

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: Dale & Yolanda Boudro

From: Dave Fisher, Planner

Date: November, 4 2024

Subject: Blue-line review for MLD0055-24: Boudro Family 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: **Jesse Bailey, Sewell and 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.

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Blueline Review Routing Form

Plat Name: Boudro Family Acres		File No: MLD0055-24
Received by: Alex Feyen, Planner	Received from: Sewell & Associates	Date Received: 10/2/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	11/4/24	DF	Bonner County Planning Department
Comments	10/3/2024	AB	Assessor's Office
Comment	10-4-24	MM	Bonner County Road & Bridge Department
Road name required	10/2/2024	MC	GIS Department
X	10/19/24	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0055-24** **DATE OF REPORT:** 11/4/2024
APPLICANT: Dale & Yolanda Boudro **PARCEL #:** RP54N03W260301A
SUBDIVISION NAME/LOTS: Boudro Family Acres

SUMMARY OF PROPOSAL:

The proposed project will divide one (1) approximate 49.53 acre parcel into one (1) 15 acre lot, one (1) 15.01 acre lot, and one (1) 19.89 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. Per the GIS letter, a road name is required for the proposed road.
4. Per BCRC 12-646(A) The plat name shall be indicated on the plat.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5 acres** **Rural 5 (R-5)**
12-660 (D) (2) (f) Site area minimum: **Yes** Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District In an area of City impact: **No**

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

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

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

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

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

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

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural 5.
3. The proposed lots are accessed by Mara Meadows Rd, and a proposed unnamed road, both are privately owned and maintained.
4. The proposed lots are served by individual well and septic systems.
5. The proposed lots are within Sagle Fire District.
6. The proposed lots are served by Northern Lights Inc.

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,

A handwritten signature in black ink, appearing to be a stylized 'X' or 'Z' shape, located below the 'Sincerely,' text.

Planning Department

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Blueline Review Letter

November 4, 2024

Jesse Bailey
Sewell & Associates
600 4th St. West
Newport, WA 99156

SUBJECT: MLD0055-24: Boudro Family 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, 10.3.2024: Parcel is within SFHA Zone X & Zone D per FIRM Panel Number 16017C1150E, Effective Date 11/18/2009 & 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,

Dave Fisher
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

Thursday, October 3, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – BOUDRO FAMILY ACRES (MLD0055-24)
SECTION 26, TOWNSHIP 54N, RANGE 3W**

To Whom It May Concern:

The unnamed private road 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>



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

October 3, 2024

Bonner County Planning Dept
UNTITLED (BOUDRO FAMILY ACRES?)
MLD0055-24
SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST
RP54N03W260301A

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.

Distance error in Owners' Certificate (238.91ft)

Fill plat title throughout

Bold lines for plat boundary

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

SUBDIVISION NAME

SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PLAT NAME" 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

3 IRMAN, BOARD OF COUNTY COMMISSIONERS

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____.

APPROVED THIS ____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2024, AT ____ M. IN

BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DALE BOUDRO, AGENT OF BOUDRO FAMILY LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "PLAT NAME", LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BLM BRASS CAP AND MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 26, THENCE N88°10'11"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, 907.20 FEET TO A ALUMINUM CAP & MONUMENT MARKING THE POINT OF BEGINNING;
THENCE N88°12'49"W ALONG SAID SOUTH LINE, 1244.52 FEET TO A 5/8" REBAR;
THENCE LEAVING SAID SOUTH LINE N0°45'34"E, 1751.53 FEET TO THE A 5/8" REBAR;
THENCE S88°10'05"E, 1242.00 FEET TO A 5/8" REBAR;
THENCE S0°34'31"W, 1750.65 FEET TO THE POINT OF BEGINNING

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE EASEMENTS SHOWN ARE HEREBY DEDICATED FOR THE PURPOSE AS STATED ON SHEET 2.

DALE BOUDRO, AGENT
BOUDRO FAMILY LLC

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____ IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED DALE BOUDRO, AGENT OF BOUDRO FAMILY LLC, AN IDAHO LIMITED LIABILITY COMPANY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF BOUDRO FAMILY LLC.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF _____, 2024.

RUSSELL E. BADGLEY
PRELIMINARY
12458
PLS 12458



SUBJECT TO THE FOLLOWING

PER FIRST AMERICAN TITLE SUBDIVISION GUARANTEE NUMBER 5010500-0019945e

- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JULY 21, 1960, AS (INSTRUMENT) 76558, PURPOSE: GAS TRANSMISSION LINE AND RIGHT OF WAY
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JANUARY 23, 1980, AS (INSTRUMENT) 224290, OFFICIAL RECORDS.
- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED APRIL 24, 1981, AS (INSTRUMENT) 241271, OFFICIAL RECORDS: PURPOSE: WELL EASEMENT
- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED MARCH 14, 1984, AS (INSTRUMENT) 283618: PURPOSE: INGRESS AND EGRESS
- AN AGREEMENT BY AND BETWEEN GEORGE BOMAR AND ELAINE BOMAR, HUSBAND AND WIFE AND GEORGE D. WRIGHT AND CAROL J. WRIGHT, HUSBAND AND WIFE, SETTING FORTH TERMS, RECORDED NOVEMBER 22, 1988, AS (INSTRUMENT) 355722.
- AN AGREEMENT BY AND BETWEEN GEORGE AND CAROL WRIGHT AND GEORGE AND ELAINE BOMAR, SETTING FORTH TERMS, RECORDED DECEMBER 5, 1989, AS (INSTRUMENT) 369660.
- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 12, 1992, AS (INSTRUMENT) 415368: PURPOSE: INGRESS, EGRESS AND UTILITIES
- RECORD OF SURVEY RECORDED JULY 18, 2003, AS (INSTRUMENT) 629560.
- RECORD OF SURVEY RECORDED JULY 10, 2015, AS (INSTRUMENT) 876082.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED MAY 6, 2016, AS (INSTRUMENT) 888612.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JANUARY 12, 2022, AS (INSTRUMENT) 988955.





SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP54ND3W260301A AND TO DIVIDE SAID PARCEL INTO THREE (3) SEPARATE PARCELS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS PER RECORD OF SURVEY INST. #876082 AS SHOWN.

SECTION 26, TWP 54N, R3E 3W, B.M.	SHEET TITLE:	MINOR LAND DIVISION FOR DALE BOUDRO	DATE: 9-11-24
		James A. Sewell and Associates, LLC	ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160			SH1 of 2

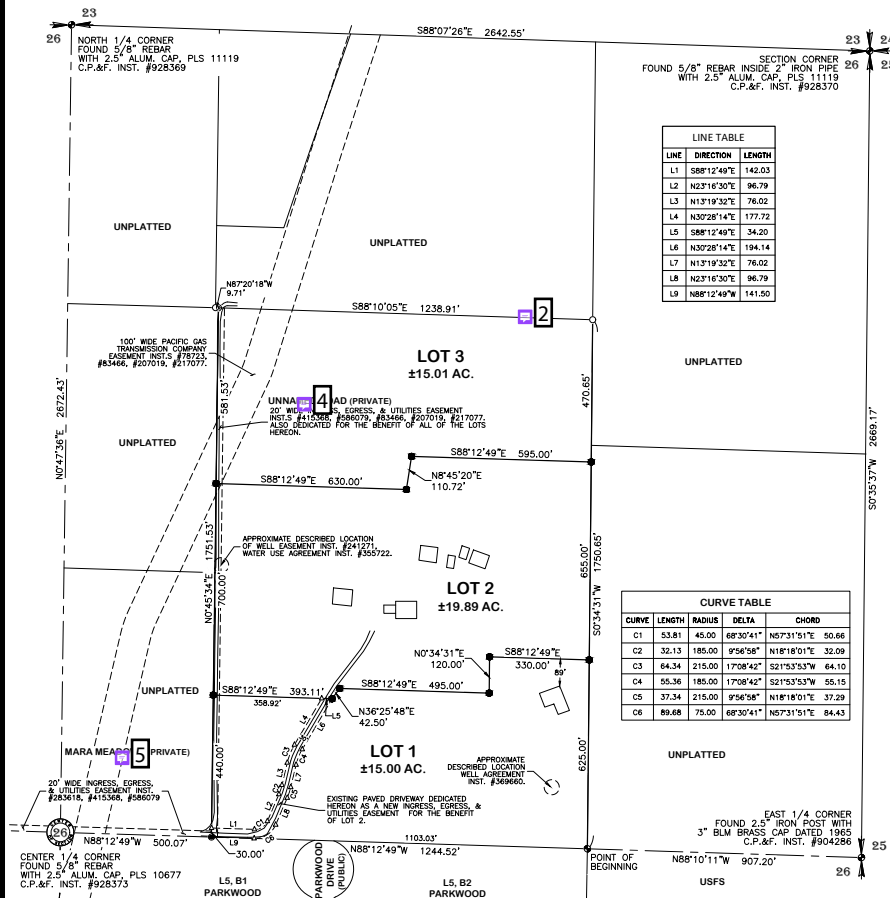
Summary of Comments on ID PLAT SHEET 2

Page: [1] S-BOUDRO-MLD-ID PLAT SHEET 1

	Number: 1	Author: david.fisher	Subject: Sticky Note	Date: 11/4/2024 8:02:40 AM
	Add Name.			
	Number: 2	Author: david.fisher	Subject: Sticky Note	Date: 11/4/2024 8:31:41 AM
	1238.91			
<input type="checkbox"/>	Number: 3	Author: AutoCAD SHX Text	Date: Indeterminate	
	CHAIRMAN, BOARD OF COUNTY COMMISSIONERS			
	Author: david.fisher	Subject: Sticky Note	Date: 11/4/2024 8:01:31 AM	
	Replace Chairman with Chairwoman or Chair.			
	Number: 4	Author: david.fisher	Subject: Sticky Note	Date: 11/4/2024 8:03:04 AM
	Add Subdivision Name			

SUBDIVISION NAME

SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

FROM THE CENTER 1/4 CORNER TO THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, PER RECORD OF SURVEY INST. #1020289.

REFERENCES

1. RECORD OF SURVEY INST. #1020289
2. RECORD OF SURVEY INST. #914087
3. RECORD OF SURVEY INST. #876082
4. RECORD OF SURVEY INST. #802514
5. RECORD OF SURVEY INST. #928560
6. THE PLAT OF "PARKWOOD" BK. 3, PG. 172, INST. #246347
7. RECORD OF SURVEY INST. #221517

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) SUBJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT.
- 9) FLOOD ZONE HAZARDS ARE PRESENT.
- 10) PARKWOOD DRIVE IS PUBLICLY OWNED, AND PRIVATELY MAINTAINED ROAD.
- 11) MARA MEADOWS IS A PRIVATELY OWNED AND MAINTAINED ROAD.
- 12) UNNAMED ROAD IS A PRIVATELY OWNED AND MAINTAINED ROAD.
- 13) THE NEW INGRESS, EGRESS, AND UTILITIES EASEMENT ACROSS LOT 1 IS FOR THE BENEFIT OF LOTS 1 AND 2, AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 1 AND 2.
- 14) THE EXISTING 20' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT ALONG THE WEST BOUNDARY BENEFITING OTHER PROPERTIES IS ALSO DEDICATED AS A 20' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF ALL OF THE LOTS HEREON.

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, TGLAHE PLS 14879
- FOUND 5/8" REBAR WITH PLASTIC CAP, PROVOLT PLS 7879
- FOUND 5/8" REBAR, NO CAP
- FOUND 3.25" ALUMINUM CAP BY RLS 974, C.P.&F. FILED 11/13/79 AS CROSS INDEX T-20-21
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S
CERTIFICATE


PRELIMINARY
12458
STATE OF IDAHO
RUSSELL E. BIDDY


SECTION 26, TWP 54N, R3E, B.M. SHEET TITLE: MINOR LAND DIVISION FOR DALE CLOUDRO


James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160


DATE: 9-11-24
SCALE: 1"=200'
DRAWN: REB
CHECKED: SC
PROJECT: 2023-TA-001
CDS FILE NO: P-20038-MID
SHT 2 OF 2


Page: [2] S-BOUDRO-MLD-ID PLAT SHEET 2


 Number: 1 Author: david.fisher Subject: Sticky Note Date: 11/4/2024 8:10:08 AM
Add subdivision name

 Number: 2 Author: david.fisher Subject: Sticky Note Date: 11/4/2024 8:19:04 AM
Bold all property lines

 Number: 3 Author: david.fisher Subject: Sticky Note Date: 11/4/2024 8:06:59 AM
List flood zone and panel number.

 Number: 4 Author: david.fisher Subject: Sticky Note Date: 11/4/2024 8:32:14 AM
Road name required

 Number: 5 Author: david.fisher Subject: Sticky Note Date: 11/4/2024 8:33:39 AM
Unclear where the Mara Meadows (Road? presumably) applies, since it lies on top of the Pacific Gas Transmission easement. Recommend relocating the label to better correlate with the easement notation. (Matt Mulder)

 Number: 6 Author: david.fisher Subject: Sticky Note Date: 11/4/2024 8:09:53 AM
Subdivision name



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 – MLD0055-24 – Boudro Family Acres

Dear Planning Dept.,

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

- 1) Note Subdivision Name.
 - a. Both Sheet Titles
 - b. Owner's Cert
 - c. County Surveyor Block
- 2) Correct distance call in owners cert, as marked.

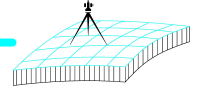
When these items have been addressed, the plat should be ready for signature.

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 #

15059

Date

10/21/2024

Bill To:

Sewell

Project / Job #

24-001DY Review MLD0055-24 - Boudro Famil

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
MLD0055-24 - Boudro Family 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%]

BOUDRO FAMILY ACRES – CLOSURES 9-30-24

Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 1272340.83'
Error distance: 0.00'
Error direction: N0°34'47"E
Area: 2173922.97 Sq. Ft.

Point of Beginning

Easting: 6743.74'
Northing: 4945.61'

Side 1: Line

Direction: N88°12'49"W
Distance: 1244.52'

Side 2: Line

Direction: N0°45'34"E
Distance: 1751.53'

Side 3: Line

Direction: S88°10'05"E
Distance: 1238.91'

Side 4: Line

Direction: S0°34'31"W
Distance: 1750.65'
Easting: 6743.74'
Northing: 4945.62'

Mapcheck 2: LOT 1

Closure Summary

Precision, 1 part in: 1655701.61'
Error distance: 0.00'
Error direction: N6°37'46"E
Area: 653348.02 Sq. Ft.

Point of Beginning

Easting: 6743.74'
Northing: 4945.61'

Side 1: Line

Direction: N88°12'49"W
Distance: 1244.52'

Side 2: Line

Direction: N0°45'34"E
Distance: 30.00'

Side 3: Line

Direction: N0°45'34"E
Distance: 440.00'

Side 4: Line

Direction: S88°12'49"E
Distance: 393.11'

Side 5: Line

Direction: N36°25'48"E
Distance: 42.50'

Side 6: Line

Direction: S88°12'49"E
Distance: 495.00'

Side 7: Line

Direction: N0°34'31"E
Distance: 120.00'

Side 8: Line

Direction: S88°12'49"E
Distance: 330.00'

Side 9: Line

Direction: S0°34'31"W
Distance: 625.00'
Easting: 6743.74'
Northing: 4945.62'

Mapcheck 3: LOT 2

Closure Summary

Precision, 1 part in: 1662002.88'
Error distance: 0.00'
Error direction: S24°12'36"W
Area: 866563.63 Sq. Ft.

Point of Beginning

Easting: 6750.02'
Northing: 5570.58'

Side 1: Line

Direction: N88°12'49"W
Distance: 330.00'

Side 2: Line

Direction: S0°34'31"W
Distance: 120.00'

Side 3: Line

Direction: N88°12'49"W
Distance: 495.00'

Side 4: Line

Direction: S36°25'48"W
Distance: 42.50'

Side 5: Line

Direction: N88°12'49"W

Distance: 393.11'
Side 6: Line
Direction: N0°45'34"E
Distance: 700.00'
Side 7: Line
Direction: S88°12'49"E
Distance: 630.00'
Side 8: Line
Direction: N8°45'20"E
Distance: 110.72'
Side 9: Line
Direction: S88°12'49"E
Distance: 595.00'
Side 10: Line
Direction: S0°34'31"W
Distance: 655.00'
Easting: 6750.02'
Northing: 5570.58'

Mapcheck 4: LOT 3

Closure Summary

Precision, 1 part in: 759886.40'
Error distance: 0.00'
Error direction: N9°33'40"E
Area: 654010.98 Sq. Ft.

Point of Beginning

Easting: 6756.59'
Northing: 6225.55'

Side 1: Line
Direction: N88°12'49"W
Distance: 595.00'

Side 2: Line
Direction: S8°45'20"W
Distance: 110.72'

Side 3: Line
Direction: N88°12'49"W
Distance: 630.00'

Side 4: Line
Direction: N0°45'34"E
Distance: 581.53'

Side 5: Line
Direction: S88°10'05"E
Distance: 1238.91'

Side 6: Line

Direction:	S0°34'31"W
Distance:	470.65'
Easting:	6756.60'
Northing:	6225.55'

SUBDIVISION NAME

SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PLAT NAME" 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS CERTIFICATE

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

DATED THIS ___ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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__.

APPROVED THIS ___ DAY OF _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2024, AT _____.M. IN

BOOK ___ AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DALE BOUDRO, AGENT OF BOUDRO FAMILY LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS " PLAT NAME ", LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BLM BRASS CAP AND MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 26, THENCE N88°10'11"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, 907.20 FEET TO A ALUMINUM CAP & MONUMENT MARKING THE POINT OF BEGINNING; THENCE N88°12'49"W ALONG SAID SOUTH LINE, 1244.52 FEET TO A 5/8" REBAR; THENCE LEAVING SAID SOUTH LINE N0°45'34"E, 1751.53 FEET TO THE A 5/8" REBAR; THENCE S88°10'05"E, 238.91 FEET TO A 5/8" REBAR; THENCE S0°34'31"W, 1750.65 FEET TO THE POINT OF BEGINNING

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE EASEMENTS SHOWN ARE HEREBY DEDICATED FOR THE PURPOSE AS STATED ON SHEET 2.

DALE BOUDRO, AGENT
BOUDRO FAMILY LLC

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED DALE BOUDRO, AGENT OF BOUDRO FAMILY LLC, AN IDAHO LIMITED LIABILITY COMPANY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF BOUDRO FAMILY LLC.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF _____, 2024.

SUBJECT TO THE FOLLOWING

PER FIRST AMERICAN TITLE SUBDIVISION GUARANTEE NUMBER 5010500-0019945e

- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED JULY 21, 1960, AS (INSTRUMENT) 76558, PURPOSE: GAS TRANSMISSION LINE AND RIGHT OF WAY RIGHT OF WAY AGREEMENT RECORDED DECEMBER 19, 1960 AS INSTRUMENT NO. 78723 NOTICE OF LOCATION RECORDED MARCH 9, 1962 AS INSTRUMENT NO. 84366 NOTICE OF LOCATION RECORDED OCTOBER 25, 1978 AS INSTRUMENT NO. 207019 NOTICE OF LOCATION AMENDING DESCRIPTION RECORDED JULY 25, 1979 INSTRUMENT NO. 217077.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JANUARY 23, 1980, AS (INSTRUMENT) 224290, OFFICIAL RECORDS.
- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED APRIL 24, 1981, AS (INSTRUMENT) 241271, OFFICIAL RECORDS: PURPOSE: WELL EASEMENT
- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED MARCH 14, 1984, AS (INSTRUMENT) 283618: PURPOSE: INGRESS AND EGRESS
- AN AGREEMENT BY AND BETWEEN GEORGE BOMAR AND ELAINE BOMAR, HUSBAND AND WIFE AND GEORGE D. WRIGHT AND CAROL J. WRIGHT, HUSBAND AND WIFE, SETTING FORTH TERMS, RECORDED NOVEMBER 22, 1988, AS (INSTRUMENT) 355722.
- AN AGREEMENT BY AND BETWEEN GEORGE AND CAROL WRIGHT AND GEORGE AND ELAINE BOMAR, SETTING FORTH TERMS, RECORDED DECEMBER 5, 1989, AS (INSTRUMENT) 369660.
- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 12, 1992, AS (INSTRUMENT) 415368: PURPOSE: INGRESS, EGRESS AND UTILITIES
- RECORD OF SURVEY RECORDED JULY 18, 2003, AS (INSTRUMENT) 629560.
- RECORD OF SURVEY RECORDED JULY 10, 2015, AS (INSTRUMENT) 876082.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED MAY 6, 2016, AS (INSTRUMENT) 888612.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JANUARY 12, 2022, AS (INSTRUMENT) 998955.

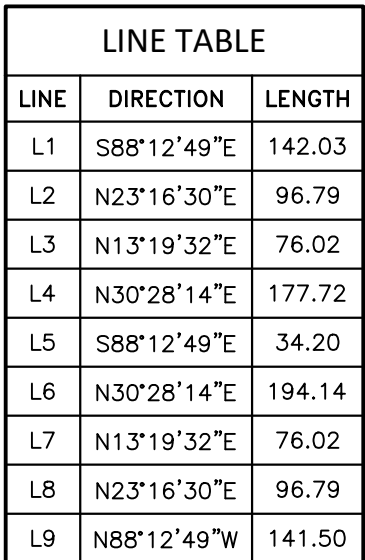
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP54N03W260301A AND TO DIVIDE SAID PARCEL INTO THREE (3) SEPARATE PARCELS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS PER RECORD OF SURVEY INST. #876082 AS SHOWN.

SECTION 26, TWP 54N, RNG 3W, B.M.	SHEET TITLE: MINOR LAND DIVISION FOR DALE BOUDRO	DATE: 9-11-24 SCALE: NONE DRAWN: REB CHECKED: SC
		PROJ. NO.: 02572-24-001 CAD FILE NO.: S-BOUDRO-MLD SHT. 1 OF 2
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		



SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	
C1	53.81	45.00	68°30'41"	N57°31'51"E	50.66
C2	32.13	185.00	9°56'58"	N18°18'01"E	32.09
C3	64.34	215.00	17°08'42"	S21°53'53"W	64.10
C4	55.36	185.00	17°08'42"	S21°53'53"W	55.15
C5	37.34	215.00	9°56'58"	N18°18'01"E	37.29
C6	89.68	75.00	68°30'41"	N57°31'51"E	84.43

BASIS OF BEARING

FROM THE CENTER 1/4 CORNER TO THE NORTH 1/4 CORNER OF
SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE
MERIDIAN, BONNER COUNTY, IDAHO, PER RECORD OF SURVEY
INST. #1020289.

REFERENCES

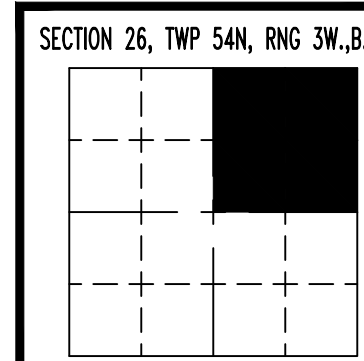
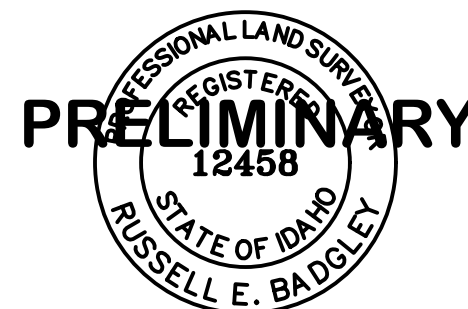
1. RECORD OF SURVEY INST. #1020289
2. RECORD OF SURVEY INST. #914087
3. RECORD OF SURVEY INST. #876082
4. RECORD OF SURVEY INST. #802514
5. RECORD OF SURVEY INST. #629560
6. THE PLAT OF "PARKWOOD" BK. 3, PG. 172, INST. #246347
7. RECORD OF SURVEY INST. #221517

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT
- 6) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- 7) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 8) PARKWOOD DRIVE IS PUBLICLY OWNED, AND PRIVATELY MAINTAINED ROAD.
- 9) MARA MEADOWS IS A PRIVATELY OWNED AND MAINTAINED ROAD.
- 10) UNNAMED ROAD IS A PRIVATELY OWNED AND MAINTAINED ROAD.
- 11) THE NEW INGRESS, EGRESS, AND UTILITIES EASEMENT ACROSS LOT 1 IS FOR THE BENEFIT OF LOTS 1 AND 2, AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 1 AND 2.
- 12) THE EXISTING 20' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT ALONG THE WEST BOUNDARY BENEFITING OTHER PROPERTIES IS ALSO DEDICATED AS A 20' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT FOR THE BENEFIT OF ALL OF THE LOTS HEREON.

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ◎ FOUND 5/8" REBAR WITH PLASTIC CAP, T.GLAHE PLS 14879
- FOUND 5/8" REBAR WITH PLASTIC CAP, PROVOLT PLS 7879
- FOUND 5/8" REBAR, NO CAP
- ⊙ FOUND 3.25" ALUMINUM CAP BY RLS 974, C.P.&F. FILED 11/13/79
AS CROSS INDEX T-20-21
- Δ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDED'S
CERTIFICATE

SHEET TITLE: **MINOR LAND DIVISION
FOR DALE BOUDRO**

 **James A. Sewell and Associates, LLC**
ENGINEERS – SURVEYORS – PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 9-11-24
SCALE: 1"=200'
DRAWN: REB
CHECKED: SC
PROJ. NO.: 02572-24-001
CAD FILE NO. S-BOUDRO-MLD
SHEET 2 OF 2