

# 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

---

To: Bucky Davis

From: Alex Feyen, Planner

Date: October 15, 2024

**Subject: Blue-line review for MLD0048-24 Davis 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.

---

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

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

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

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

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



## Blueline Review Routing Form

Plat Name: <b>Davis Subdivision</b>		File No: <b>MLD0048-24</b>
Received by: Rob Winningham, Planner	Received from: Truxton Glahe	Date Received: 9/5/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	10/15/2024	AF	Bonner County Planning Department
Comments	9/16/2024	AB	Assessor's Office
X	9-13-24	MM	Bonner County Road & Bridge Department
Comment	9/12/2024	MC	GIS Department
X	10/10/24	KR	County Surveyor



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)

Website: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0048-24** **DATE OF REPORT:** 10/15/2024  
**APPLICANT:** Quality Craft Homes Llc Bucky **PARCEL #:** RP57N04W204350A  
Davis  
**SUBDIVISION NAME/LOTS:** Davis Subdivision

#### SUMMARY OF PROPOSAL:

Dividing one (1) 8.60-acre parcel, one (1) 8.41-acre parcel and one (1) 11.7-acre parcel into two (2) 5.37-acre lots, one (1) 5.04-acre lot and one (1) 5.00-acre lot, with a 12.7-acre remainder.

**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. BLA0033-24 was approved by the Planning Department. The deeds for these parcels must be recorded before the recording of the final plat. Please update the face of the plat to show the results of the Boundary Line Adjustment, rather than the original parcel lines and remove the information for the southern unplatted parcel, since it is not in the plat and does not qualify for a remainder.

#### 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: **Yes**

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 and meet the criteria for this zoning.
3. The proposed lots are served by individual wells and individual septic systems.
4. The proposed lots are accessed by Still Meadows Lane, a privately owned and maintained road.
5. The proposed lots are served by West Pend Oreille Fire District and Northern Lights Inc.
6. The current parcels were re-zoned from Rural 10 to Rural 5, through File No. ZC0001-24, on May 25, 2024.

## **NOTICE OF ADMINISTRATIVE DECISION:**

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

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

Sincerely,



Planning Department

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



## Blueline Review Letter

---

October 15, 2024

Glahe & Associates  
303 Church Street  
Sandpoint, ID 83864

**SUBJECT: MLD0048-24 Davis 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, 9.12.2024: Parcel RP57N04W204350A is within SFHA Shaded Zone X, Zone AE & Zone AE Floodway per FIRM Panel Number 16017C0665E, Effective Date 11/18/2009. Parcel RP57N04W202700A is within SFHA Zone AE & Zone AE Floodway per FIRM Panel Number 16017C0665E, Effective Date 11/18/2009. This proposal, if approved, will result in an increase in allowable base density within the SFHA and within the SFHA Floodway. This will come with associated increases in flood hazard risk to persons and property. Approval of this application is not recommended.
  - 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 stylized, handwritten signature in black ink, appearing to read 'AF' with a long horizontal flourish extending to the right.

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)

Thursday, September 12, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – DAVIS SUBDIVISION (MLD0048-24)**  
**SECTION 20, TOWNSHIP 57N, RANGE 4W**

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,

Address Administrator  
Bonner County GIS Department,  
A Division of the Bonner County Assessor  
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)

September 16, 2024

Bonner County Planning Dept  
DAVIS SUBDIVISION  
MLD0048-24  
SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST  
RP57N04W202700A  
RP57N04W204350A

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.

**Bolded boundary line should be on platted parcels, POB location not correct**

**Note:** BLA0033-24 to precede this plat; not recorded at time of review

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)



LYING IN THE NW¼ OF SECTION 20,  
TOWNSHIP 57 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



SECTIONAL CORNER, AS NOTED.

⊗ SET 5/8" X 24" REBAR AND CAP, PLS 14879

⊗ FOUND 5/8" REBAR, NO CAP

⊗ FOUND 1/2" REBAR, NO CAP

○ CALCULATED POINT, NOTHING SET

(R1) RECORD OF SURVEY BY PLS 1947, INST. NO. 487125, 6/19/1996

(R2) RECORD OF SURVEY BY PLS 1947, INST. NO. 525564, 6/12/1998.

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NAD83 OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2001) (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 1.000083967. GEODETIC NORTH IS AN ANGULAR ROTATION OF  $-0^{\circ}50'15"$  AT THE WEST 1/4 CORNER OF SECTION 20.

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 22451544 & 22451529, DATED APRIL 14, 2022.

1. 50' WIDE EASEMENT ALONG WEST SIDE OF PRIEST RIVER; INST. NO. 85076, MAY 2, 1934.
2. ALL WATERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY; INST. NO. 525564, JUNE 12, 1998.
3. INGRESS, EGRESS, UTILITIES, AND RIGHT TO TRAVEL ACROSS LAND TO AND FROM RIVER; INST. NOS. 525604 & 524606, JUNE 15, 1998.
4. PUBLIC UTILITIES EASEMENT GRANTED TO WASHINGTON POWER COMPANY; INSTRUMENT NO. 530508, SEPTEMBER 3, 1998.
5. PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.; INST. NO. 527162, JULY 8, 1998; INST. NO. 536663, DECEMBER 17, 1998; INST. NO. 872981, MAY 5, 2015.

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AT THE  
REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

COUNTY RECORDER BY DEPUTY FEE \$

COUNTY RECORDER BY DEPUTY FEE

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

Scale: <b>1"=100'</b>	
Checked By: <b>TLG</b>	Drawn By: <b>TDL</b>
Plot Date: <b>8/7/2024</b>	Sheet: <b>1 of 1</b>

1) THE PURPOSE OF THIS SURVEY IS BOUNDARY LINE ADJUSTMENT BETWEEN THOSE PARCELS DESCRIBED IN DEEDS #S 525694, 746190 AND 998839, ALSO TO SUBDIVIDE THE RESULTING NORTHERLY PARCEL INTO 4 CONFORMING LOTS.

2) ZONE CHANGE APPROVED



$\frac{1}{4}$	SECTION	TOWNSHIP	RANGE	
	20	57 N	4 W	

PROJECT # 22-035 BUCK DAMS

OWNER: PASADENA, INC. 2200 BUCK DAMS, I-60, THE CITY OF PASADENA, CALIF. 91101


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

# Summary of Comments on MLD0048-24 Preliminary Plat.pdf

---


Page: 1

---

 Number: 1 Author: alexander.feyen Subject: Sticky Note Date: 10/15/2024 12:31:00 PM


---

This appears to be a Boundary Line Adjustment, BLA0033-24. Please update when the Boundary Line Adjustment is complete, there is no need to show "not a part of this plat", just show the status of the property and remove the bolding from the property lines of the unplatted parcel.

 Number: 2 Author: alexander.feyen Subject: Sticky Note Date: 10/15/2024 1:37:56 PM


---

Road name?

 Number: 3 Author: Monica Carash Date: 9/12/2024 8:50:03 AM

---

This is Still Meadows Lane

 Number: 4 Author: alexander.feyen Subject: Sticky Note Date: 10/15/2024 12:03:02 PM

---

Add zone change information and FEMA SFHA areas.

DAVIS SUBDIVISION

LYING IN THE NW¼ OF SECTION 20,  
TOWNSHIP 57 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT TROY "BUCK" DAVIS & LEEAH MARIE DAVIS, 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 1-4, THE SAME TO BE KNOWN AS "DAVIS SUBDIVISION" BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, LYING SOUTHERLY, WESTERLY AND EASTERLY OF THE SHORELINE OF PRIEST RIVER;  
AND  
THE NORTH 415.00 FEET OF GOVERNMENT LOT 2 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TROY "BUCK" DAVIS DATE  
LEEAH MARIE DAVIS DATE

COUNTY COMMISSIONERS' CERTIFICATE

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

DATE 11th DAY OF 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS DAY OF 2024.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWER SERVICE PROVIDED BY PRIVATELY OWNED SEPTIC

ACKNOWLEDGMENT

STATE OF  
COUNTY OF  
ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY "BUCK" DAVIS, 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 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEEAH MARIE DAVIS, 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:

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 LOCATED IN SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, 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 TREASURER'S CERTIFICATE

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

DATED THIS DAY OF 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF 2024, AT O'CLOCK A.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



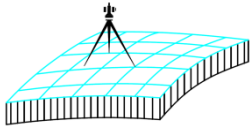
1/4	Section	Township	Range	BURNING
20	57	4	N	W
IDAHO				
DRAWING NUMBER: 22-153 Drawn: 8/24/2024				

DAVIS SUBDIVISION	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=100'	Drawn By: TLAG
Checked By: TLAG	Drawn By: TLAG
Not Date: 8/7/2024	Sheet: 2 of 2

---

 Number: 1      Author: alexander.feyen      Subject: Sticky Note      Date: 10/15/2024 12:03:36 PM  
Chair or Chairwoman

---



## 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)

October 8, 2024

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

Re: Plat Review – MLD0048-24 – Davis Subdivision

Dear Planning Dept.,

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

- 1) A line on the plat should be identified as the Basis of Bearing.
- 2) Recording info should be shown for Stillmeadow Acres and Henery's Lots.
- 3) The west line of Lot 3 at the river needs a monument of at least 5/8" diameter.
- 4) FEMA mapping shows the plat lies in the floodplain and floodway.
- 5) The location of any of the easements of record that can be plotted should be shown.
- 6) A statement dedicating the new easement should be included in the owners' certificate. Also, portions of the new easement fall across lands owned by Troy and Bonnie Davis, who are not signing the plat.
- 7) Most of the new easement appears to follow an existing driveway and should not need additional monumentation. However, the northerly leg "L8" may need a centerline monument if it is not readily apparent where the new lot line crosses the driveway.
- 8) The surveyor's narrative should explain how the boundary and other lines (e.g. river, wetlands) were established and the reasoning behind the decisions. It is unclear how the N1/4 corner was computed and what controls the direction of the south line of the southerly parcel.
- 9) If the C1/4 corner controls the subdivision, it should be shown.
- 10) It is not entirely clear what is being platted. The boundary of the southerly parcel is shown with a heavy weight line and the POB of the plat is shown at its southwest corner. Yet this parcel is labeled "not a part of this plat" and it is not included in the owners' certificate description.
- 11) Since this plat is also a boundary line adjustment involving a part of the parcel described by Quitclaim Deed Inst. No. 746190, it seems that Troy and Bonnie Davis should also be signing the plat, since they are the current owners of said parcel.
- 12) The closure sheets for Lots 1, 2 and 4 are not able to be checked against the plat because of the river shoreline. Perhaps "meander ties" between pins could be shown on the plat and reported on the closure sheets instead.
- 13) Other items marked in red on plat copy.

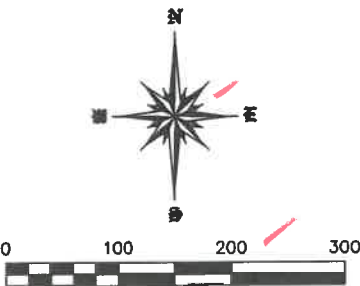
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Joel L. Andring, PLS

DAVIS SUBDIVISION

LYING IN THE NW¼ OF SECTION 20,  
TOWNSHIP 57 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR, NO CAP
- FOUND 1/2" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 1947, INST. NO. 487125, 6/19/1996
- (R2) RECORD OF SURVEY BY PLS 1947, INST. NO. 525564, 6/12/1998.

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 1.00083967. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°50'15" AT THE WEST 1/4 CORNER OF SECTION 20.

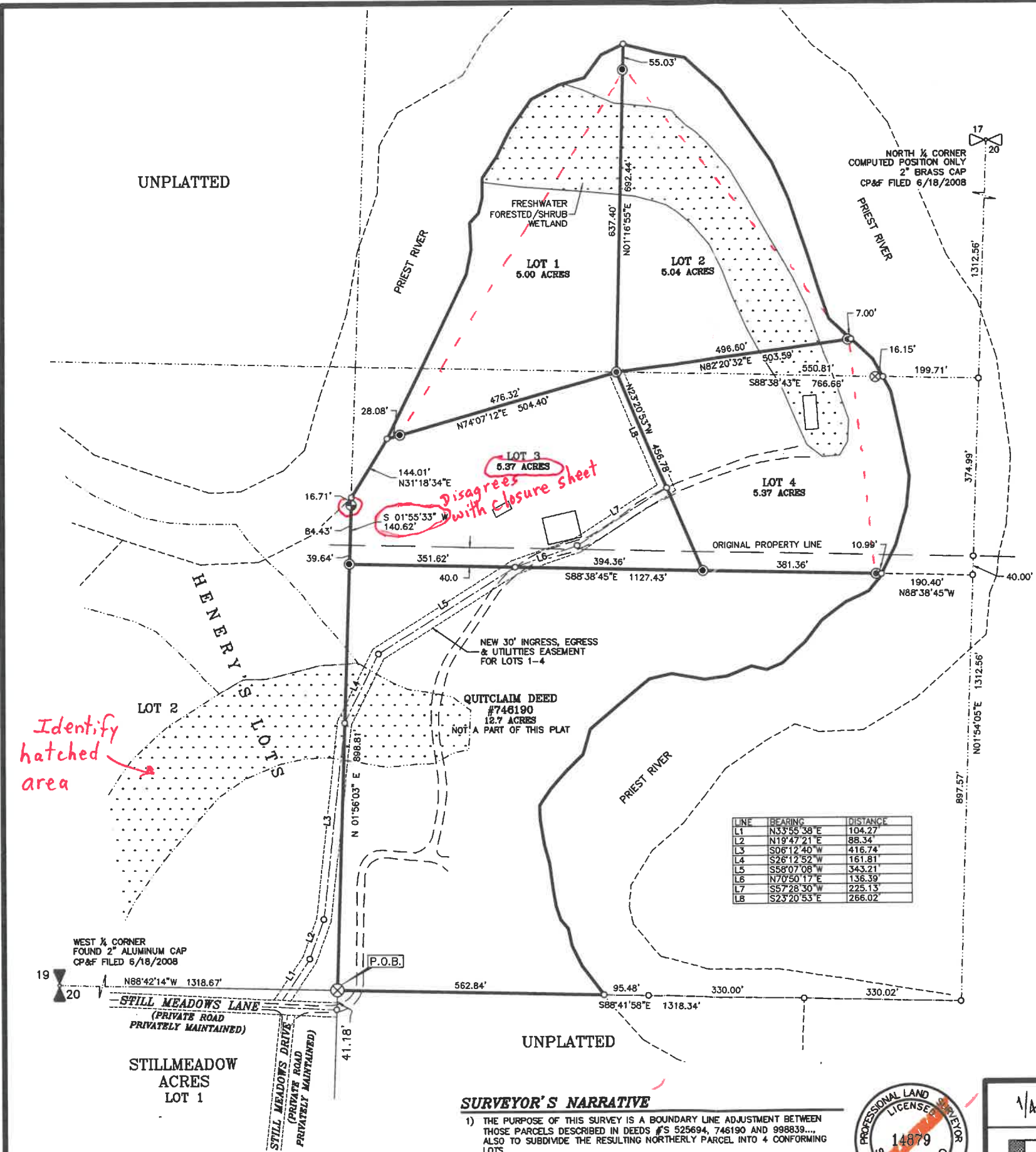
EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 22451544 & 22451529, DATED APRIL 14, 2022.
- 50' WIDE EASEMENT ALONG WEST SIDE OF PRIEST RIVER; INST. NO. 85076, MAY 2, 1934.
  - ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY; INST. NO. 525564, JUNE 12, 1998.
  - INGRESS, EGRESS, UTILITIES, AND RIGHT TO TRAVEL ACROSS LAND TO AND FROM RIVER; INST. NOS. 525694 & 524696, JUNE 15, 1998.
  - PUBLIC UTILITIES EASEMENT GRANTED TO WASHINGTON WATER POWER COMPANY; INSTRUMENT NO. 530508, SEPTEMBER 3, 1998.
  - PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.; INST. NO. 527162, JULY 8, 1998; INST. NO. 536666, DECEMBER 17, 1998; INST. NO. 872981, MAY 5, 2015.

RECORDER'S CERTIFICATE

FILED THIS DAY OF 2024, AT O'CLOCK M., AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY FEE



SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS A BOUNDARY LINE ADJUSTMENT BETWEEN THOSE PARCELS DESCRIBED IN DEEDS #S 525694, 746190 AND 998839... ALSO TO SUBDIVIDE THE RESULTING NORTHERLY PARCEL INTO 4 CONFORMING LOTS.
- ZONE CHANGE APPROVED



1/4	SECTION	TOWNSHIP	RANGE	STATE
	20	57 N	4 W	IDAHO
PROJECT # 22-035 BUCK DAVIS				
DRAWING NAME: 22-035 Davis, Buck- MLD-TDLG_r1				

DAVIS SUBDIVISION

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

Scale: 1"=100'  
Checked By: TLAG  
Drawn By: TDLG  
Plot Date: 8/7/2024  
Sheet: 1 of 2



DAVIS SUBDIVISION

LYING IN THE NW¼ OF SECTION 20,  
TOWNSHIP 57 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT TROY "BUCK" DAVIS & LEEAH MARIE DAVIS, 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 1-4, THE SAME TO BE KNOWN AS 'DAVIS SUBDIVISION' BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, LYING SOUTHERLY, WESTERLY AND EASTERLY OF THE SHORELINE OF PRIEST RIVER;

AND

THE NORTH 415.00 FEET OF GOVERNMENT LOT 2 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TROY "BUCK" DAVIS

DATE

LEEAH MARIE DAVIS

DATE

LEEAH

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY "BUCK" DAVIS, 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 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEEAH MARIE DAVIS, 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

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

DATED THIS DAY OF 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

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 LOCATED IN SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, 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 "DAVIS 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 2024.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

Text size seems smaller than the rest.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWER SERVICE PROVIDED BY PRIVATELY OWNED SEPTIC

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF 2024, AT O'CLOCK .M., IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

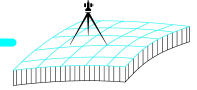
COUNTY RECORDER BY DEPUTY

\$ FEE

1/4	Section	Township	Range	MONTANA	IDAHO
	20	57 N	4 W		
PROJECT # 22-035 BUCK DAVIS				DAVIS SUBDIVISION	
DRAWING NAME: 22-035 Davis, Buck- MLD-TDLG.r1				GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=100'				Checked By: TLAG	Drawn By: TDLG
Plot Date: 8/7/2024				Sheet: 2 of 2	

# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)

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

Invoice #

15043

Date

10/10/2024

Bill To:

Glahe

Project / Job #

24-001DM Review MLD0048-24 - Davis Subdiv

Please submit payment by: 10/25/2024

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0048-24 - Davis Subdivision	

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% ]



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

2412265.779	2353051.346		
		N 26°02'40"	E 384.800

2412611.503	2353220.299		
		N 11°04'56"	E 52.144

2412662.675	2353230.322		
		N 03°00'34"	W 57.271

2412719.866	2353227.315		
		N 41°58'47"	E 28.598

2412741.125	2353246.443		
		N 13°36'47"	E 31.988

2412772.215	2353253.972		
		N 00°00'00"	W 42.395

2412814.610	2353253.972		
		N 34°43'38"	E 56.168

2412860.773	2353285.970		
		N 26°31'26"	E 62.614

2412916.797	2353313.931		
		N 35°26'04"	E 78.016

2412980.363	2353359.163		
		N 62°21'43"	E 63.822

2413009.969	2353415.703		
		N 74°09'09"	E 55.072

2413025.008	2353468.682		
		N 36°28'33"	E 60.690

2413073.809	2353504.761		
-------------	-------------	--	--

N 64°46'39" E 52.204

2413096.055 2353551.988

S 01°16'55" W 692.436

2412403.793 2353536.495

S 74°07'12" W 504.399

2412265.779 2353051.346

Closure Error Distance> 0.00000

Total Distance> 2222.616

Polyline Area: 217881 sq ft, 5.00 acres

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

2412582.363	2353964.526		
-------------	-------------	--	--

		S 19°12'42" E 71.994	
--	--	----------------------	--

2412514.378	2353988.217		
-------------	-------------	--	--

		S 47°27'33" E 64.306	
--	--	----------------------	--

2412470.900	2354035.597		
-------------	-------------	--	--

		S 82°20'32" W 503.593	
--	--	-----------------------	--

2412403.793	2353536.495		
-------------	-------------	--	--

		N 01°16'55" E 692.436	
--	--	-----------------------	--

2413096.055	2353551.988		
-------------	-------------	--	--

		S 75°58'45" E 75.581	
--	--	----------------------	--

2413077.744	2353625.317		
-------------	-------------	--	--

		S 80°31'40" E 56.590	
--	--	----------------------	--

2413068.431	2353681.135		
-------------	-------------	--	--

		S 46°33'38" E 105.347	
--	--	-----------------------	--

2412995.996	2353757.628		
-------------	-------------	--	--

		S 35°59'54" E 98.486	
--	--	----------------------	--

2412916.318	2353815.514		
-------------	-------------	--	--

		S 35°30'32" E 88.983	
--	--	----------------------	--

2412843.883	2353867.198		
-------------	-------------	--	--

		S 24°34'49" E 85.905	
--	--	----------------------	--

2412765.763	2353902.932		
-------------	-------------	--	--

		S 19°04'29" E 130.485	
--	--	-----------------------	--

2412642.442	2353945.574		
-------------	-------------	--	--

		S 17°30'29" E 62.998	
--	--	----------------------	--

2412582.363	2353964.526		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 2036.703

Polyline Area: 219452 sq ft, 5.04 acres

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

2412273.451	2353078.356		
-------------	-------------	--	--

		N 74°07'08" E	476.319
--	--	---------------	---------

2412403.793	2353536.495		
-------------	-------------	--	--

		S 23°20'53" E	456.776
--	--	---------------	---------

2411984.420	2353717.522		
-------------	-------------	--	--

		N 88°38'45" W	745.985
--	--	---------------	---------

2412002.050	2352971.745		
-------------	-------------	--	--

		N 01°56'21" E	140.770
--	--	---------------	---------

2412142.740	2352976.509		
-------------	-------------	--	--

		N 31°18'34" E	144.011
--	--	---------------	---------

2412265.779	2353051.346		
-------------	-------------	--	--

		N 74°08'33" E	28.079
--	--	---------------	--------

2412273.451	2353078.356		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 1991.940

Polyline Area: 218233 sq ft, 5.01 acres

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

2412403.793	2353536.495		
-------------	-------------	--	--

		N 82°20'32" E	503.593
--	--	---------------	---------

2412470.900	2354035.597		
-------------	-------------	--	--

		S 47°27'33" E	64.306
--	--	---------------	--------

2412427.421	2354082.978		
-------------	-------------	--	--

		S 28°40'49" E	75.690
--	--	---------------	--------

2412361.018	2354119.303		
-------------	-------------	--	--

		S 12°33'09" E	104.631
--	--	---------------	---------

2412258.888	2354142.042		
-------------	-------------	--	--

		S 11°37'10" E	79.004
--	--	---------------	--------

2412181.503	2354157.955		
-------------	-------------	--	--

		S 05°33'59" W	66.991
--	--	---------------	--------

2412114.828	2354151.456		
-------------	-------------	--	--

		S 16°14'38" W	81.305
--	--	---------------	--------

2412036.769	2354128.713		
-------------	-------------	--	--

		S 26°00'20" W	68.275
--	--	---------------	--------

2411975.407	2354098.778		
-------------	-------------	--	--

		N 88°38'45" W	381.363
--	--	---------------	---------

2411984.420	2353717.522		
-------------	-------------	--	--

		N 23°20'53" W	456.776
--	--	---------------	---------

2412403.793	2353536.495		
-------------	-------------	--	--

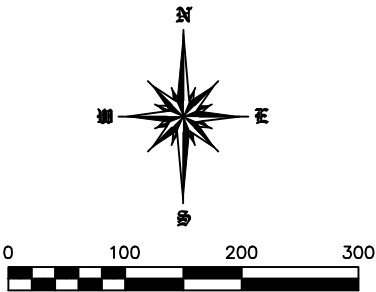
Closure Error Distance> 0.00000

Total Distance> 1881.934

Polyline Area: 234085 sq ft, 5.37 acres

DAVIS SUBDIVISION

LYING IN THE NW¼ OF SECTION 20,  
TOWNSHIP 57 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR, NO CAP
- FOUND 1/2" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- RECORD OF SURVEY BY PLS 1947, INST. NO. 487125, 6/19/1996
- RECORD OF SURVEY BY PLS 1947, INST. NO. 525564, 6/12/1998.

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 1.000083967. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°50'15" AT THE WEST 1/4 CORNER OF SECTION 20.

EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 22451544 & 22451529, DATED APRIL 14, 2022.

- 50' WIDE EASEMENT ALONG WEST SIDE OF PRIEST RIVER; INST. NO. 85076, MAY 2, 1934.
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY; INST. NO. 525564, JUNE 12, 1998.
- INGRESS, EGRESS, UTILITIES, AND RIGHT TO TRAVEL ACROSS LAND TO AND FROM RIVER; INST. NOS. 525694 & 524696, JUNE 15, 1998.
- PUBLIC UTILITIES EASEMENT GRANTED TO WASHINGTON WATER POWER COMPANY; INSTRUMENT NO. 530508, SEPTEMBER 3, 1998.
- PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.; INST. NO. 527162, JULY 8, 1998; INST. NO. 536666, DECEMBER 17, 1998; INST. NO. 872981, MAY 5, 2015.

RECORDER'S CERTIFICATE

FILED THIS DAY OF 2024, AT O'CLOCK .M., AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY \$ FEE

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS A BOUNDARY LINE ADJUSTMENT BETWEEN THOSE PARCELS DESCRIBED IN DEEDS #S 525694, 746190 AND 998839... ALSO TO SUBDIVIDE THE RESULTING NORTHERLY PARCEL INTO 4 CONFORMING LOTS.
- ZONE CHANGE APPROVED



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	20	57 N	4 W		
PROJECT #: 22-035 BUCK DAVIS					
DRAWING NAME: 22-035 Davis, Buck- MLD-TDLG_r1					

DAVIS SUBDIVISION

GLAHE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: 1"=100'

Checked By: TLAG Drawn By: TDLG  
Plot Date: 8/7/2024 Sheet: 1 of 2

DAVIS SUBDIVISION

LYING IN THE NW¼ OF SECTION 20,  
TOWNSHIP 57 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT TROY "BUCK" DAVIS & LEEAH MARIE DAVIS, 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 1-4, THE SAME TO BE KNOWN AS 'DAVIS SUBDIVISION' BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 20, LYING SOUTHERLY, WESTERLY AND EASTERLY OF THE SHORELINE OF PRIEST RIVER;

AND

THE NORTH 415.00 FEET OF GOVERNMENT LOT 2 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TROY "BUCK" DAVIS

DATE

LEAAH MARIE DAVIS

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TROY "BUCK" DAVIS, 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 , 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEEAH MARIE DAVIS, 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

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

DATED THIS DAY OF , 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "DAVIS 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 , 2024.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWER SERVICE PROVIDED BY PRIVATELY OWNED SEPTIC

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF , 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2024, AT O'CLOCK .M., IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. .

COUNTY RECORDER BY DEPUTY

\$ FEE

PLACE RECORDING LABEL HERE

TYSON L.A. GLAHE, PLS 14879

DATE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	20	57 N	4 W		
PROJECT #: 22-035 BUCK DAVIS					
DRAWING NAME: 22-035 Davis, Buck- MLD-TDLG_r1					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					Scale: 1"=100' Checked By: TLAG Drawn By: TDLG Plot Date: 8/7/2024 Sheet: 2 of 2