

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: Daren & Andrew Eastman

From: Kyle Snider, Planner

Date: January 06, 2025

Subject: Blue-line review for MLD0060-24: Daren & Andy's 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: **Tiffanie Espe, ATS, Inc.**

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: Daren and Andy's Acres		File No: MLD0060-24
Received by: Kyle Snider, Planner	Received from: Tiffanie Espe, Advanced Technology Surveying & Engineering Inc.	Date Received: 11/07/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	12/31/2024	KS	Bonner County Planning Department
Comment	12/6/2024	AB	Assessor's Office
Comment	12-17-24	MM	Bonner County Road & Bridge Department
Road name required	12/03/2024	MC	GIS Department
X	12/11/24	KR	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0060-24 **DATE OF REPORT:** 1/06/2025
APPLICANT: Deren & Andrew Eastman **PARCEL #:** RP54N04W271800A
SUBDIVISION NAME/LOTS: Daren and Andy's Acres

SUMMARY OF PROPOSAL:

Divide one (1) 20-acre parcel into one (1) 6.001-acre lot, one (1) 7.821-acre lot, and one (1) 6.006-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 GIS comment, a road name will be required for the 30' access easement.

4. Per BCRC 12-411(Setbacks) The buildings do not need to be on plat. A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained. It appears that the proposed 30' access easement will need to be named, and would therefore be considered a street where 25ft setbacks will need to be maintained for all existing and proposed structures. Alternatively a different access for Lot 3 shall be sought.

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 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**

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

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 located off Clagstone Road, a Bonner County owned and maintained public right of way, and a currently unnamed privately owned and privately maintained road dedicated on this plat.
4. The proposed lots are served by individual wells, individual septic systems, Spirit Lake Fire District, and Northern Lights Inc.
5. The proposed lots do not contain mapped wetlands per NWI.
6. The lots have mapped slopes ranging from 0-30%+ according to USGS.

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

January 6, 2025

Tiffanie Espe
PO Box 3457
Hayden, ID 83835

SUBJECT: MLD0060-24: Daren and Andy's Acres

Dear Tiffanie,

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, 12.4.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009 & FIRM Panel Number 16017C1350E, 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

December 6, 2024

Bonner County Planning Dept
DEREN AND ANDY'S ACRES
MLD0060-24
SECTION 27, TOWNSHIP 54 NORTH, RANGE 4 WEST
RP54N04W271800A

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 show the R/W dedication on the plat face

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

Tuesday, December 3, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – DEREN AND ANDY’S ACRES (MLD0060-24)**
SECTION 27, TOWNSHIP 54N, RANGE 4W

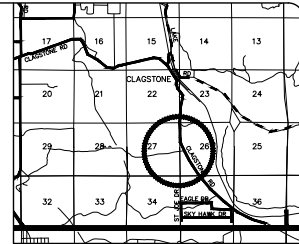
To Whom It May Concern:

The proposed shared driveway easement(s) 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>

DEREN AND ANDY'S ACRES
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DEREN J. EASTMAN AND ANDREW J. EASTMAN, WIFE AND HUSBAND DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS DEREN AND ANDY'S ACRES, DESCRIBED AS THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SAID DESCRIBED PARCEL, CONTAINING 20.335 ACRES MORE OR LESS.

BE IT FURTHER KNOWN THAT:

1. THE OWNERS HEREBY DEDICATE THAT PORTION OF CLAGSTONE ROAD LYING WITHIN THE EASTERLY PORTION OF THE ABOVE DESCRIBED PARCEL, TO THE COUNTY AS RIGHT OF WAY AS DEPICTED ON PAGE 2 OF THIS PLAT FOR ITS INTENDED USE.
2. THE OWNERS HEREBY GRANT A 30 FOOT WIDE ROADWAY AND UTILITY EASEMENT FOR THE BENEFIT OF THESE PLATTED LOTS, AS DEPICTED HEREIN.
- 3) THE WATER SUPPLY SHALL BE INDIVIDUAL WELL SERVICING EACH LOT OF THIS PLAT.
- 4) THE SEWER SUPPLY SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

ANDREW J. EASTMAN DATE

DEREN J. EASTMAN DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADIRONDACK }
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024,
BY DEREN J. EASTMAN AND ANDREW J. EASTMAN.

NOTARY PUBLIC FOR THE STATE OF IDAHO



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.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.
DATED THIS _____ DAY OF _____, 2024.
BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.
DATED THIS _____ DAY OF _____, 2024.
BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.
THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M.
AS INSTRUMENT _____.
BY _____
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

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

COUNTY COMMISSIONER'S CERTIFICATE

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

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #0892, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2017 AND SEPTEMBER 2024. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.




ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

9177 HESS STREET, HATDEN IDAHO, 83435
• PH: (208)-772-2745 • FAX (208)-762-7731 •

SCALE: NTD
CHECKED BY MBM
DATE: 11-05-2024
DRAWN BY MBM
DATE: 10-01-2024
SHEET: PLAT
PROJ: 17-123

Summary of comments: MLD0060-24 Preliminary Plat.pdf

Page:1

 Number: 1 Author: Andrea Ballard Date: 2024-12-06 14:30:58

show dedicated area on plat face

DEREN AND ANDY'S ACRES
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 2 OF 2

INSTRUMENT NO. _____

LEGEND

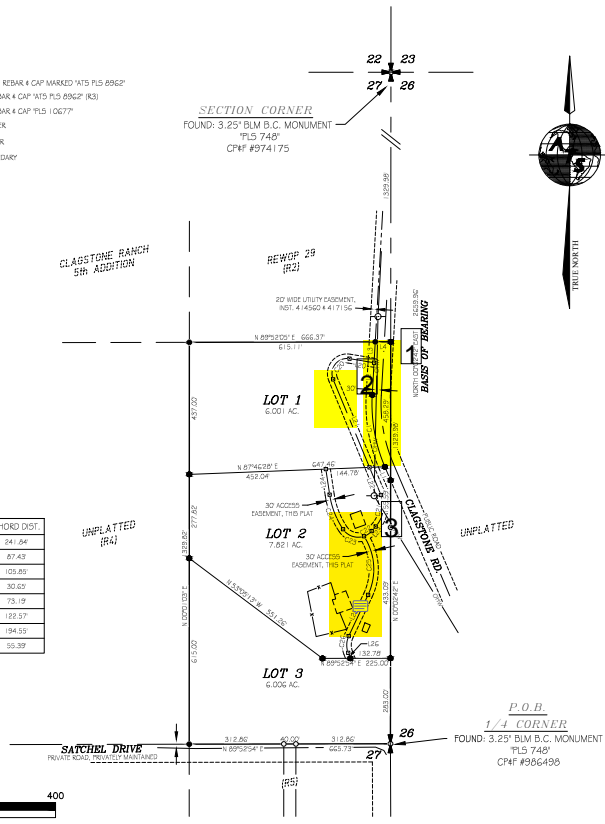
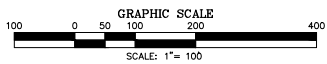
- SET 5/8" BY 30" REBAR 4 CAP MARKED "115 PLS 8962"
- FOUND 5/8" REBAR 4 CAP "115 PLS 8962" (R3)
- FOUND 5/8" REBAR 4 CAP "PLS 10677"
- QUARTER CORNER
- SECTION CORNER
- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE

LINE TABLE

LINE	LENGTH	DIRECTION
L1	46.80	N 29°08'58" W
L2	106.17	N 02°19'57" E
L3	69.16	N 02°19'57" E
L4	51.30	N 89°52'00" E
L20	267.19	N 29°32'50" W
L21	315.00	N 22°02'00" W
L22	58.94	N 22°02'00" W
L23	20.09	N 41°23'00" E
L24	65.60	N 09°31'43" W
L25	150.61	N 23°08'00" E

CURVE TABLE

CURVE	LENGTH	ARC/L	CENTRAL ANGLE	CHORD BEARING	CHORD DIST
C1	243.99	530.00	020°22'35"	N 09°54'11" W	241.84
C20	106.41	50.00	1°11'56.00"	N 89°59'01" E	87.43
C21	111.54	100.00	02°15'49.00"	N 09°58'13" E	105.89
C22	30.99	60.00	09°33'38"	N 50°13'12" E	30.60
C23	78.71	60.00	07°51'00.00"	N 71°23'55" W	73.19
C24	123.57	180.00	02°17'11.2"	N 21°10'18" W	123.57
C25	825.18	100.00	03°11'22"	N 03°54'02" W	194.53
C26	56.94	70.00	04°36'33"	N 01°49'53" E	55.39



REFERENCES

- K1) SURVEY BY MILTON L. BOOTH, PLS 740, RECORDED DECEMBER 1 1994 AS INSTRUMENT NUMBER 456994.
 - K2) THE PLAT OF REWOP 29 BY LAWRENCE A. GLAHE, PLS 5713, RECORDED SEPTEMBER 2007 AS INSTRUMENT NUMBER 737907.
 - K3) SURVEY BY MATTHEW B. WATKINS, PLS 8962, RECORDED OCTOBER 2017 AS INSTRUMENT NUMBER 913162.
 - K4) SURVEY BY DAN L. FREDVOLT, PLS 7879, RECORDED APRIL 2018 AS INSTRUMENT NUMBER 920085.
 - K5) SURVEY BY ROBERT L. STRATTON, PLS 10677, RECORDED AUGUST 2021 AS INSTRUMENT NUMBER 989182.
 - K6) WARRANTY DEED INSTRUMENT NUMBER 913267.
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND MATCHES K5, FREDVOLT.

SURVEYOR'S NARRATIVE/NOTES

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY FLYING 5 TITLE & EGRESS COMPANY DATED SEPTEMBER 16, 2024, ORDER NO. 1137531-5. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO AFS, INC.
- ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
- THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE 562-2 SECOND ORDERING TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R121 RTK ROVER UNIT.
- THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEEDED THE REQUIREMENTS OF THIS SECTION.
- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
- PLATTED PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT CENTERED ON AND ALONG PRIMARY DISTRIBUTION POWER LINES INSTRUMENT NUMBER 664463.
- PLATTED PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT CENTERED ON AND ALONG PRIMARY AND SECONDARY DISTRIBUTION POWER LINES INSTRUMENT NUMBER 946295.



ADVANCED
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SURVEYING &
ENGINEERING
INC.

9177 HESS STREET, HARTDAM, IDAHO, 83835
• PH: (208)-772-2745 • FAX (208)-762-7731 •

SCALE: 1" = 200'

CHECKED BY MBM
DATE: 10-22-2024

DRAWN BY MBM
DATE: 10-21-2024

CHK: PLAT
PRD: 17-123



Number: 1 Author: Matt Mulder Date: 2024-12-17 10:55:10

It's difficult to determine which lines and widths correlate to which items in the area with Clagstone Rd, a utility easement, and other lines along the eastern side of Lot 1. A zoomed in diagram may be needed to add sufficient clarity, or more labels for what lines are. There's CL, ROW lines, OHW, easements, lot lines, and maybe some travelway edge lines all running basically parallel. Not sure what the 30ft callout is measuring in all of that.



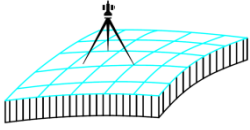
Number: 2 Author: Monica Carash Date: 2024-12-03 13:15:44

Road name required



Number: 3 Author: Kyle Snider Subject: Highlight Date: 2024-12-31 10:09:36

Structures shown on plat do not appear to be meeting the 25ft street setback that will be required if this were to become a named road.



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

December 9, 2024

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

Re: Plat Review – MLD0060-24 – Daren and Andy's Acres

Dear Planning Dept.,

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

- 1) Show and/or identify square symbol...calc pt?
- 2) Dedicated area could be clearer on map sheet.
- 3) Features and utilities don't need to be shown on final plat.
- 4) Monument easement where appropriate.
- 5) Surveyor's Note 5 references a replat.

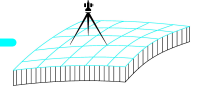
When these items have been addressed, the plat should be ready for signature.

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 #

15260

Bill To:

ATS

Date

12/10/2024

Project / Job #

24-001EU Review MLD0060-24 - Deren and An

Please submit payment by: 12/25/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0060-24 - Deren and Andy's 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 15 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%]

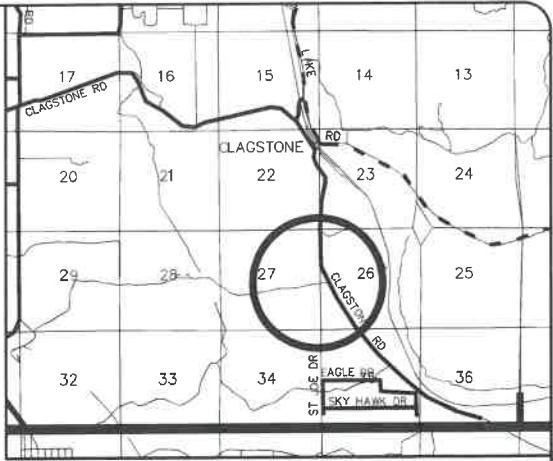
PAGE 2 OF 2

SATCHEL DRIVE
PRIVATE ROAD, PRIVATELY MAINT.

DEREN AND ANDY'S ACRES

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DEREN J. EASTMAN AND ANDREW J. EASTMAN, WIFE AND HUSBAND DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS "DEREN AND ANDY'S ACRES", DESCRIBED AS THE EAST HALF OF THE THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SAID DESCRIBED PARCEL CONTAINING 20.335 ACRES MORE OR LESS.

BE IT FURTHER KNOW THAT:

1. THE OWNERS HEREBY DEDICATE THAT PORTION OF CLAGSTONE ROAD LYING WITHIN THE EASTERLY PORTION OF THE ABOVE DESCRIBED PARCEL TO THE COUNTY AS RIGHT-OF-WAY AS DEPICTED ON PAGE 2 OF THIS PLAT FOR ITS INTENDED USE.
2. THE OWNERS HEREBY GRANT A 30 FOOT WIDE ROADWAY AND UTILITY EASEMENT FOR THE BENEFIT OF THESE PLATTED LOTS, AS DEPICTED HEREIN.
3. THE WATER SUPPLY SHALL BE INDIVIDUAL WELL SERVICING EACH LOT OF THIS PLAT.
4. THE SEWER SUPPLY SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

ANDREW J. EASTMAN

DATE

DEREN J. EASTMAN

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO } S.S.
COUNTY OF KOOTENAI }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024,
BY DEREN J. EASTMAN AND ANDREW J. EASTMAN.

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK ____ M.

AS INSTRUMENT _____

BY:
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S 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

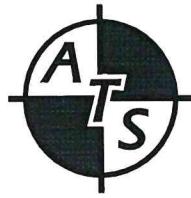
SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2017 AND SEPTEMBER 2024, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.
9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: NTS
CHECKED BY MBM
DATE: 11-05-2024
DRAWN BY MBM
DATE: 10-01-2024
DWG: PLAT
PROJ: 17-123



Advanced Technology Surveying & Engineering

DEREN AND ANDY'S ACRES LOT CLOSURES

PLAT BOUNDARY

POB

Line: S 89°52'54" W, 665.73 Feet

Line: N 00°01'03" E, 1,329.82 Feet

Line: N 89°52'05" E, 666.37 Feet

Line: S 00°02'42" W, 1,329.98 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA: 885,773 Square Feet, or 20.335 Acres

LOT 1, BK 1

POB

Line: S 03°15'37" W, 175.34 Feet

Curve Direction: left
243.99 Feet

Radius: 530.00 Feet

Delta: 26°22'35"

S 09°55'41" E 241.84 Feet

Line: S 87°46'28" W, 647.46 Feet (Non-Tangent)

Line: N 00°01'03" E, 437.00 Feet

Line: N 89°52'05" E, 615.11 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA:261,391 Square Feet, or 6.001 Acres

LOT 2, BK 1

POB

Line: S 00°02'42" W, 588.69 Feet

Line: S 89°52'54" W, 225.00 Feet

Line: N 53°05'13" W, 551.26 Feet

Line: N 00°01'03" E, 277.82 Feet

Line: N 87°46'28" E, 647.46 Feet

Line: S 23°06'58" E, 48.82 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA:340,689 Square Feet, or 7.821 Acres

LOT 3, BK 1

POB

Line: S 00°02'42" W, 283.00 Feet

Line: S 89°52'54" W, 665.73 Feet

Line: N 00°01'03" E, 615.00 Feet

Line: S 53°05'13" E, 551.26 Feet

Line: N 89°52'54" E, 225.00 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA:261,603 Square Feet, or 6.006 Acres

CORNER PERPETUATION AND FILING RECORD

(In compliance with Title 55, Chapter 16, Sections 1601-1612 CORNER PERPETUATION AND FILING ACT.)

RECORD OF ORIGINAL CORNER: Date of Survey 1892 Surveyor Cesar Sonnankalb

1/4 Section 27- 26 , T 54N R4W BM Post

36" Pine N. 50° E. 26 Lks.

5" Fir S. 62° W. 9 Lks.

DESCRIPTION OF CORNER EVIDENCE FOUND:

Both bearing trees found at record bearing & distance

DESCRIPTION OF MONUMENT AND ACCESSORIES ESTABLISHED TO PERPETUATE THE LOCATION OF THIS CORNER.

Set 3"x 30" Aluminum post

7" Lodgepole Pine N. 89° E. 19.7 feet Mcd. 1/4 S26BT

5" Doug. Fir N. 61° W. 8.1 feet Mcd. 1/4 S27BT

Bearing tree tags affixed and Location poster

Brass tags # 748 set at Base of BTs at root crown distance from corner.

Date of work 10/2/81 Mag. Decl. 22 1/2 °

SURVEYOR'S CERTIFICATE

The fieldwork was performed and corner record prepared by me or under my direction in conformance with the Corner Perpetuation Act.

Name Milton I. Booth

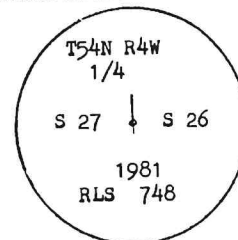
R.L.S. No. # 748

Employer Self

Seal, Signature, Date:



Marks on Monument Set:



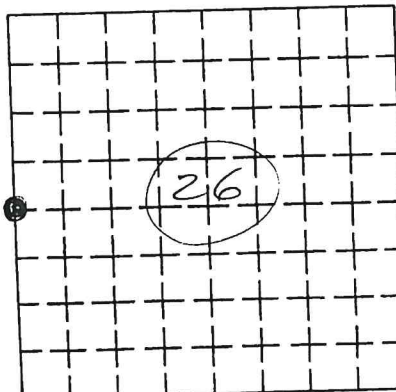
For County Use Only

FILED OF COUNTY OF BONNER
Filed for record at the request of
Milton I. Booth
on the 7 day of July
1981 at 10 o'clock A.M.
recorded in book 100 of 100

on page CLIFFORD D. CHAPIN

County Recorder
By Clifford D. Chapin
Date 2.00

DIAGRAM



SUBD. INDEX NO. (if applicable)

COUNTY BONNER

SECTION 26
(Refer to diagram)

TOWNSHIP 34N

RANGE 4E

BOISE MERIDIAN

CROSS INDEX 7-17

630046

CORNER PERPETUATION AND FILING RECORD

(In compliance with Title 55, Chapter 16, Sections 1601-1612 CORNER PERPETUATION AND FILING ACT.)

RECORD OF ORIGINAL CORNER:

Date of Survey

1892

Surveyor:

Oscar Sonnenkalb

Set a post, 4 ft. long, 4 ins. square, 24 ins. in the ground for corner to Sections 21, 22, 27, and 28, marked T54N S22 on NE, R5W S27 on SE, S28 on SW, S21 on NW faces, with 3 notches on E, and 2 notches on S edges, from which:

A pine, 14 inches diam., bears N 53° E, 41 lks. dist., marked T54N R5W S22 BT.

A fir, 7 ins. diam., bears S 29 1/2° E, 33 lks. dist., marked T54N R5W S27 BT.

An alder, 3 ins. diam., bears S 62° W, 31 lks. dist., marked T54N R5W S28 BT.

A tamarack, 16 ins. diam., bears N 17 1/2° W, 51 lks. dist., marked T54N R5W S21 BT.

DESCRIPTION OF CORNER EVIDENCE FOUND:

Found a 2" pipe, 8" out of the ground per R.O.S. Inst. #246362.

Found a 22" stump with old BT tag labelled "N 78° W 26.9 feet" on the ground.

DESCRIPTION OF MONUMENT AND ACCESSORIES ESTABLISHED TO PERPETUATE THE LOCATION OF THIS CORNER

Set new BT tag on 22" stump, bears S 76° E, 28.2 feet.

A black pine, 5 inches diam., bears S 43° W, 63.8 feet w/BT tag.

A black pine, 5 inches diam., bears N 34° W, 71.0 feet w/BT tag.

Date of work 3/15/03

Mag. Decl.

18° E

SURVEYOR'S CERTIFICATE

The Fieldwork was performed and corner record prepared by me or under my direction in conformance with the Corner Perpetuation Act.

Name Larry A. Glahe

P.L.S. No. PLS 5713

Employer Glahe & Assoc.



For County Use Only

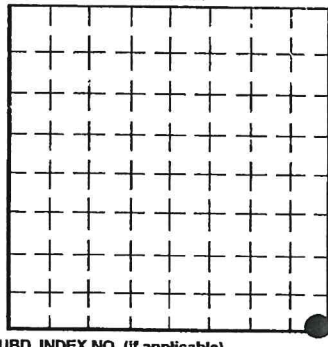
630046

FILED BY
JUL 25 PM 2:10
2003

MARIE SCOTT
CHONER COUNTY RECORDER

REPUTY

DIAGRAM



SUBD. INDEX NO. (if applicable)

c:\03018\doc\03018se.xls

COUNTY

Bonner

SECTION

21

(Refer to diagram)

SE

TOWNSHIP

54N

RANGE

5W

BOISE MERIDIAN

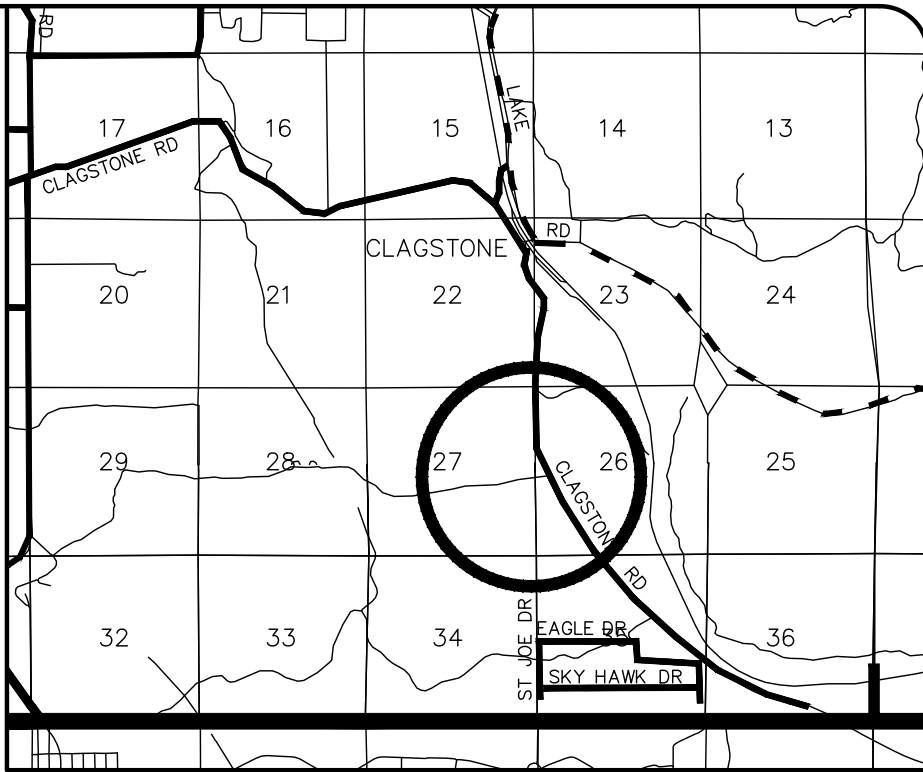
CROSS INDEX

R-13

DEREN AND ANDY'S ACRES

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DEREN J. EASTMAN AND ANDREW J. EASTMAN, WIFE AND HUSBAND DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS *"DEREN AND ANDY'S ACRES"*, DESCRIBED AS THE EAST HALF OF THE THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SAID DESCRIBED PARCEL CONTAINING 20.335 ACRES MORE OR LESS.

BE IT FURTHER KNOW THAT;

1. THE OWNERS HEREBY DEDICATE THAT PORTION OF CLAGSTONE ROAD LYING WITHIN THE EASTERLY PORTION OF THE ABOVE DESCRIBED PARCEL TO THE COUNTY AS RIGHT-OF-WAY AS DEPICTED ON PAGE 2 OF THIS PLAT FOR ITS INTENDED USE.
2. THE OWNERS HEREBY GRANT A 30 FOOT WIDE ROADWAY AND UTILITY EASEMENT FOR THE BENEFIT OF THESE PLATTED LOTS, AS DEPICTED HEREIN.
- 3) THE WATER SUPPLY SHALL BE INDIVIDUAL WELL SERVICING EACH LOT OF THIS PLAT.
- 4) THE SEWER SUPPLY SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

ANDREW J. EASTMAN DATE

DEREN J. EASTMAN DATE

SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS DAY OF , 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC .

THIS DAY OF , 2024, AT O'CLOCK M.

AS INSTRUMENT

BY:
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH

DATED THIS DAY OF , 2024.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S 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

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2017 AND SEPTEMBER 2024. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO }
COUNTY OF KOOTENAI } S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2024,
BY DEREN J. EASTMAN AND ANDREW J. EASTMAN.

NOTARY PUBLIC FOR THE STATE OF IDAHO



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

DATED THIS DAY OF , 2024.

BONNER COUNTY SURVEYOR



ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: NTS

CHECKED BY MBM
DATE: 11-05-2024

DRAWN BY MBM
DATE: 10-01-2024

DWG: PLAT
PROJ: 17-123

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 2 OF 2

REFERENCES

- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

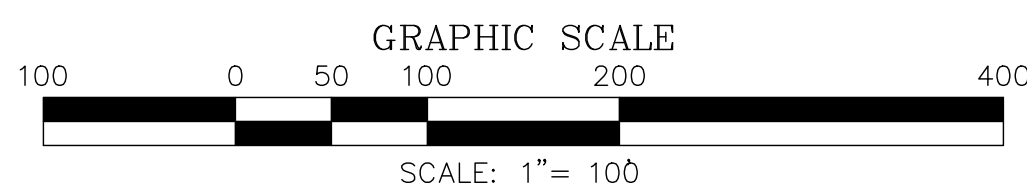
THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND MATCHES R3, HEREIN.









1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY FLYING S TITLE & ESCROW COMPANY DATED SEPTEMBER 16, 2024. ORDER NO. 1157531-5. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE S6-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12I RTK ROBOT UNIT.
4. THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
5. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
6. PLATTED PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT CENTERED ON AND ALONG PRIMARY DISTRIBUTION POWER LINES INSTRUMENT NUMBER 664463.
7. PLATTED PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT CENTERED ON AND ALONG PRIMARY AND SECONDARY DISTRIBUTION POWER LINES INSTRUMENT NUMBER 942882.



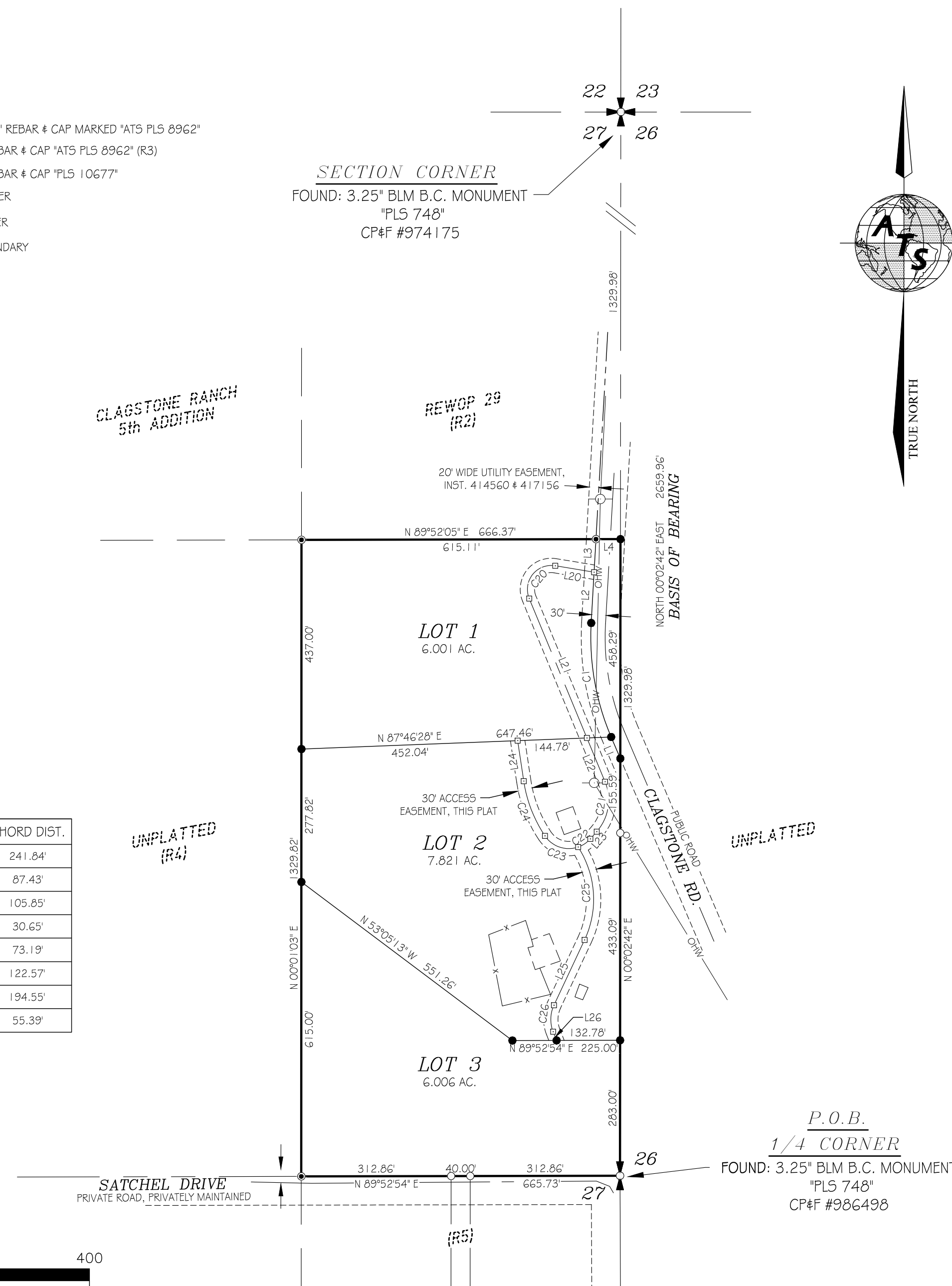
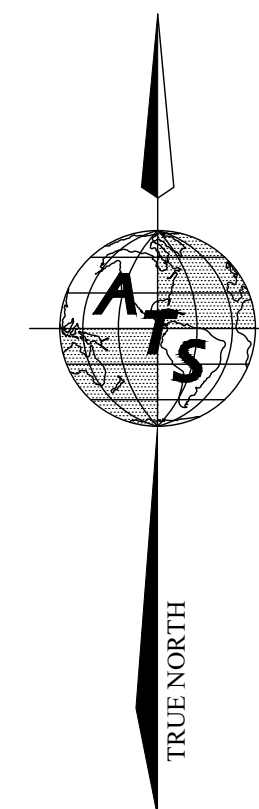
LINE	LENGTH	DIRECTION
L1	48.82'	N 23°06'58" W
L2	106.17'	N 03°15'37" E
L3	69.16'	N 03°15'37" E
L4	51.25'	N 89°52'06" E
L20	82.19'	N 80°32'58" W
L21	315.20'	N 22°29'00" W
L22	98.94'	N 22°29'00" W
L23	20.09'	N 41°25'26" E
L24	85.60'	N 08°31'43" W
L25	150.61'	N 25°08'09" E

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	243.99'	530.00'	026°22'35"	N 09°55'41" W	241.84'
C20	106.41'	50.00'	121°56'02"	N 38°29'01" E	87.43'
C21	111.54'	100.00'	063°54'26"	N 09°28'13" E	105.85'
C22	30.99'	60.00'	029°35'38"	N 56°13'15" E	30.65'
C23	78.71'	60.00'	075°10'02"	N 71°23'55" W	73.19'
C24	123.57'	280.00'	025°17'12"	N 21°10'18" W	122.57'
C25	203.18'	200.00'	058°12'22"	N 03°58'02" W	194.55'
C26	56.94'	70.00'	046°36'32"	N 01°44'53" E	55.39'



- | | |
|---|---|
|  | SET 5/8" BY 30" REBAR # CAP MARKED "ATS PLS 8962" |
|  | FOUND 5/8" REBAR # CAP "ATS PLS 8962" (R3) |
|  | FOUND 5/8" REBAR # CAP "PLS 10677" |
|  | QUARTER CORNER |
|  | SECTION CORNER |
|  | PROPERTY BOUNDARY |
|  | SECTION LINE |
|  | EASEMENT LINE |

SECTION CORNER
FOUND: 3.25" BLM B.C. MONUMENT
"PLS 748"
CP#F #974175



P.O.B.
1/4 CORNER
FOUND: 3.25" BLM B.C. MONUMENT
"PLS 748"
CP#F #986498



ADVANCED
TECHNOLOGY
SURVEYING &
INC. ENGINEERING

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731

SCALE: 1" = 200'
CHECKED BY MBM DATE: 10-22-2024
DRAWN BY MBM DATE: 10-01-2024
DWG: PLAT PROJ: 17-123