

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Collective Report Memorandum

To: Ernie & Nancy Brandt Trustees

From: Kyle Snider, Planner

Date: November 4th, 2024

Subject: Blue-line review for MLD0053-24: Mill Valley 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: **Taylor Bradish/J.R.S Surveying**.

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

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

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

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

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

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Blueline Review Routing Form

Plat Name: Mill Valley Subdivision		File No: MLD0053-24
Received by: Alex Feyen, Planner	Received from: Taylor Bradish/JRS Surveying	Date Received: 10/7/2024

Blueline Review

Completed	Date	Initial	Department/ Office
x	10/23/2024	KS	Bonner County Planning Department
X	10/8/2024	AB	Assessor's Office
X	10-8-24	MM	Bonner County Road & Bridge Department
Road name required	10/7/2024	MC	GIS Department
X	10/19/24	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0053-24** **DATE OF REPORT:** 11/04/2024
APPLICANT: Ernie & Nancy Brandt **PARCEL #:** RP58N01W334350A
SUBDIVISION NAME/LOTS: Mill Valley Subdivision

SUMMARY OF PROPOSAL:

Divide one (1) 28-acre parcel into three (3) 9.5-acre lots.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per BCRC 12-646 (L): Please mark the location of the intermittent stream on proposed Lot 1.
4. Per BCRC 12-411(Setbacks) The buildings do not need to be on the plat. A supplementary site plan showing existing structures and their setbacks to the proposed property lines and road is required to ensure compliant setbacks will be maintained.
5. Proposed lots 2 and 3 appear to contain land within the county right of way of East Shingle Mill Road. The lots must be reconfigured to exclude the right of way and still meet the 9.5-acre lot size as granted in the approval letter of file VE0001-24. Alternatively, a lot size minimum variance, in accordance with BCRC 12-2.3, may be sought.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **10 acres** **Agricultural/Forestry 10 (A/F-10)**

12-660 (D) (2) (f) Site area minimum: **No**

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

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

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

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

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

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

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

12-626.A Environmental Features: **Yes**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Agricultural/Forestry 10.
3. The proposed lots are located off East Shingle Mill Road, a 60-foot-wide Bonner County owned and maintained public right of way.
4. The proposed lots are served by individual wells, individual septic systems, Northside Fire District, and Northern Lights Inc.
5. The property contains an intermittent stream on the proposed Lot 1.
6. The lots have mapped slopes ranging from 0-30%+ according to USGS.
7. The applicant was granted an administrative exception, VE0001-24, to create three (3) 9.5 acre lots where 10-acres is required on March 1st, 2024.
8. East Shingle Mill Road, identified as roads #134 and #134A on the Bonner County Viewers Report, was established as public right of way on April 11th, 1912.
9. The deed for the subject property, Instrument #1009793, identifies the legal description of the property, less the County Road Right of way.

NOTICE OF ADMINISTRATIVE DECISION:

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

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

Sincerely,

Planning Department

Bonner County Planning Department

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1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Review Letter

November 4th, 2024

Taylor Bradish
523 Syringa Heights Road
Sandpoint, ID 83864

SUBJECT: MLD0053-24: Mill Valley Subdivision

Dear Taylor/JRS Surveying,

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, 10.8.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0730E, 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,

Kyle Snider
Planner



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

October 8, 2024

Bonner County Planning Dept
MILL VALLEY SUBDIVISION
MLD0053-24
SECTION 33, TOWNSHIP 58 NORTH, RANGE 1 WEST
RP58N01W334350A

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
Cadastral Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Monday, October 7, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – MILL VALLEY SUBDIVISION MLD0053-24)
SECTION 33, TOWNSHIP 58N, RANGE 1W**

To Whom It May Concern:

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

Sincerely,

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>

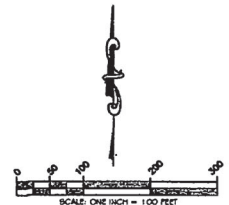
MILL VALLEY SUBDIVISION
IN THE
SE1/4 NW1/4 SECTION 33
TOWNSHIP 58 N., RANGE 1 W., B.M.
BONNER COUNTY, IDAHO
Sheet 1 of 2

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83
 Scale Factor 0.99996778. All distances shown are converted to ground.

LEGEND

- ① FOUND CORNER EVIDENCE AS NOTED
- ② SET 5/8" x 30" REBAR AND PLASTIC CAP - PLS 3620
- ③ FOUND 5/8" REBAR AND CAP - PLS 6107
- ④ FOUND 5/8" x 30" REBAR AND PLASTIC CAP - PLS 7540
- COMPUTED POINT
- (R1) RECORD OF SURVEY BY PLS 3316, INSTRUMENT NUMBER 631342
- (R2) RECORD OF SURVEY BY PLS 1947, INSTRUMENT NUMBER 439202

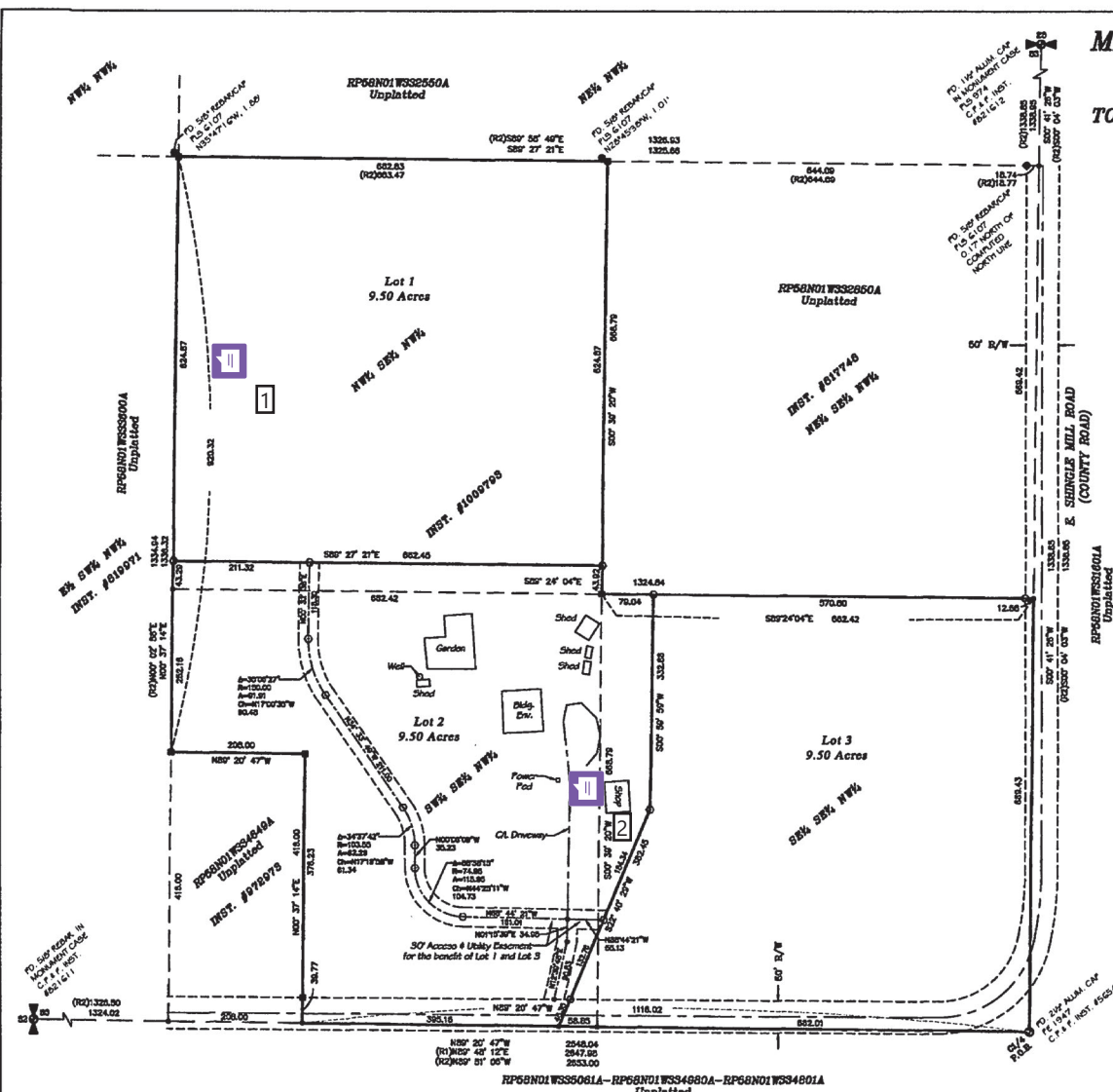


ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY BY PLS 5573, INSTRUMENT NUMBER 373261
 RECORD OF SURVEY BY PLS 6107, INSTRUMENT NUMBER 394541
 RECORD OF SURVEY BY PLS 974, INSTRUMENT NUMBER 420217
 RECORD OF SURVEY BY PLS 1947, INSTRUMENT NUMBER 439202
 RECORD OF SURVEY BY PLS 6107, INSTRUMENT NUMBER 531138
 RECORD OF SURVEY BY PLS 1947, INSTRUMENT NUMBER 565463
 RECORD OF SURVEY BY PLS 2763, INSTRUMENT NUMBER 64495
 RECORD OF SURVEY BY PLS 3316, INSTRUMENT NUMBER 631342
 RECORD OF SURVEY BY PLS 4997, INSTRUMENT NUMBER 947972



J.R.S. SURVEYING, INC.		
PO BOX 3090-8470 MAIN		
BONNER COUNTY, IDAHO 83205		
(206) 287-7655		
FLAT		
JOHN KERRY & NANCY BRADSHAW	REGISTERED SURV.	09-09-00M
DEAN RAY JONES	REGISTERED SURV.	09-09-00M
ERIC R. TUCKER, JR., D.M.	REGISTERED SURV.	09-09-00M
BONNER COUNTY, IDAHO	REGISTERED SURV.	09-09-00M



Summary of Comments on MLD0053-24 Blueline Plat.pdf

Page: 1

 Number: 1 Author: kyle.snider Subject: Sticky Note Date: 10/23/2024 11:21:01 AM -07'00'
Mark intermittent stream.

 Number: 2 Author: kyle.snider Subject: Sticky Note Date: 10/23/2024 11:18:18 AM -07'00'
Verify structure meets setbacks. 25ft

MILL VALLEY SUBDIVISION
IN THE
SE1/4 NW1/4 SECTION 33
TOWNSHIP 58 N., RANGE 1 W., B.M.
BONNER COUNTY, IDAHO
Sheet 2 of 2

OWNERS' CERTIFICATION

Be it known that Ernest H. Brandt and Nancy J. Brandt, Trustees for the Brandt Family Trust are the record owners of the real property described herein and have caused the same to be divided into Lots, the same to be known as Mill Valley Subdivision, being a portion of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 33, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at a 2-1/2" aluminum cap stamped PE 1947 at the Southeast corner of the Northwest Quarter; thence, N 89°20'47" W, 1116.02 feet to a point on the south line of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter; thence N 00°57'14" E, 416.00 feet to a 5/8" rebar and plastic cap stamped PLS 7540; thence N 89°20'47" W, 203.00 feet to a 5/8" rebar and plastic cap stamped PLS 7540 on the west line of the Northwest Quarter of the Northwest Quarter; thence N 00°57'14" E, 920.33 feet to a 5/8" rebar and plastic cap stamped PLS 7540 at the Northwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter; thence S 89°27'21" E, 662.53 feet to a 5/8" rebar and plastic cap stamped PLS 7540 at the Northwest corner of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter; thence S 00°57'14" E, 662.79 feet to a 5/8" rebar and plastic cap stamped PLS 7540 at the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter; thence S 89°24'04" E, 662.42 feet to the Northeast corner of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter; thence S 00°41'20" W, 669.43 feet on the east line of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter to the TRUE POINT OF BEGINNING.

SUBJECT TO County Road Right of Way.

SUBJECT TO the easements as shown on the plat herein.

Ernest H. Brandt 9/26/2024
Nancy J. Brandt 9/26/2024
Ernest H. Brandt, Trustee
Nancy J. Brandt, Trustee
Brandt Family Trust

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
County of)
I hereby certify that on this _____ day of _____, 2024, before me the undersigned, a Notary Public in and for the State of Idaho, day commissioners and sworn, personally appeared Ernest J. Brandt and Nancy J. Brandt, Trustees for the Brandt Family Trust, known to me to be the person(s) who executed the foregoing Owners' Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at:

COUNTY COMMISSIONERS' CERTIFICATE

It has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 2024.

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this _____ day of _____, 2024.

Bonner County Planning Director

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 _____, 2024.

Bonner County Treasurer

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.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein MILL VALLEY SUBDIVISION 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 _____, 2024.

Bonner County Surveyor

SURVEYOR'S CERTIFICATION

I, James R. Staples, PLS 3620, State of Idaho, do hereby certify that the Plat was prepared by me or under my direction and is based on an actual survey located in Section 33, Township 58 North, Range 1 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2024, at _____, and duly recorded as Instrument No. _____.

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3099-0476 MAIN
BONNERSVILLE, UT 84606
(208) 287-7668

PLAT

FOR ERNEST & NANCY BRANDT

BOOKED BY JRM/JSK

FILED BY JRM/JSK

RECORDED BY JRM/JSK

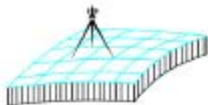
INDEXED BY JRM/JSK

BOOKED BY JRM/JSK

FILED BY JRM/JSK

RECORDED BY JRM/JSK

INDEXED BY JRM/JSK



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

October 19, 2024

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

Re: Plat Review – MLD0053-24 – Mill Valley Subdivision

Dear Planning Dept.,

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

- 1) New Easements
 - a. Monument where appropriate
 - b. Clearly dedicate beneficiaries in owners cert.
- 2) Features/Structures do not need to be shown.
- 3) Add narrative note(s)

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

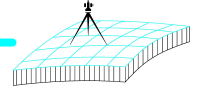
Sincerely,

Digitally signed by Tyson L.A. Glahe,
PLS
Date: 2024.10.19 10:03:49 -07'00'

Tyson L.A. Glahe, PLS

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

Website: www.glaheinc.com

Invoice #

15062

Date

10/21/2024

Bill To:

JRS

Project / Job #

24-001EB Review MLD0053-24 - Mill Valley

Please submit payment by: 11/5/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0053-24 - Mill Valley 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%]

COORDINATE FILE : A5332413.CRD

EXTERIOR BOUNDARY

INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
POB BRANDT SUBDIVISION 301 100000.000 100000.000						
301	NW 89 20'47"	1116.020	302	100012.731	98884.053	
302	NE 00 37'14"	416.000	303	100428.707	98888.558	
303	NW 89 20'47"	208.000	304	100431.079	98680.572	
304	NE 00 37'14"	920.320	305	101351.345	98690.539	
305	SE 89 27'21"	662.830	306	101345.050	99353.339	
306	SW 00 39'20"	668.790	307	100676.304	99345.687	
307	SE 89 24'04"	662.420	308	100669.380	100008.071	
308	SW 00 41'26"	669.430	309	99999.999	100000.003	
CLOSE TO 301						
309	NW 67 04'57"	<u>.003</u>	301	100000.000	100000.000	
POB BRANDT SUBDIVISION						

Lot 1

305	SE 89 27'21"	662.830	306	101345.050	99353.339
306	SW 00 39'20"	624.870	310	100720.221	99346.190
		LOT 1			
310	NW 89 27'21"	662.450	311	100726.513	98683.770
		LOT 1			
311	NE 00 37'14"	624.870	312	101351.346	98690.537
		CLOSE TO 305			
312	SE 69 22'23"	<u>.002</u>	305	101351.345	98690.539

COORDINATE FILE : A5332413.CRD

Lot 2

302	NE 00 37'14"	416.000	303	100428.707	98888.558
303	NW 89 20'47"	208.000	304	100431.079	98680.572
304	NE 00 37'14"	295.450	313	100726.512	98683.772
		LOT 2			
313	SE 89 27'21"	662.450	314	100720.220	99346.192
		LOT 2			
314	SW 00 39'20"	43.920	315	100676.303	99345.689
		LOT 2			
315	SE 89 24'04"	79.040	316	100675.477	99424.725
		LOT 2			
316	SW 00 59'59"	332.860	317	100342.668	99418.917
		LOT 2			
317	SW 22 40'29"	362.450	318	100008.232	99279.193
		LOT 2			
318	NW 89 20'47"	395.160	319	100012.740	98884.059
		CLOSE TO 302			
319	SW 34 33'44"	<u>.011</u>	302	100012.731	98884.053

Lot 3

		LOT 2	318	100008.232	99279.193	
318	NE 22 40'29"	362.450	317	100342.668	99418.917	
		LOT 2				
317	NE 00 59'59"	332.860	316	100675.477	99424.725	
		LOT 2				
316	SE 89 24'04"	583.380	320	100669.379	100008.073	
		LOT 3				
320	SW 00 41'26"	669.430	321	99999.998	100000.005	
		LOT 3				
321	NW 89 20'47"	720.860	322	100008.221	99279.192	
		CLOSE TO 318				
322	NE 06 58'30"	<u>.011</u>	318	100008.232	99279.193	
		LOT 2				

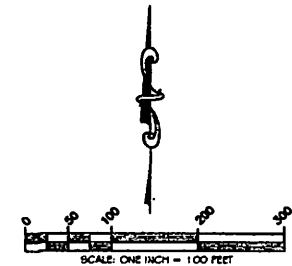
MILL VALLEY SUBDIVISION IN THE SE1/4 NW1/4 SECTION 33 TOWNSHIP 58 N., RANGE 1 W., B.M. BONNER COUNTY, IDAHO Sheet 1 of 2

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83
Scale Factor 0.99906776. All distances shown are converted to ground.

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" x 3/8" REBAR AND PLASTIC CAP - PLS 3626
- FOUND 5/8" REBAR AND CAP - PLS 6107
- FOUND 5/8" x 3/8" REBAR AND PLASTIC CAP - PLS 7540
- COMPUTED POINT
- (R1) RECORD OF SURVEY BY PLS 3316, INSTRUMENT NUMBER 631342
- (R2) RECORD OF SURVEY BY PEPLS 1947, INSTRUMENT NUMBER 439262



ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY BY PLS 5573, INSTRUMENT NUMBER 373281
RECORD OF SURVEY BY PLS 6107, INSTRUMENT NUMBER 394541
RECORD OF SURVEY BY PLS 974, INSTRUMENT NUMBER 420217
RECORD OF SURVEY BY PEPLS 1947, INSTRUMENT NUMBER 439262
RECORD OF SURVEY BY PLS 6107, INSTRUMENT NUMBER 531136
RECORD OF SURVEY BY PEPLS 1947, INSTRUMENT NUMBER 565463
RECORD OF SURVEY BY PLS 2763, INSTRUMENT NUMBER 644965
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RECORD OF SURVEY BY PLS 4997, INSTRUMENT NUMBER 947972

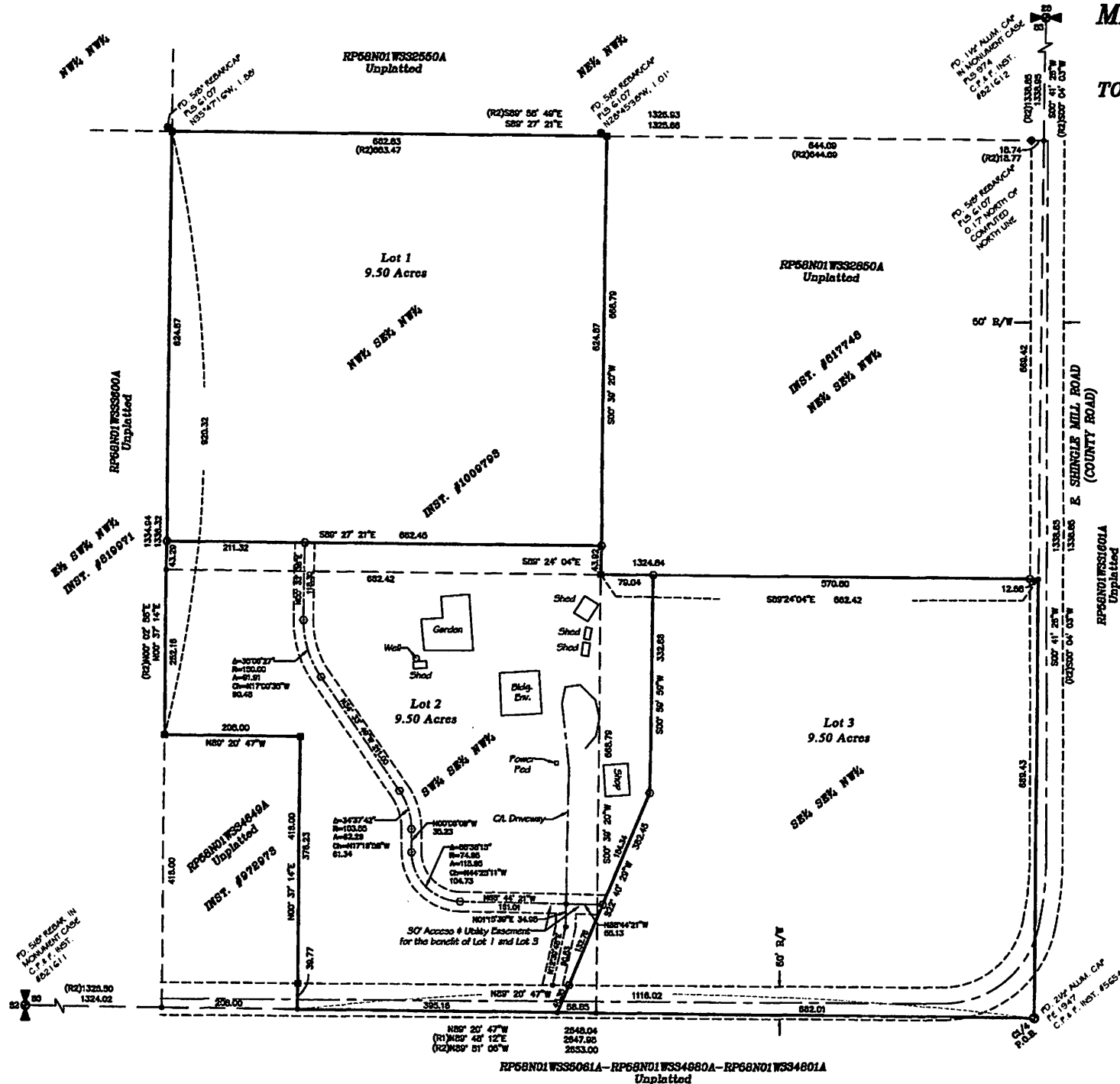


J.R.S. SURVEYING, INC.

PO BOX 3099-6470 MAIN
BONNERS FERRY, ID. 83806
(208) 267-7656

PLAT

FOR RECORD & EASY REFERENCE	REVISION NO. 1
DATE SET/PLAT/FILE	09-09-2024
REC. NO. (BOOK, PAGE, B.M.)	REVISION 1 OF 2
BONNERS COUNTY, IDAHO	JOB NO. 24-03



MILL VALLEY SUBDIVISION
IN THE
SE1/4 NW1/4 SECTION 33
TOWNSHIP 58 N., RANGE 1 W., B.M.
BONNER COUNTY, IDAHO
Sheet 2 of 2

OWNERS' CERTIFICATION

Be it known that Ernst H. Brandt and Nancy J. Brandt, Trustees for the Brandt Family Trust are the record owners of the real property described herein and have caused the same to be divided into lots, the same to be known as Mill Valley Subdivision, being a portion of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 33, Township 58 North, Range 1 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at a 2-1/2" aluminum cap stamped PE 1947 at the Southeast corner of the Northwest Quarter; thence, N 89°20'47" W, 1116.02 feet to a point on the south line of the Southeast Quarter of the Northwest Quarter; thence N 00°37'14" E, 416.00 feet to a 5/8" rebar and plastic cap stamped PLS 7540; thence N 89°20'47" W, 208.00 feet to a 5/8" rebar and plastic cap stamped PLS 7540 on the west line of the Southeast Quarter of the Northwest Quarter; thence N 00°37'14" E, 920.32 feet to a 5/8" rebar and plastic cap stamped PLS 7540 at the Northwest corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter; thence S 89°27'21" E, 662.83 feet to a 5/8" rebar and plastic cap stamped PLS 7540 at the Northeast corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter; thence S 00°39'20" W, 668.79 feet to a 5/8" rebar and plastic cap stamped PLS 7540 at the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter; thence S 89°24'04" E, 662.42 feet to the Northeast corner of the Southeast Quarter of the Northwest Quarter; thence S 00°41'26" W, 669.43 feet on the east line of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter to the TRUE POINT OF BEGINNING.

SUBJECT TO County Road Right of Way.

SUBJECT TO the easements as shown on the plat herein.

Ernst H. Brandt 9/26/2024
Brandt Family Trust Date
Nancy J. Brandt 9/26/2024
Brandt Family Trust Date
Nancy J. Brandt, Trustee

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)

County of _____)
I hereby certify that on this _____ day of _____, 2024, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Ernst J. Brandt and Nancy J. Brandt, Trustees for the Brandt Family Trust, known to me to be the person(s) who executed the foregoing Owners' Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at:

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 2024

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved. Dated this _____ day of _____, 2024.

Bonner County Planning Director

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 _____, 2024

Bonner County Treasurer

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.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein MILL VALLEY SUBDIVISION 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 _____, 2024

Bonner County Surveyor

SURVEYOR'S CERTIFICATION

I, James R. Staples, PLS 3628, State of Idaho, do hereby certify that the Plat was prepared by me or under my direction and is based on an actual survey located in Section 33, Township 58 North, Range 1 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2024, at _____ m. and duly recorded as Instrument No. _____

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3688-8478 MAIN
BONNERS FERRY, ID 83805
(808) 267-7655

PLAT

FOR ERNST & NANCY BRANDT	SECTION NO. 1
BY J.R. STAPLES	66-58-3524
CH. 22, T18N, R1E, S1E	SECT 3 OF 4
BONNER COUNTY, IDAHO	2024 09 26-28