

# 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: Erik & Barbara Lau

From: Alex Feyen, Planner

Date: October 7, 2024

**Subject: Blue-line review for MLD0047-24 Lau Subdivision**

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: **Glahe & Associates**.

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:<br><b>Lau Subdivision</b>    |                                      | File No:<br><b>MLD0047-24</b> |
| Received by:<br>Rob Winningham, Planner | Received from:<br>Sam Osborne, Glahe | Date Received:<br>8/27/2024   |

### Blueline Review

| Completed         | Date      | Initial | Department/ Office                     |
|-------------------|-----------|---------|--|
| X                 | 10/3/2024 | AF      | Bonner County Planning Department      |
| X                 | 8/29/2024 | AB      | Assessor's Office                      |
| X                 | 8-29-24   | MM      | Bonner County Road & Bridge Department |
| Correct road name | 9/3/2024  | MC      | GIS Department                         |
| X                 | 9/10/2024 | JLA     | County Surveyor                        |



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0047-24**

**DATE OF REPORT:** 10/7/2024

**APPLICANT:** Erik & Barbara Lau

**PARCEL #:** RP56N04W067880A

**SUBDIVISION NAME/LOTS:** Lau Subdivision

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

Divide two (2) 9.80-acre parcels into two (2) 5.01-acre lots and one (1) 9.44-acre lot.

**THE APPLICATION IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

#### **CONDITIONS OF APPROVAL:**

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.

#### **STANDARDS REVIEW:**

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** **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

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

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

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

12-621 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 served by individual wells and individual septic systems.
4. The proposed lots are served by West Pend Oreille Fire District and Northern Lights, Inc.
5. The proposed lots are accessed off Sanborn Creek Road, a Bonner County owned and maintained public right-of-way, and Colt Lane, a privately owned and maintained road.
6. The proposed lots contain mapped wetlands as well as an intermittent stream on Lots 2 & 3.

#### **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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October 7, 2024

Glahe & Associates  
303 Church Street  
Sandpoint, ID 83864

**SUBJECT: MLD0047-24 Lau Subdivision**

Dear Project Representative,

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

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
  - Planning
    - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
  - Floodplain
    - JRJ, 10.7.2024: Parcels RP56N04W067880A & RP56N04W067800A are within SFHA Zone X per FIRM Panel Number 16017C0860E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Feyen".

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, September 3, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – LAU SUBDIVISION (MLD0047-24)**  
**SECTION 6, TOWNSHIP 56N, RANGE 4W**

To Whom It May Concern:

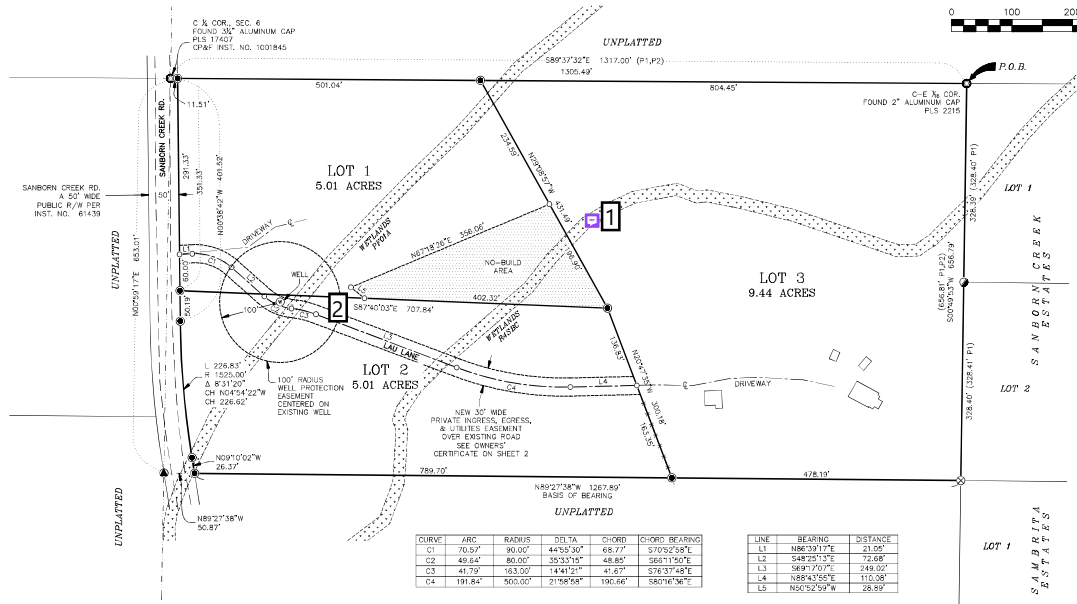
The correct approved road name for this Plat is Colt Lane. Please update the plat to show the correct name.

Sincerely,

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

# LAU SUBDIVISION

LYING IN THE NW¼ OF THE SE¼ OF SECTION 6,  
TOWNSHIP 56 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



| CURVE | ARC     | RADIUS  | DELTA      | CHORD   | CHORD BEARING |
|-------|---------|---------|------------|---------|---------------|
| C1    | 70.57°  | 90.00'  | 44°55'30"  | 68.77'  | S70°52'58"E   |
| C2    | 48.64°  | 80.00'  | 39°23'15"  | 48.84'  | S69°11'50"E   |
| C3    | 41.79°  | 103.00' | 144°12'11" | 41.67'  | S78°37'48"E   |
| C4    | 191.84° | 500.00' | 21°58'58"  | 190.86' | S80°16'36"E   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N86°39'17"E | 21.05'   |
| L2   | S48°25'15"E | 73.68'   |
| L3   | S68°17'01"E | 248.02'  |
| L4   | N88°43'55"E | 110.38'  |
| L5   | N65°52'59"W | 38.89'   |

## LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ⊙ FOUND ALUMINUM CAP, AS NOTED
- ⊙ FOUND 5/8" REBAR & CAP, PLS 6107
- ⊙ FOUND 1/2" REBAR & CAP, PLS 772
- ⊙ FOUND 5/8" REBAR & CAP, PLS 17407
- CALCULATED POINT, NOTHING SET
- x-x- FENCE
- (P1) SANBORN CREEK ESTATES, BK. 19, PG. 45, 9/13/2022
- (P2) SAMBRITA ESTATES, BK. 19 PLATS, PG. 90, 1/31/2023

## GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 2 EXISTING PARCELS INTO 3 CONFORMING LOTS.
- B) THE EXISTING LOCATION OF SANBORN CREEK RD. AS WELL AS FOUND CORNER MONUMENTS WERE USED TO ESTABLISH THE BOUNDARY.
- C) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- D) WETLANDS, CATEGORIZED AS "F101A" & "F45B1" ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL, SHOWN APPROXIMATELY.
- E) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0806, EFFECTIVE 11/18/2009.
- F) NO DWELLING OR STRUCTURE IS PERMITTED TO BE BUILT WITHIN THE NO-BUILD AREA AS SHOWN HEREON WITHOUT THE CONSENT OF THE OWNERS OF BOTH LOTS 2 AND 3.

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 685753, GUARANTEE NO. 7195-36-665753-2024.81075-232303875, DATED JUNE 6, 2024.

1. RIGHT OF WAY EASEMENT GRANTED TO BONNER COUNTY, BK.44 OF DEEDS, PG. 253-254, INST. NO. 61438, 6/3/1925, AS SHOWN HEREON (SANBORN CREEK RD.).
2. PUBLIC UTILITIES EASEMENTS GRANTED TO NORTHERN LIGHTS, INC.; INSTRUMENT NO. 299718, 3/5/1985, AND INSTRUMENT NO. 480012, 2/2/1996, BLANKET EASEMENTS; NOT SHOWN HEREON.

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS GPS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (LPOD); 2010.000. ALL BEARINGS REFER TO THE EPOCH COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000083087. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°04'42" AT THE CENTER OF SECTION 6.

PLACE RECORDING LABEL HERE





|                              |  |                      |  |                    |  |  |  |
|------------------------------|--|----------------------|--|--------------------|--|--|--|
| 1/4 Section                  |  | Range                |  | TOWNSHIP           |  | IDaho  |  |
| 6                            |  | 56 N                 |  | 4 W                |  | PROJECT # 24-071 LAU   |  |
| DRAWING NAME: 24-071 LAU WLD |  | Plot Date: 8/22/2024 |  | LAU SUBDIVISION    |  | GLAUB & ASSOCIATES<br>PROFESSIONAL LAND SURVEYORS<br>303 Church Street<br>Sandpoint, Idaho 83864<br>208-285-4474 |  |
| Scale: 1"=100'               |  | Checked By: TLAG     |  | Drawn By: TLAG/270 |  | Sheet: 1 of 2  |  |

# Summary of Comments on BONNER COUNTY

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Page: 1

|  |                     |                         |                            |                            |
|--|---------------------|-------------------------|----------------------------|----------------------------|
|  | Number: 1           | Author: alexander.feyen | Subject: Sticky Note       | Date: 10/3/2024 6:53:07 PM |
|  | Intermittent Stream |                         |                            |                            |
|  | Number: 2           | Author: Monica Carash   | Date: 9/3/2024 11:08:28 AM |                            |
|  | Colt Lane           |                         |                            |                            |



# LAU SUBDIVISION

LYING IN THE NW¼ OF THE SE¼ OF SECTION 6,  
TOWNSHIP 56 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT ERIK LAU AND BARBARA D. LAU, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS 'LAU SUBDIVISION' BEING A PORTION OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF SANBORN CREEK ESTATES, AS RECORDED IN BOOK 19 OF PLATS, PG. 45, RECORDS OF BONNER COUNTY, IDAHO, MARKED WITH A 2" ALUMINUM CAP BY PLS 2215;

THENCE ALONG THE WEST LINE OF SAID PLAT OF SANBORN CREEK ESTATES, SOUTH 00°49'03" WEST, 656.79 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF SANBORN CREEK ESTATES, MARKED WITH A 5/8" REBAR AND CAP BY PLS 61071;

THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (N½ NW¼ SE¼) OF SAID SECTION 6, NORTH 89°27'38" WEST, 1267.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SANBORN CREEK ROAD, A COUNTY ROAD, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14878;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- NORTH 09°10'02" WEST, 26.37 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14878;
- 226.83 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1525.00 FEET AND A DELTA ANGLE OF 08°31'20" (CHORD NORTH 04°54'22" WEST, 226.62 FEET), MARKED WITH A 5/8" REBAR AND CAP BY PLS 14878;
- NORTH 00°08'42" WEST, 401.02 FEET TO THE NORTH LINE OF SAID N½ NW¼ SE¼, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14878;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, SOUTH 89°37'32" EAST, 1305.49 FEET TO THE POINT OF BEGINNING.

A NEW 30 FT. WIDE PRIVATE INGRESS, EGRESS, AND UTILITIES EASEMENT, OVER AN EXISTING ROAD AS SHOWN HEREON, IS HEREBY DEDICATED AS FOLLOWS:  
THAT PORTION OF WHICH OVER AND ACROSS LOT 1 IS HEREBY DEDICATED TO LOT 2 AND LOT 3;  
THAT PORTION OF WHICH OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 3.

NO DWELLING OR STRUCTURE IS PERMITTED TO BE BUILT WITHIN THE NO-BUILD AREA AS SHOWN HEREON WITHOUT THE CONSENT OF THE OWNERS OF BOTH LOTS 2 AND 3.

ERIK LAU \_\_\_\_\_ DATE \_\_\_\_\_

BARBARA D. LAU \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ERIK LAU, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARBARA D. LAU, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## COUNTY COMMISSIONERS' CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 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 \_\_\_\_\_

## PLANNING DIRECTOR

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

PLANNING DIRECTOR \_\_\_\_\_

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 'LAU SUBDIVISION' AND CHECKED THE REPLAT 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 \_\_\_\_\_

## SANITARY RESTRICTION

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

## WATER AND SEWER NOTE

WATER SERVICE: WATER TO BE PROVIDED BY PRIVATELY OWNED \_\_\_\_\_  
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE BEEN EVALUATED

## COUNTY TREASURER'S CERTIFICATE

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

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

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

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.,  
IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_  
GLAHE & ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

\$ \_\_\_\_\_ FEE

PLACE RECORDING LABEL HERE



## SURVEYOR'S CERTIFICATE

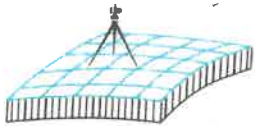
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE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

TYSON L.A. GLAHE, PLS 14879 \_\_\_\_\_



|   |  |  |  |  |  |
|---|--|--|--|--|--|
|   |  |  |  | <b>LAU SUBDIVISION</b>   |  |
| <b>GLAHE &amp; ASSOCIATES</b><br>PROFESSIONAL LAND SURVEYORS<br>303 Church Street<br>Sandpoint, Idaho 83864<br>208-285-4474 |  |  |  | Drawn By: <b>N/A</b><br>Checked By: <b>TLG</b><br>Sheet: <b>2 of 2</b> |  |
| PROJECT # 24-075 LAU<br>DRAWING NAME: 24-075 LAU NLD  |  |  |  | Plot Date: 8/22/2024   |  |

|  |                            |                         |                      |                            |
|--|----------------------------|-------------------------|----------------------|----------------------------|
|  | Number: 1                  | Author: alexander.feyen | Subject: Sticky Note | Date: 10/3/2024 6:47:06 PM |
|  | Chair or Chairwoman        |                         |                      |                            |
|  | Number: 2                  | Author: alexander.feyen | Subject: Sticky Note | Date: 10/3/2024 6:46:18 PM |
|  | Individual Septic Systems? |                         |                      |                            |



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

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

September 10, 2024

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

Re: Plat Review – MLD0047-24 - Lau Subdivision

Dear Planning Dept.,

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

- 1) The corners of the No-Build Area should be monumented.
- 2) A record for the Dahlman PLS 772 rebar should be cited, as well as any other surveys within, crossing or adjoining this plat, if any.
- 3) Buildings may be shown on the final plat but do not need to be.

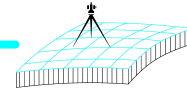
When these items have been addressed, the plat should be ready for signature.

Sincerely,

A handwritten signature in blue ink that reads "Joel L. Andring". The signature is written in a cursive, flowing style.

Joel L. Andring, PLS

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



Fax: (208) 265-4474

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

|           |       |
|-----------|-------|
| Invoice # | 14874 |
|-----------|-------|

Glahe

Date \_\_\_\_\_

9/13/2024

Project / Job #

24-001DD Review MLD0047-24 - Lau Subdivis

Please submit payment by: 9/28/2024

# INVOICE

\*\*\*\*\*

| Section | Township | Range | Meridian | Tax Parcel ID |
|---------|----------|-------|----------|---------------|
|         |          |       |          |               |

| Description                  | Amount |
|------------------------------|--------|
| County Surveyor Review       | 265.00 |
| Copies & Recording Fees      | 43.14  |
| MLD0047-24 - Lau Subdivision |        |



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

THANK YOU FOR YOUR BUSINESS

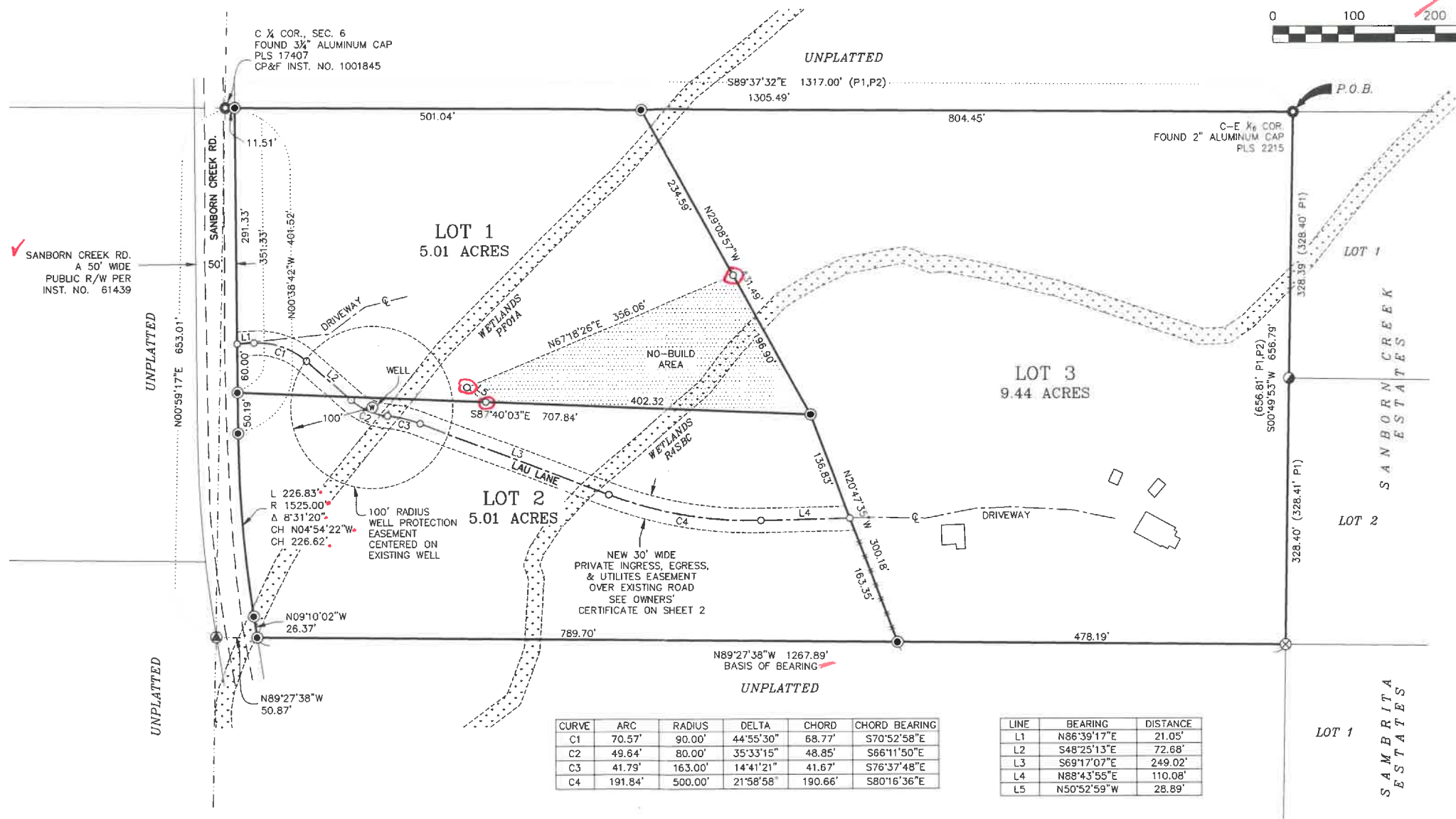
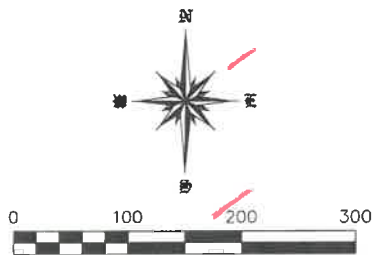
ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

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

# LAU SUBDIVISION

LYING IN THE NW¼ OF THE SE¼ OF SECTION 6,  
TOWNSHIP 56 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



| CURVE | ARC     | RADIUS  | DELTA     | CHORD   | CHORD BEARING |
|-------|---------|---------|-----------|---------|---------------|
| C1    | 70.57'  | 90.00'  | 44°55'30" | 68.77'  | S70°52'58"E   |
| C2    | 49.64'  | 80.00'  | 35°33'15" | 48.85'  | S66°11'50"E   |
| C3    | 41.79'  | 163.00' | 14°41'21" | 41.67'  | S76°37'48"E   |
| C4    | 191.84' | 500.00' | 21°58'58" | 190.66' | S80°16'36"E   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N86°39'17"E | 21.05'   |
| L2   | S48°25'13"E | 72.68'   |
| L3   | S69°17'07"E | 249.02'  |
| L4   | N88°43'55"E | 110.08'  |
| L5   | N50°52'59"W | 28.89'   |

## LEGEND

- SET 5/8" x 24" REBAR AND CAP, PLS 14879
- FOUND ALUMINUM CAP, AS NOTED
- ⊗ FOUND 5/8" REBAR & CAP, PLS 6107
- ⊙ FOUND 1/2" REBAR & CAP, PLS 772
- FOUND 5/8" REBAR & CAP, PLS 17407
- CALCULATED POINT, NOTHING SET
- x—x— FENCE
- (P1) SANBORN CREEK ESTATES, BK. 19, PG. 45, 9/13/2022
- (P2) SAMBRITA ESTATES, BK. 19 PLATS, PG. 90, 1/31/2023

## GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 2 EXISTING PARCELS INTO 3 CONFORMING LOTS.
- B) THE EXISTING LOCATION OF SANBORN CREEK RD. AS WELL AS FOUND CORNER MONUMENTS WERE USED TO ESTABLISH THE BOUNDARY.
- C) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- D) WETLANDS, CATEGORIZED AS "PFO1A" & "R4SBC" ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL; SHOWN APPROXIMATELY.
- E) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0860E, EFFECTIVE 11/18/2009.
- F) NO DWELLING OR STRUCTURE IS PERMITTED TO BE BUILT WITHIN THE NO-BUILD AREA AS SHOWN HEREON WITHOUT THE CONSENT OF THE OWNERS OF BOTH LOTS 2 AND 3.

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 665753, GUARANTEE NO. 7195-36-665753-2024.81075-232303875, DATED JUNE 6, 2024.

- 1. RIGHT OF WAY EASEMENT GRANTED TO BONNER COUNTY; BK.44 OF DEEDS, PG. 253-254, INST. NO. 61439, 6/3/1925. AS SHOWN HEREON (SANBORN CREEK RD.).
- 2. PUBLIC UTILITIES EASEMENTS GRANTED TO NORTHERN LIGHTS, INC.; INSTRUMENT NO. 299728, 3/5/1985, AND INSTRUMENT NO. 480012, 2/2/1996. BLANKET EASEMENTS; NOT SHOWN HEREON.

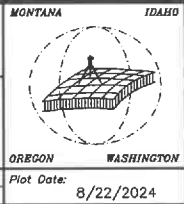
## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000083087. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°50'42" AT THE CENTER OF SECTION 6.



| 1/4  | SECTION | TOWNSHIP | RANGE |
|--|---------|----------|-------|
|  | 6       | 56 N     | 4 W   |
| PROJECT # 24-071 LAU<br>DRAWING NAME: 24-071 LAU MLD |         |          |       |



## LAU SUBDIVISION

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

Scale: 1"=100'  
Checked By: TLAG  
Drawn By: TDLG/SWO  
Sheet: 1 of 2

LAU SUBDIVISION

LYING IN THE NW¼ OF THE SE¼ OF SECTION 6,  
TOWNSHIP 56 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT ERIK LAU AND BARBARA D. LAU, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS 'LAU SUBDIVISION' BEING A PORTION OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF SANBORN CREEK ESTATES, AS RECORDED IN BOOK 19 OF PLATS, PG. 45, RECORDS OF BONNER COUNTY, IDAHO, MARKED WITH A 2" ALUMINUM CAP BY PLS 2215;

THENCE ALONG THE WEST LINE OF SAID PLAT OF SANBORN CREEK ESTATES, SOUTH 00°49'53" WEST, 656.79 FEET TO THE SOUTHWEST CORNER OF SAID PLAT OF SANBORN CREEK ESTATES, MARKED WITH A 5/8" REBAR AND CAP BY PLS 6107;

THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (N½ NW¼ SE¼) OF SAID SECTION 6, NORTH 89°27'38" WEST, 1267.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SANBORN CREEK ROAD, A COUNTY ROAD, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- NORTH 09°10'02" WEST, 26.37 FEET TO A POINT OF TANGENT CURVATURE TO THE RIGHT, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;
- 226.83 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1525.00 FEET AND A DELTA ANGLE OF 08°31'20" (CHORD NORTH 04°54'22" WEST, 226.62 FEET), MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;
- NORTH 00°38'42" WEST, 401.52 FEET TO THE NORTH LINE OF SAID N½ NW¼ SE¼, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE, SOUTH 89°37'32" EAST, 1305.49 FEET TO THE POINT OF BEGINNING.

A NEW 30 FT. WIDE PRIVATE INGRESS, EGRESS, AND UTILITIES EASEMENT, OVER AN EXISTING ROAD AS SHOWN HEREON, IS HEREBY DEDICATED AS FOLLOWS:  
THAT PORTION OF WHICH OVER AND ACROSS LOT 1 IS HEREBY DEDICATED TO LOT 2 AND LOT 3;  
THAT PORTION OF WHICH OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 3.

NO DWELLING OR STRUCTURE IS PERMITTED TO BE BUILT WITHIN THE NO-BUILD AREA AS SHOWN HEREON WITHOUT THE CONSENT OF THE OWNERS OF BOTH LOTS 2 AND 3.

ERIK LAU DATE

BARBARA D. LAU DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ERIK LAU, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BARBARA D. LAU, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

COUNTY COMMISSIONERS' CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 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

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF 20

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

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

TYSON L.A. GLAHE, PLS 14879

DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "LAU SUBDIVISION" AND CHECKED THE REPLAT 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

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER TO BE PROVIDED BY PRIVATELY OWNED WELL  
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF 20

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF 20, AT IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY

\$ FEE



|  |         |          |       |                      |   |
|--|---------|----------|-------|----------------------|---|
| 1/4  | Section | Township | Range | MONTANA              | IDAHO   |
|  | 6       | 56 N     | 4 W   |                      |   |
| PROJECT # 24-071 LAU<br>DRAWING NAME: 24-071 LAU MLD   |         |          |       | Plot Date: 8/22/2024 |   |
| GLAHE & ASSOCIATES<br>PROFESSIONAL LAND SURVEYORS<br>303 Church Street<br>Sandpoint, Idaho 83864<br>208-265-4474 |         |          |       |                      | Scale: N/A<br>Checked By: TLG<br>Drawn By: TDG/SWO<br>Sheet: 2 of 2 |

LOT 1

| Northing    | Easting     | Bearing       | Distance |
|-------------|-------------|---------------|----------|
| 2395457.055 | 2353002.984 |               |          |
|             |             | S 89°37'32" E | 501.043  |
| 2395453.781 | 2353504.017 |               |          |
|             |             | S 29°08'57" E | 431.489  |
| 2395076.939 | 2353714.188 |               |          |
|             |             | N 87°40'03" W | 707.836  |
| 2395105.746 | 2353006.939 |               |          |
|             |             | N 00°38'42" W | 351.331  |
| 2395457.055 | 2353002.984 |               |          |

Closure Error Distance> 0.00000  
Total Distance> 1991.698  
Polyline Area: 218236 sq ft, 5.01 acres

LOT 2

| Northing  | Easting     | Bearing       | Distance |
|---|-------------|---------------|----------|
| 2395105.746   | 2353006.939 |               |          |
|   |             | S 87°40'03" E | 707.836  |
| 2395076.939   | 2353714.188 |               |          |
|   |             | S 20°47'35" E | 300.185  |
| 2394796.306   | 2353820.752 |               |          |
|   |             | N 89°27'38" W | 789.702  |
| 2394803.741   | 2353031.086 |               |          |
|   |             | N 09°10'02" W | 26.367   |
| 2394829.771   | 2353026.885 |               |          |
| Radius: 1525.000 Chord: 226.621 Degree: 3°45'26" Dir: Right           |             |               |          |
| Length: 226.830 Delta: 8°31'20" Tangent: 113.625                      |             |               |          |
| Chord BRG: N 04°54'22" W Rad-In: N 80°49'58" E Rad-Out: N 89°21'18" E |             |               |          |
| Radius Point: 2395072.727,2354532.407                                 |             |               |          |
| 2395055.561   | 2353007.504 |               |          |
|   |             | N 00°38'42" W | 50.188   |
| 2395105.746   | 2353006.939 |               |          |

Closure Error Distance> 0.00000  
Total Distance> 2101.107  
Polyline Area: 218236 sq ft, 5.01 acres



LOT 3

| Northing    | Easting     | Bearing       | Distance |
|-------------|-------------|---------------|----------|
| 2395453.781 | 2353504.017 |               |          |
|             |             | S 89°37'32" E | 804.452  |
| 2395448.525 | 2354308.451 |               |          |
|             |             | S 00°49'53" W | 656.790  |
| 2394791.804 | 2354298.920 |               |          |
|             |             | N 89°27'38" W | 478.189  |
| 2394796.306 | 2353820.752 |               |          |
|             |             | N 20°47'35" W | 300.185  |
| 2395076.939 | 2353714.188 |               |          |
|             |             | N 29°08'57" W | 431.489  |
| 2395453.781 | 2353504.017 |               |          |

Closure Error Distance> 0.00000  
Total Distance> 2671.104  
Polyline Area: 411237 sq ft, 9.44 acres

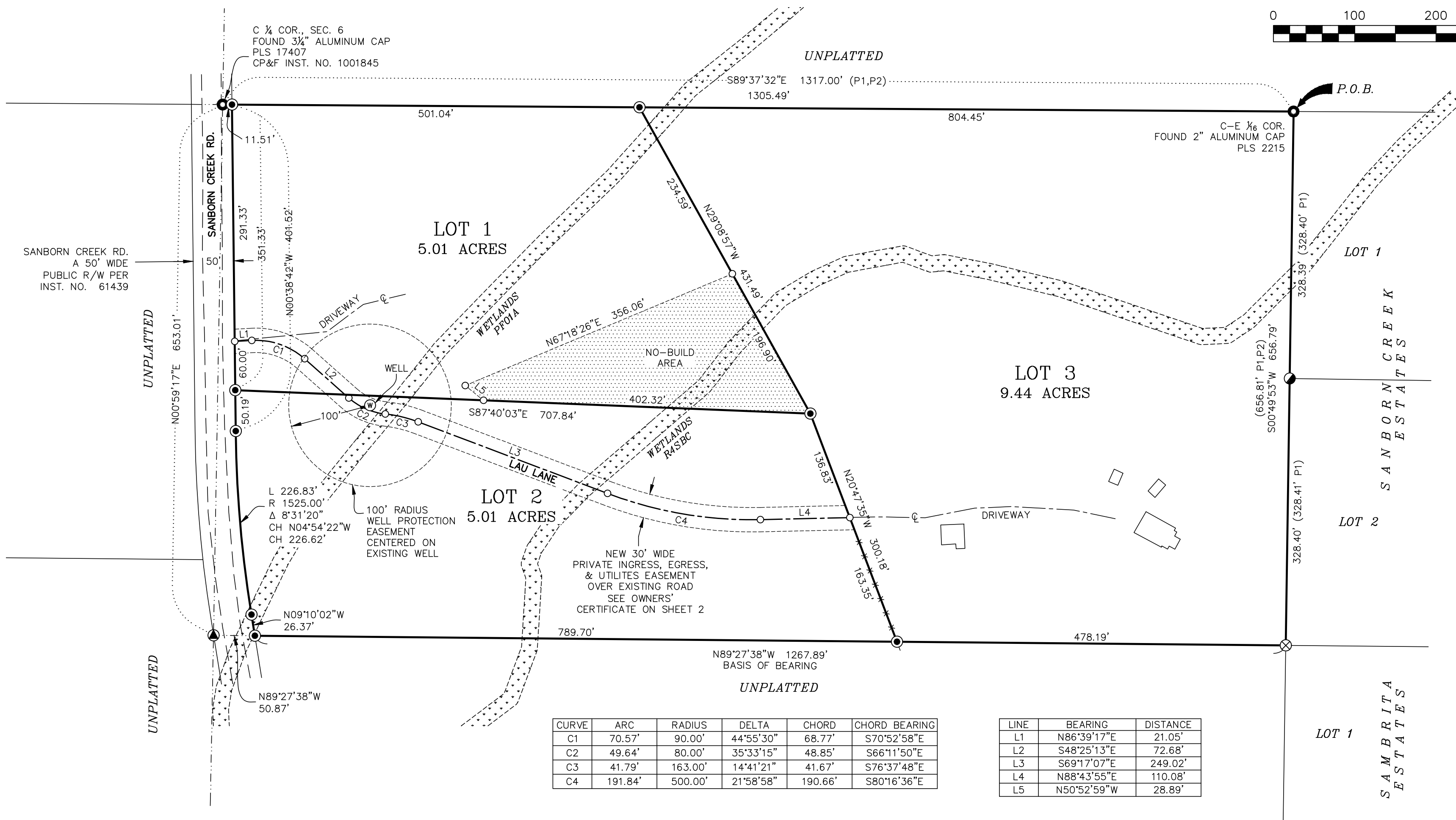
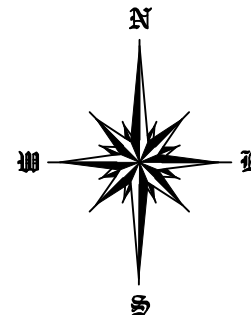
OUTER BOUNDARY

| Northing    | Easting     | Bearing   | Distance |
|-------------|-------------|---|----------|
| 2396353.792 | 2352927.775 | S 00°49'53" W   | 656.790  |
| 2395697.071 | 2352918.244 | N 89°27'38" W   | 1267.891 |
| 2395709.008 | 2351650.409 | N 09°10'02" W   | 26.367   |
| 2395735.038 | 2351646.209 | Radius: 1525.000 Chord: 226.621 Degree: 3°45'26" Dir: Right           |          |
|             |             | Length: 226.830 Delta: 8°31'20" Tangent: 113.625                      |          |
|             |             | Chord BRG: N 04°54'22" W Rad-In: N 80°49'58" E Rad-Out: N 89°21'18" E |          |
|             |             | Radius Point: 2395977.994,2353151.731                                 |          |
| 2395960.828 | 2351626.827 | N 00°38'42" W   | 401.519  |
| 2396362.322 | 2351622.308 | S 89°37'32" E   | 1305.495 |
| 2396353.792 | 2352927.775 |   |          |

Closure Error Distance> 0.00000  
Total Distance> 3884.892  
Polyline Area: 847708 sq ft, 19.4607 acres

# LAU SUBDIVISION

LYING IN THE NW¼ OF THE SE¼ OF SECTION 6,  
TOWNSHIP 56 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



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- x—x— FENCE
- (P1) SANBORN CREEK ESTATES, BK. 19, PG. 45, 9/13/2022
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## BASIS OF BEARING

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PLACE RECORDING  
LABEL HERE



|  |         |          |       |         |            |
|--|---------|----------|-------|---------|------------|
| 1/4  | Section | Township | Range | MONTANA | IDAHO      |
|  | 6       | 56 N     | 4 W   | OREGON  | WASHINGTON |
| PROJECT #: 24-071 LAU<br>DRAWING NAME: 24-071 LAU MLD  |         |          |       |         |            |
| Plot Date: 8/22/2024   |         |          |       |         |            |
| LAU SUBDIVISION  |         |          |       |         |            |
| GLAHE & ASSOCIATES<br>PROFESSIONAL LAND SURVEYORS<br>303 Church Street<br>Sandpoint, Idaho 83864<br>208-265-4474 |         |          |       |         |            |
| Scale: 1"=100'   |         |          |       |         |            |
| Checked By: TLAG<br>Drawn By: TDLG/SWO   |         |          |       |         |            |
| Sheet: 1 of 2  |         |          |       |         |            |

LAU SUBDIVISION

LYING IN THE NW¼ OF THE SE¼ OF SECTION 6,  
TOWNSHIP 56 NORTH, RANGE 4 WEST,  
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THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (N½ NW¼ SE¼) OF SAID SECTION 6, NORTH 89°27’38” WEST, 1267.89 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF SANBORN CREEK ROAD, A COUNTY ROAD, MARKED WITH A 5/8” REBAR AND CAP BY PLS 14879;

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ERIK LAU DATE

BARBARA D. LAU DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

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NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

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NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

COUNTY COMMISSIONERS’ CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 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

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF 20

PLANNING DIRECTOR

SURVEYOR’S CERTIFICATE

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

TYSON L.A. GLAHE, PLS 14879 DATE



COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "LAU SUBDIVISION" AND CHECKED THE REPLAT 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

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER TO BE PROVIDED BY PRIVATELY OWNED WELL.  
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED

COUNTY TREASURER’S CERTIFICATE

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

DATED THIS DAY OF 20

BONNER COUNTY TREASURER

RECORDER’S CERTIFICATE

FILED THIS DAY OF 20, AT .M., IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY

\$ FEE

PLACE RECORDING LABEL HERE

|   |         |          |       |   |   |  |            |
|---|---------|----------|-------|---|---|--|------------|
| 1/4   | Section | Township | Range | MONTANA                                   | IDAHO   | LAU SUBDIVISION  |            |
|   | 6       | 56 N     | 4 W   |   |   | GLAHE & ASSOCIATES<br>PROFESSIONAL LAND SURVEYORS<br>303 Church Street<br>Sandpoint, Idaho 83864<br>208-265-4474 | Scale: N/A |
| PROJECT #: 24-071 LAU<br>DRAWING NAME: 24-071 LAU MLD |         |          |       | OREGON WASHINGTON<br>Plot Date: 8/22/2024 | Checked By: TLAG<br>Drawn By: TDLG/SWO<br>Sheet: 2 of 2 |  |            |