

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: Claudia Conces

From: Alex Feyen, Planner

Date: November 18, 2024

Subject: Blue-line review for MLD0054-24 Conces Acres

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Nancy Nick, High Trail Consulting.**

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: Conces Acres		File No: MLD0054-24
Received by: Alex Feyen, Planner	Received from: High Trail Consulting	Date Received: 10/7/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	11/18/2024	AF	Bonner County Planning Department
X	10/8/2024	AB	Assessor's Office
Comments	10-8-24	MM	Bonner County Road & Bridge Department
X	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 #: **MLD0054-24**

DATE OF REPORT: 11/18/2024

APPLICANT: Claudia Conces

PARCEL #: RP54N03W325200A

SUBDIVISION NAME/LOTS: Conces Acres

SUMMARY OF PROPOSAL:

Divide one (1) 10.96-acre parcel into one (1) 5.00-acre lot and one (1) 3.615-acre lot.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. VA0024-24 shall be issued prior to acceptance of final plat.

STANDARDS REVIEW:

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

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

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 lots will be zoned Rural 5.
3. The applicant received approval of an Administrative Variance to create a 3.615-acre lot, VA0024-24.
4. The lots are served by Sagle Fire District and Northern Lights, Inc.
5. The lots will be served by individual wells and individual septic systems.
6. The lots will be accessed off Homestead Road, a Bonner County owned public right-of-way, and Berry Patch Loop, a privately owned road; both privately maintained.

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 - Web site: www.bonnercountyid.gov



Blueline Review Letter

November 18, 2024

Nancy Nick
High Trail Consulting
9889 W Gallop Lane
Post Falls, ID 83854

SUBJECT: MLD0054-24 Conces Acres

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, 10.8.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1375E, 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,

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

Monday, October 7, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – CONCES ACRES (MLD0054-24)**
SECTION 32, TOWNSHIP 54N, RANGE 3W

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

October 8, 2024

Bonner County Planning Dept
CONCES ACRES
MLD0054-24
SECTION 32, TOWNSHIP 54 NORTH, RANGE 3 WEST
RP54N03W325200A

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

CONCES ACRES

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT CLAUDIA CONCES IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS AS HEREIN PLATED, TO BE KNOWN AS CONCES ACRES.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32 BEARS NORTH 89°50'11" WEST, A DISTANCE OF 2653.79 FEET;

THENCE NORTH 01°23'10" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1210.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°50'28" WEST LEAVING SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1302.96 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°31'50" EAST, A DISTANCE OF 362.00 FEET;

THENCE SOUTH 89°50'28" EAST, A DISTANCE OF 1302.96 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32;

THENCE SOUTH 01°23'10" WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 362.10 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY, AS CONVEYED BY DEED IN BOOK 68 OF MISCELLANEOUS, AT PAGE 55, INSTRUMENT #8713, RECORDS OF BONNER COUNTY, IDAHO.

CONTAINING 401,533 SQUARE FEET, OR 9.219 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE RECORDED PARCEL.

30' EGRESS AND EGRESS EASEMENT, PER INSTRUMENT #232709, RECORDS OF BONNER COUNTY, IDAHO.

30' EGRESS, EGRESS, AND UTILITY EASEMENT, PER INSTRUMENT #455246, RECORDS OF BONNER COUNTY, IDAHO.

15' UTILITY EASEMENT, PER INSTRUMENT #343726, RECORDS OF BONNER COUNTY, IDAHO.

ROAD MAINTENANCE AGREEMENT, PER INSTRUMENT #602161, RECORDS OF BONNER COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOT 1, BLOCK 1 WILL BE PROVIDED BY AN INDIVIDUAL WELL.

WATER SERVICE ON LOT 1, BLOCK 2 IS PROVIDED BY AN INDIVIDUAL WELL.

SANITARY SEWER SERVICE FOR LOT 1, BLOCK 1 WILL BE PROVIDED BY AN ONSITE SEPTIC SYSTEM.

SANITARY SEWER SERVICE FOR LOT 1, BLOCK 2 IS PROVIDED BY AN EXISTING SEPTIC SYSTEM.

CLAUDIA CONCES _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2024.

BY: CLAUDIA CONCES

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

DANICA RYAN
NOTARY PUBLIC-STATE OF IDAHO
COMMISSION NUMBER 30111086
BY COMMISSION EXPIRES 10-6-2029

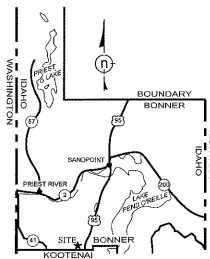
SANITARY RESTRICTION

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.

BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON
THIS _____ DAY OF _____, 2024.

1 CHAIRMAN



VICINITY MAP
NTS

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF CLAUDIA CONCES.

THIS _____ DAY OF _____, 2024, AT _____ M. AND DULY
RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT
NUMBER _____

FEE: \$ _____

BY DEPUTY: _____
BONNER COUNTY RECORDER: _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY

OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

BONNER COUNTY SURVEYOR

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

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE PLATS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.




7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE (208) 772-6900 • FAX (208) 772-6819
WWW.NEASURVEY.COM

DATE: AUGUST, 2024
PROJECT NUMBER: 2024-113





SHEET 1 OF 2

Summary of Comments on MLD0054-24 Blueline Plat comments.pdf

Page: 1

 Number: 1 Author: Alexander Feyen Date: 11/18/2024 6:17:13 PM
Either "Chair" or "Chairwoman"

Page: 2

	Number: 1	Author: Monica Carash	Date: 10/7/2024 7:52:09 AM -07'00'
	Whitetail Run Lane		
	Number: 2	Author: Matt Mulder	Date: 10/8/2024 2:39:43 PM -07'00'
	Show Whitetail Run Lane and label as a private road.		
	Number: 3	Author: Matt Mulder	Date: 10/8/2024 2:39:13 PM -07'00'
	Label Homestead Road as a privately maintained public roadway. List instrument number documenting how it transitioned from railroad ROW to public roadway.		
	Number: 4	Author: alexander.feyen	Subject: Sticky Note
	Date: 11/18/2024 6:18:49 PM		
	Berry Patch Loop?		



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 – MLD0054-24 – Conces Acres

Dear Planning Dept.,

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

- 1) Show Homestead Road Status.

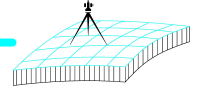
When these items have been addressed, the plat should be ready for signature.

Sincerely,

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 #

15061

Bill To:

H2

Date

10/21/2024

Project / Job #

24-001EA Review MLD0054-24 - Conces Acres

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
MLD0054-24 - Conces Acres	



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%]

CONCES ACRES

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
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THENCE NORTH 01°23'10" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1210.61 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°16'26" WEST LEAVING SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1323.87 FEET;

THENCE NORTH 01°31'53" EAST, A DISTANCE OF 382.00 FEET;

THENCE SOUTH 89°16'43" EAST, A DISTANCE OF 1322.96 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32;

THENCE SOUTH 01°23'10" WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 362.10 FEET TO THE POINT OF BEGINNING;

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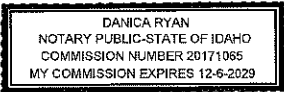
SANITARY SEWER SERVICE FOR LOT 1, BLOCK 2 IS PROVIDED BY AN EXISTING SEPTIC SYSTEM.

CLAUDIA CONCES _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.
THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____, 2024.
BY: CLAUDIA CONCES

(SIGNATURE OF NOTARY PUBLIC)
RESIDING AT _____



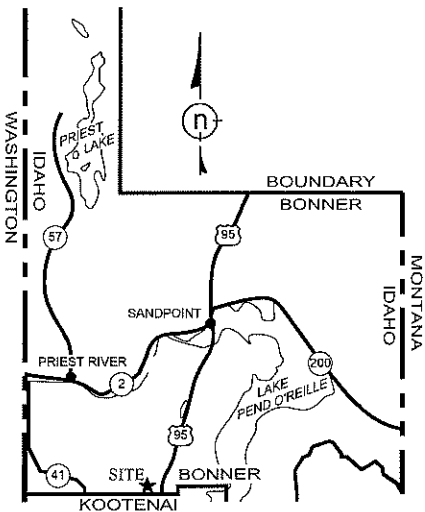
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BONNER COUNTY COMMISSIONERS

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THIS _____ DAY OF _____, 2024.

CHAIRMAN _____



VICINITY MAP
NTS

BONNER COUNTY RECORDER

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THIS _____ DAY OF _____, 2024, AT _____ M. AND DULY
RECORDED IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT
NUMBER _____
FEE: \$ _____

BY DEPUTY: _____
BONNER COUNTY RECORDER: _____

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS
CERTIFICATE HAVE BEEN PAID THROUGH _____
THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER _____

BONNER COUNTY PLANNING DIRECTOR

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

BONNER COUNTY PLANNING DIRECTOR _____

BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET
DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE

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7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: AUGUST, 2024
PROJECT NUMBER: 2024-113

SECTION INDEX



CURVE TABLE

QUARTER CORNER	CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
FOUND 3 1/4" ALUMINUM CAP MARKED "LS 853 USFS" PER CP&F #1032566	C1	385.86	2895.30	07°38'09"	S 20°51'08" W	385.57
	C2	390.00	2695.30	08°17'26"	N 22°25'39" E	389.66
	C3	372.73	2695.30	07°55'24"	S 14°19'14" W	372.43

CONCES ACRES
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

SECTION CORNER

FOUND 3 1/4" BLM BRASS
CAP PER CP&F BY WILLIAM
A. STOCKMAN 3/21/1983

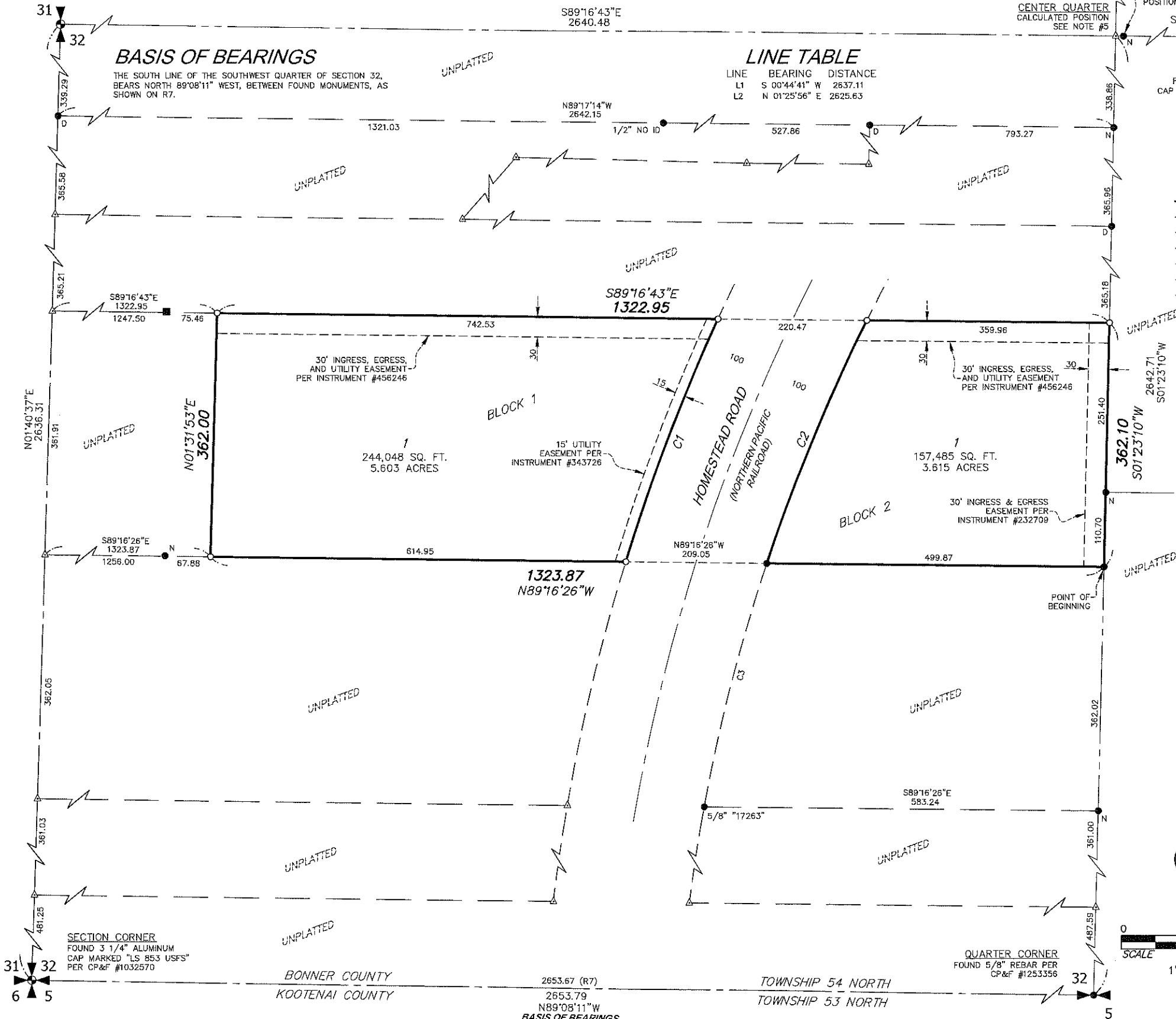
QUARTER CORNER
CALCULATED POSITION

SECTION CORNER

FOUND 2" ALUMINUM CAP
MARKED "1947" PER CP&F
#1032565

BOOK _____, PAGE _____

INSTRUMENT # _____



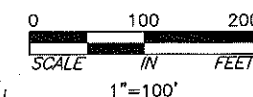
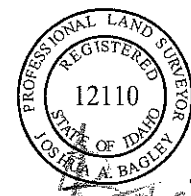
- LEGEND**
- △ = CALCULATED POINT (NOTHING FOUND OR SET)
 - ◇ = FOUND 3 1/4" BLM BRASS CAP
 - = FOUND 3 1/4" ALUMINUM CAP MARKED "LS 853 USFS" (UNLESS OTHERWISE NOTED)
 - = FOUND 3/4" SQUARE STEEL ROD
 - = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "5713" (UNLESS OTHERWISE NOTED)
 - = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "9905"
 - = FOUND 5/8" REBAR WITHOUT IDENTIFICATION
 - = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
 - = BOUNDARY LINE
 - = ADJACENT PROPERTY LINE
 - = EASEMENT LINE
 - = RIGHT-OF-WAY LINE
 - = CENTER LINE
 - = SECTION LINE
 - = QUARTER SECTION LINE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE SUBJECT PROPERTY, AS SHOWN HEREON.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
- THE MONUMENTS SHOWN HERE ON WERE LOCATED ON MAY 15, 2024.
- SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.
- THE POSITION FOR THE CENTER QUARTER WAS CALCULATED BY HOLDING THE BEARING BETWEEN THE FOUND MONUMENTS ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, AND INTERSECTING THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 32 AND THE EAST QUARTER CORNER OF SECTION 32.

RECORD INFORMATION

- R1 - G.L.O. PLAT OF TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, DATED JULY 22, 1891.
- R2 - RECORD OF SURVEY, INSTRUMENT #288677, RECORDS OF BONNER COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, INSTRUMENT #481462, RECORDS OF BONNER COUNTY, IDAHO.
- R4 - RECORD OF SURVEY, INSTRUMENT #526541, RECORDS OF BONNER COUNTY, IDAHO.
- R5 - RECORD OF SURVEY, INSTRUMENT #608626, RECORDS OF BONNER COUNTY, IDAHO.
- R6 - RECORD OF SURVEY, INSTRUMENT #910544, RECORDS OF BONNER COUNTY, IDAHO.
- R7 - RECORD OF SURVEY, INSTRUMENT #984264, RECORDS OF BONNER COUNTY, IDAHO.
- D1 - SPECIAL WARRANTY DEED, INSTRUMENT #810255, RECORDS OF BONNER COUNTY, IDAHO.



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WWW.H2SURVEY.COM

DATE: AUGUST, 2024
PROJECT NUMBER: 2024-113

SHEET 2 OF 2

Name: Conces Acres

North: 5901.9525' East: 12506.6084'

Segment #1 : Line

Course: S89° 16' 43"E Length: 1322.95'

North: 5885.2962' East: 13829.4535'

Segment #2 : Line

Course: S1° 23' 10"W Length: 362.10'

North: 5523.3021' East: 13820.6944'

Segment #3 : Line

Course: N89° 16' 26"W Length: 1323.87'

North: 5540.0791' East: 12496.9307'

Segment #4 : Line

Course: N1° 31' 53"E Length: 362.00'

North: 5901.9498' East: 12506.6050'

Perimeter: 3370.93' Area: 479101.74 Sq. Ft.

Error Closure: 0.0043 Course: S51° 56' 32"W

Error North: -0.00265 East: -0.00339

Precision 1: 783934.88

Name: Lot 1, Block 1

North: 4431.4705' East: 13111.8351'

Segment #1 : Line

Course: N89° 16' 26"W Length: 614.95'

North: 4439.2636' East: 12496.9345'

Segment #2 : Line

Course: N1° 31' 53"E Length: 362.00'

North: 4801.1343' East: 12506.6088'

Segment #3 : Line

Course: S89° 16' 43"E Length: 742.53'

North: 4791.7856' East: 13249.0799'

Segment #4 : Curve

Length: 385.86' Radius: 2895.30'

Delta: 7.6358 (d) Tangent: 193.21'

Chord: 385.57' Course: S20° 51' 08"W

Course In: S65° 19' 48"E Course Out: N72° 57' 56"W

RP North: 3583.3125' East: 15880.1167'

End North: 4431.4698' East: 13111.8328'

Perimeter: 2105.34' Area: 244047.76 Sq. Ft.

Error Closure: 0.0023 Course: S73° 08' 32"W

Error North: -0.00067 East: -0.00223

Precision 1: 915239.13

Name: Lot 1, Block 2

North: 4784.4787' East: 13829.4575'

Segment #1 : Line

Course: S1° 23' 10"W Length: 362.10'

North: 4422.4846' East: 13820.6984'

Segment #2 : Line

Course: N89° 16' 26"W Length: 499.87'

North: 4428.8193' East: 13320.8685'

Segment #3 : Curve

Length: 390.00' Radius: 2695.30'

Delta: 8.2906 (d) Tangent: 195.34'

Chord: 389.66' Course: N22° 25' 39"E

Course In: S71° 43' 04"E Course Out: N63° 25' 38"W

RP North: 3583.3095' East: 15880.1175'

End North: 4789.0066' East: 13469.5293'

Segment #4 : Line

Course: S89° 16' 43"E Length: 359.96'

North: 4784.4746' East: 13829.4608'

Perimeter: 1611.93' Area: 157485.17 Sq. Ft.

Error Closure: 0.0052 Course: S38° 44' 07"E

Error North: -0.00405 East: 0.00325

Precision 1: 309921.15