°22'12"W
L4	60.21	S11°35'26"W
L5	35.78	S12°34'12"W
L6	27.31	S18°20'33"W
L7	29.25	S26°36'35"W
L8	84.50	S30°52'30"W
L9	60.05	S26°11'11"W



07-24-24

LANCE G. MILLER, P.L.S.

PO BOX 2523  
SANDPOINT, ID. 83864  
(208) 263-1533





# AVALON ACRES

LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH,  
RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 4 , T. 56 N ., R. 1 W ., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PRO- VISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 24TH DAY OF JULY , 2024 .

*Lance G. Miller*  
LICENSED SURVEYOR

## COUNTY SURVEYOR'S CERTIFICATE

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

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

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

## 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\_\_\_\_.

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

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

## COUNTY COMMISSIONERS' CERTIFICATE

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

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

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

## PLANNING DIRECTOR'S CERTIFICATE

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

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

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ , 20\_\_ ,AT \_\_\_\_M. IN BOOK \_\_\_\_OF PLATS AT PAGE \_\_\_\_

AT THE REQUEST OF \_\_\_\_\_ .

\_\_\_\_\_  
BONNER COUNTY RECORDER

## ACKNOWLEDGEMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ , IN THE YEAR OF \_\_\_\_\_ , BEFORE ME PERSONALLY APPEARED DIANA L. DAWSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT DIANA L. DAWSON, AN UNMARRIED WOMAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE PLATTED INTO A LOT, THE SAME TO BE KNOWN AS AVALON ACRES, LOCATED IN A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 4, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commencing at the Southwest corner of said Government Lot 2, said point being the Southwest corner of that parcel of land described in Warranty Deed Instrument number 369295, records of Bonner County, Idaho, and the Southwest corner of Government Lot 2 as shown on Record of Survey Instrument Numbers 239954 and 372294, records of Bonner County, Idaho; thence N89°58'52"E along the South line of said Government Lot 2 and along the South line of said parcel described in Instrument number 369295 a distance of 744.75 feet to a point on the centerline of Hightail Way, a Private Road, said point being the Initial Point; thence continuing N89°58'52"E along said South line a distance of 609.23 feet to the Southeast corner of said Government Lot 2, said point also being the Southwest corner of Government Lot 1 as shown on said Record of Survey Instrument numbers 239954 and 372294; thence N89°58'52"E along the South line of said Government Lot 1 and along the South line of said parcel described in Instrument number 369295 a distance of 407.40 feet to a point on the Westerly line of that parcel described in Instrument number 153618, records of Bonner County, Idaho; thence N20°12'45"W along said Westerly line a distance of 16.44 feet to the Westerly-most corner of said parcel; thence N56°00'25"E along the North-Westerly line of said parcel a distance of 172.35 feet, more or less, to a point on the South-Westerly Right of Way of Bottle Bay Road, a County Road; thence N60°18'00"W along said Right of Way a distance of 407.63 feet; thence N53°10'00"W along said Right of Way a distance of 372.38 feet; thence N43°48'12"W along said Right of Way a distance of 313.18 feet to the Northerly-most corner of said parcel described in Instrument number 369295, said point also being the Southeast corner of that parcel of land described as Tract II in Warranty Deed Instrument number 574167, records of Bonner County, Idaho; thence S70°36'43"W along the North line of said parcel described in Instrument number 369295 (also the South line of said parcel described as Tract II in Instrument number 574167) a distance of 27.97 feet to a point on said centerline of Hightail Way; thence along said centerline the following eleven courses;

- 1.) S20°36'05"W a distance of 243.91 feet;
- 2.) S17°56'59"W a distance of 58.98 feet;
- 3.) S17°02'49"W a distance of 57.47 feet;
- 4.) S12°22'12"W a distance of 52.71 feet;
- 5.) S11°35'26"W a distance of 60.21 feet;
- 6.) S9°21'32"W a distance of 92.04 feet;
- 7.) S12°34'12"W a distance of 35.78 feet;
- 8.) S18°20'33"W a distance of 27.31 feet;
- 9.) S26°36'35"W a distance of 29.25 feet;
- 10.) S30°52'30"W a distance of 84.50 feet;
- 11.) S26°11'11"W a distance of 60.05 feet to the Initial Point

\_\_\_\_\_  
DIANA L. DAWSON

## 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.