

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



## Blueline Collective Report Memorandum

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To: Joseph & Kathleen Hester Family Trust

From: Dave Fisher, Planner

Date: February 18, 2025

**Subject: Blue-line review for MLD0063-24: Deere 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: **Advanced Technology Surveying 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.

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### 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: <b>Deere Acres</b>		File No: <b>MLD0063-24</b>
Received by: Dave Fisher, Planner	Received from: Advanced Technology Surveying Inc.	Date Received: 12/23/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	2/18/25	DF	Bonner County Planning Department
Comments	1/17/25	AB	Assessor's Office
X	1-17-25	MM	Bonner County Road & Bridge Department
Comments	1/15/2025	MC	GIS Department
X	01/28/2025	LB	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** MLD0063-24 **DATE OF REPORT:** 2/18/2025  
**APPLICANT:** Joseph And Kathleen Hester Family **PARCEL #:** RP013940020020A  
Trust  
**SUBDIVISION NAME/LOTS:** Deere Acres  
**SUMMARY OF PROPOSAL:**

Dividing one (1) 10.61 acre lot into one (1) 5.53 acre lot and one (1) 5.08 acre lot.

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**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.

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### CONDITIONS OF APPROVAL:

1 A final plat shall be recorded.

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

3 Per BCRC 12-621, all lot lines shall meet depth to width standards.

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### STANDARDS REVIEW:

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DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		5-Acres	Rural 5 (R-5)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	N/A
<b>DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?</b>			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	No
		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

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**FINDINGS:**

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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 (R-5).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots will be served by Northern Lights Inc. and Sagle Fire District.
5. The proposed lots do not contain frontage on a lake/river/stream.
6. The proposed lots are accessed by Happy Meadows, a privately owned and maintained easement.
7. One of the proposed lots will not meet depth to width standards, and will be non-conforming.

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**NOTICE OF ADMINISTRATIVE DECISION:**

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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 "J. Anderson", written over a horizontal line.

Planning Department

# Bonner County Planning Department

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## Blueline Review Letter

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February 18, 2025

Advanced Technology Surveying Inc.  
PO BOX 3457  
Hayden, ID 83835

**SUBJECT: MLD0063-24: Deere Acres**

Dear Project Representative,

**The above referenced project has been reviewed. The following conditions should be addressed:**

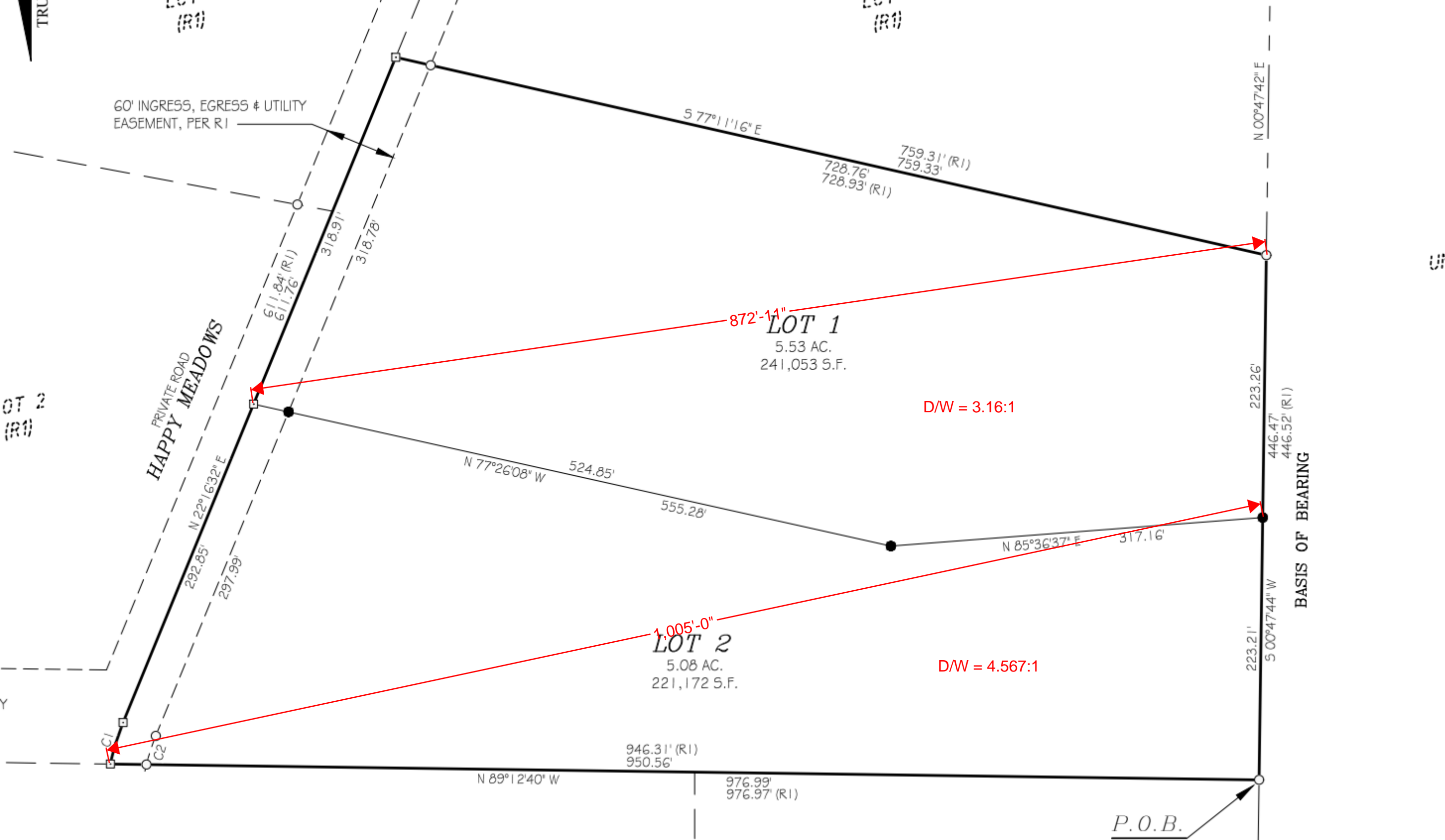
- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
  - Planning
    - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
  - Floodplain
    - JRJ, 1.21.2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1150E, 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

A handwritten signature in black ink, appearing to read "Dave Fisher", written over a horizontal line.





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

January 17, 2025

Bonner County Planning Dept  
DEERE ACRES  
MLD0063-24  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST  
RP013940020020A

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.

**Correct Kathlene typo in owners' certificate**

**A call from the closure report is not shown on the plat face; traverse doesn't close**

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](mailto:gisgroup@bonnercountyid.gov)

Wednesday, January 15, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – DEERE ACRES (MLD0063-24)**  
**SECTION 26, 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>



A REPLAT OF LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION  
SITUATE IN THE NORTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO



# Summary of comments: MLD0063-24 Blueline Plat.pdf

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Page:1

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Number: 1 Author: Andrea Ballard Date: 2025-01-17 10:29:27

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Kathlene



Number: 2 Author: David Fisher Subject: Note Date: 2025-02-18 12:17:13

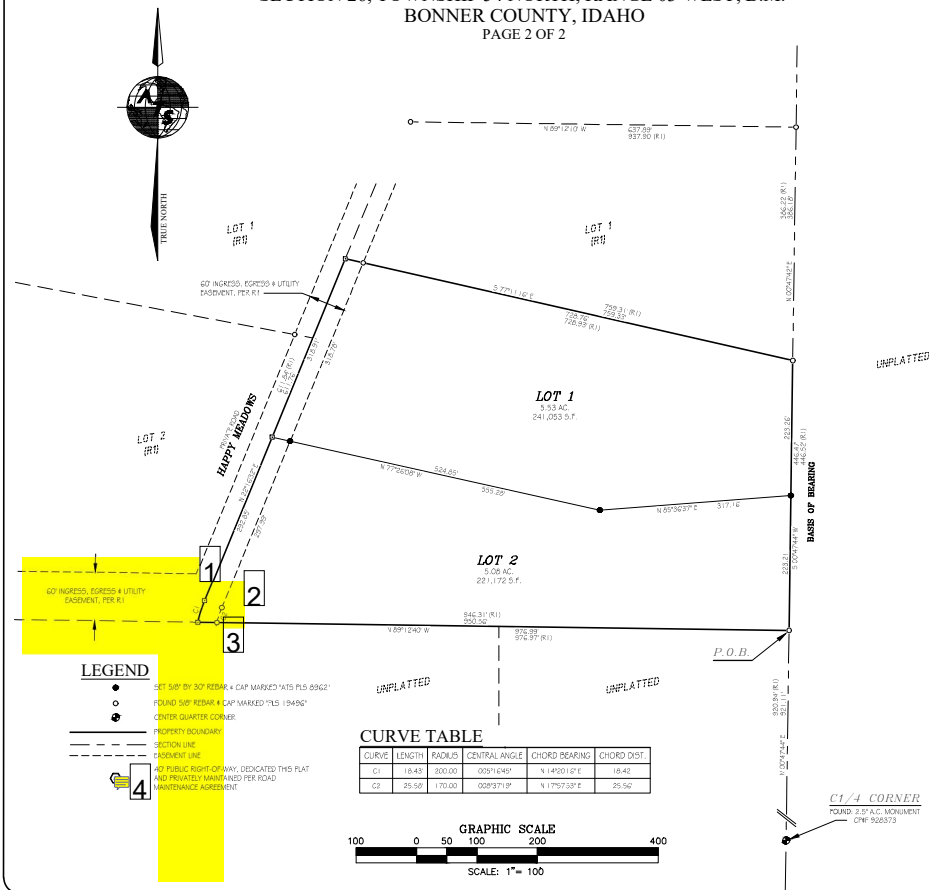
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known

# DEERE ACRES

A REPLAT OF LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION  
SITUATE IN THE NORTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2

INSTRUMENT NO. \_\_\_\_\_



## REFERENCES

- R1) HAPPY MEADOWS 1st ADDITION BY W.C.J. KERN, P.S. 18496.  
RECORDED AS INSTRUMENT NUMBER 890283.
- R2) QUICQUARY DEED INSTRUMENT NUMBER 979853.
- 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 NORTHWEST QUARTER  
OF SAID SECTION AND MATCHES R1, HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY TITLING 3-TITLE & ESCROW COMPANY DATED 10/20/2024, INSTRUMENT NO. 1168171-5. 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.
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 R12-2 SECOND KINETIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R121 RTK ROVER 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 EXCEEDED 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 MAY BE SUBJECT TO A BLANKET RIGHT-OF-WAY UTILITY EASEMENTS PER INSTRUMENT NUMBERS 911278 AND 1050136.



ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING  
INC.

9177 HESS STREET, HANOVER IDAHO, 83838  
• PH: (208) 772-2745 • FAX: (208) 762-7731 •

SCALE: 1" = 100'  
CHECKED BY: MBW  
DATE: 12-09-2024  
DRAWN BY: MBW  
DATE: 12-12-2024  
DWG#: PLAT  
PROJ#: 24-160

## Page:2



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Number: 1 Author: Monica Carash Date: 2025-01-15 13:02:12

---

Sunshine Meadows



---

Number: 2 Author: Andrea Ballard Date: 2025-01-17 10:40:34

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call in closure report is missing from plat face



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Number: 3 Author: Monica Carash Date: 2025-01-15 13:02:42

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Show Happy Meadows continuing south

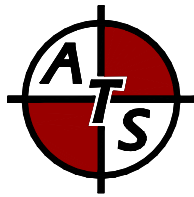


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Number: 4 Author: David Fisher Subject: Note Date: 2025-02-18 12:20:29

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Show/clarify this.



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## DEERE ACRES

### Advanced Technology Surveying & Engineering

#### LOT CLOSURES

##### PLAT BOUNDARY

POB

Line: N 89°12'40" W, 976.99 Feet

Non-Tangent Curve

Curve Direction: right

Radial In: S 78°18'07" E

Radius: 200.00 Feet

Arc length: 18.43 Feet

Delta: 05°16'45"

Chord: N 14°20'16" E 18.42 Feet

Line: N 19°37'35" E, 18.49 Feet (Non-Tangent) <sup>1</sup>

Line: N 22°16'32" E, 611.76 Feet

Line: S 77°11'16" E, 759.33 Feet

Line: S 00°47'44" W, 446.47 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA: 462,223 Square Feet, or 10.611 Acres

##### LOT 1, BK 1

POB

Line: S 00°47'44" W, 223.26 Feet

Line: S 85°36'37" W, 317.16 Feet

Line: N 77°26'08" W, 555.28 Feet

# Summary of comments: MLD0063-24 Closures.pdf

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Page:1

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Number: 1 Author: Andrea Ballard Date: 2025-01-17 10:37:35

---

can't find this call on plat face

Line: N 22°16'32" E, 318.91 Feet

Line: S 77°11'16" E, 759.33 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA:241,053 Square Feet, or 5.534 Acres

**LOT 2, BK 1**

POB

Line: S 00°47'44" W, 223.21 Feet

Line: N 89°12'40" W, 976.99 Feet

Non-Tangent Curve

Curve Direction: right

Radial In: S 78°18'07" E

Radius: 200.00 Feet

Arc length: 36.92 Feet

Delta: 10°34'39"

Chord: N 16°59'13" E 36.87 Feet

Line: N 22°16'32" E, 292.85 Feet

Line: S 77°26'08" E, 555.28 Feet

Line: N 85°36'37" E, 317.16 Feet

Closing back to POB

CLOSURE:

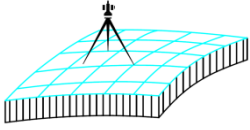
Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA:221,172 Square Feet, or 5.077 Acres

No Comments.





## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

January 28, 2025

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

Re: Plat Review – MLD0063-24 – Deere Acres

Dear Planning Dept.,

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

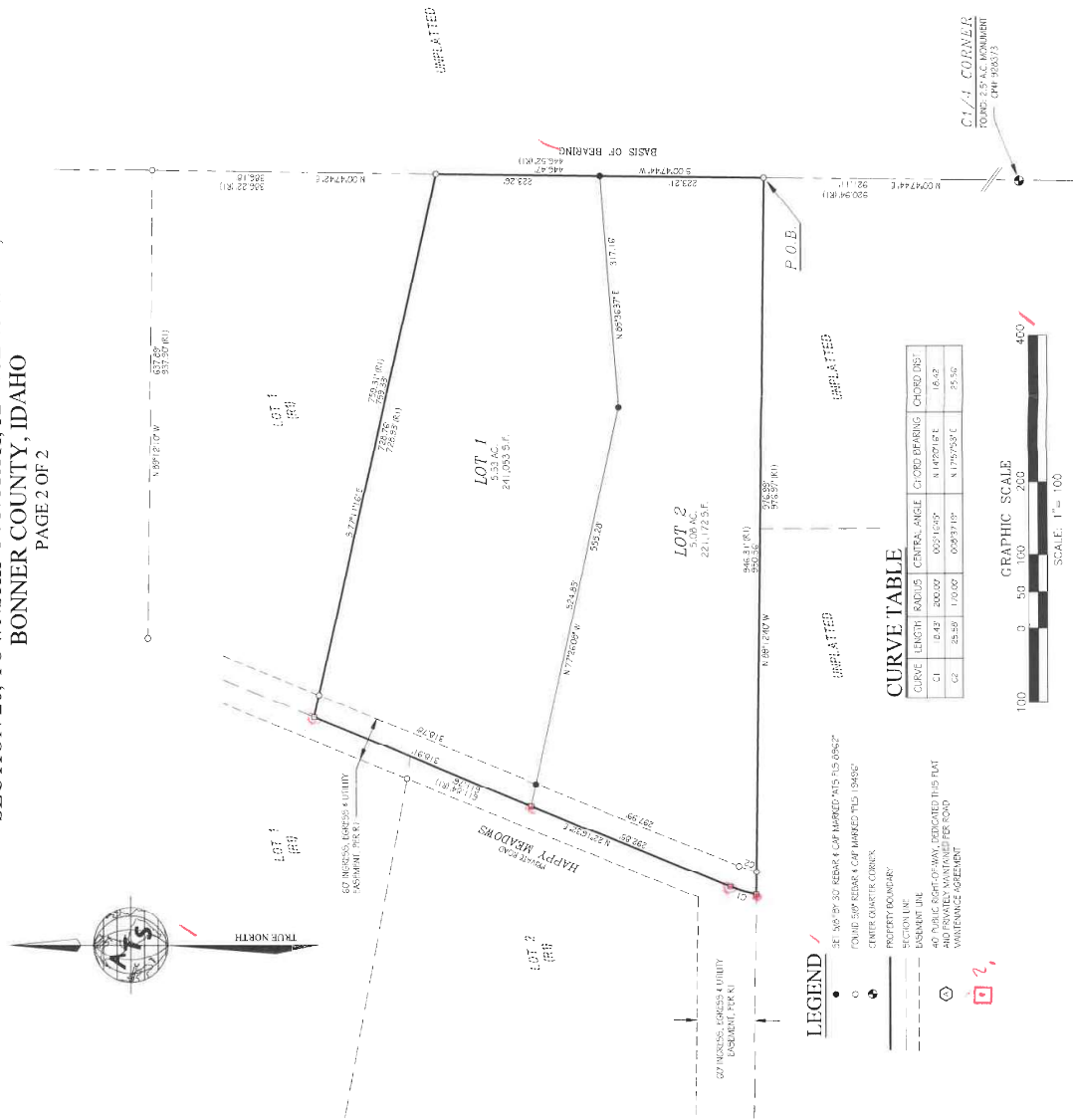
- 1) Identify square symbol in legend.
- 2) Typo in Kathlene's name in owner's cert.

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

Sincerely,

Tyson L.A. Glahe, PLS

A REPLAT OF LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION  
SITUATE IN THE NORTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2



R. J. HAPPY MEADOWS IN ADDITION BY VICKI J. KLEMM, P. 5 | 9496  
RECORDED AS INSTRUMENT NUMBER 992083.

R2) QUITCLAIMED INSTRUMENT NUMBER 979853.

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NORTHWEST QUARTER OF SAO SECTION AND MATCHES R1, HERON

THIS SURVEY WAS PERFORMED WITH THE AID OF A TITLE GUARANTEE POLICY PREPARED BY LIVING S TITLE & ESCROW COMPANY DATED DECEMBER 06, 2024. ORDER NO. 1681715. THIS SURVEY DOES NOT purPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND ENCUMBRANCES ACCORDING OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO AFS, INC.

2. ANY RIGHT OF WAY DESIGNATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILING THE OWNER'S CERTIFICATE, PAGE ONE OF THIS PLAT.

3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE 56-2 SECOND KINEMATIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12-KTS ROVER UNIT.

4. THIS SURVEY WAS PERFORMED ACCORDING TO DANO CODES FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSE WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.

5. THE PURPOSE OF THIS REPLAT IS TO SUBJECT SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.

6. PLATTED PROPERTY MAY BE SUBJECT TO A BLANKET RIGHT-OF-WAY UTILITY EASEMENTS PER



		<b>ADVANCED TECHNOLOGY SURVEYING &amp; ENGINEERING INC.</b>		9177 HESS STREET, HAYDEN IDAHO, 83835 * PH. (208)-772-2745 * FAX (208)-762-7731 *	
SCALE: 1" = 100'		CHECKED BY MEM		DATE: 12-03-2024	
DRAWN BY MEM		DATE: 12-2-2024		DWG. PLAT	
PAGES		24		166	

A REPLAT OF LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION  
SITUATE IN THE NORTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 1 OF 2

BE IT KNOWN BY ALL MEN THAT JOSEPH M. HESTER & KATHLEEN HESTER, FAMILY TRUST, ON AUGUST 02, 2005 DOES OWN THE LAND AS DESCRIBED WITHIN AND HAS CAUSED THE SAME TO BE REPLATED INTO LOTS TO BE KNOWN HEREFORH AS "DEED OF ACCESSION PLANS LOT 2, BLOCK 2, PAPER 160000" 1st ADDITION AS RECORDED IN BOOK 117 OF PLANS AT PAGE 052, BONNER COUNTY RECORDS AND SITUATE IN THE NORTH-WEST, QUARTER OF SECTION 26, TOWNSHIP 03 NORTH, RANGE 03 WEST OF THE 20TH MERIDIAN, BONNER COUNTY, IDAHO.

FOR IT BIRTH-DEATH KINETICS THAT

21. THE WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS.

KATHLEEN M. HESSE TRISTE

## STATE OF IDAHO

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
BY JOSEPH H. HESTER AND KATHLENE M. HESTER, AS TRUSTEES OF THE JOSEPH AND KATHLENE HESTER  
FAMILY TRUST (14 AUGUST 02, 2005).



SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE AND OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSitates THE SUPPLYING OF WATER OR STORAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY REQUIREMENTS ARE SATISFIED.

THIS PLAN HAS BEEN EXAMINED AND APPROVED.

DATED THIS                      DAY OF                      2025

I HEREBY CERTIFY THAT I HAVE EXAMINED THE MERSEN PLAT OF "WEEPE ACRES" AND CHECKED THE PLAY COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

ACADEMY COUNTY, ILLINOIS

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

BY: \_\_\_\_\_

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

HONNIE COUNTY TREASURER

THE STATE HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, ROANOK COUNTY, IN 1980.

CHIEF CLERK OF BOARD OF COUNTY COMMISSIONERS

I, MATTHEW D. MAYBERRY, P.L.S. #06962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD OF DECEMBER 2024. THAT THE DISTANCES, COORDINATES AND ANGLES ARE SHOWN, THEREON CORRECT; AND THAT ALL MONUMENTS HAVE BEEN SET AS SHOWN ON PAGE 2 OF THIS PLAN, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PREPARING TO DATE AND SURVEY.

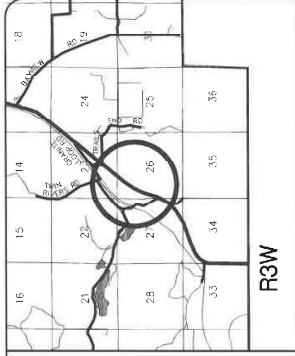




**ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING  
INC.**

9177 HESS STREET, HAYDEN IDAHO, 83835  
PH (208)-770-2745 FAX (208)-760-2731 \*

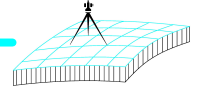
SCALE	N/S
CHECKED BY	MMB
DATE:	12/03/2024
DRAWN BY	WDM
	12/10/2024
CWG:	PLT
	980 24-166



VICINITY MAP  
NO SCALE

# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

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

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

Invoice #

15354

Date

1/28/2025

Bill To:

ATS

Project / Job #

25-001D Review MLD0063-24 - Deere Acres

Please submit payment by: 2/12/2025

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0063-24 - Deere Acres	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

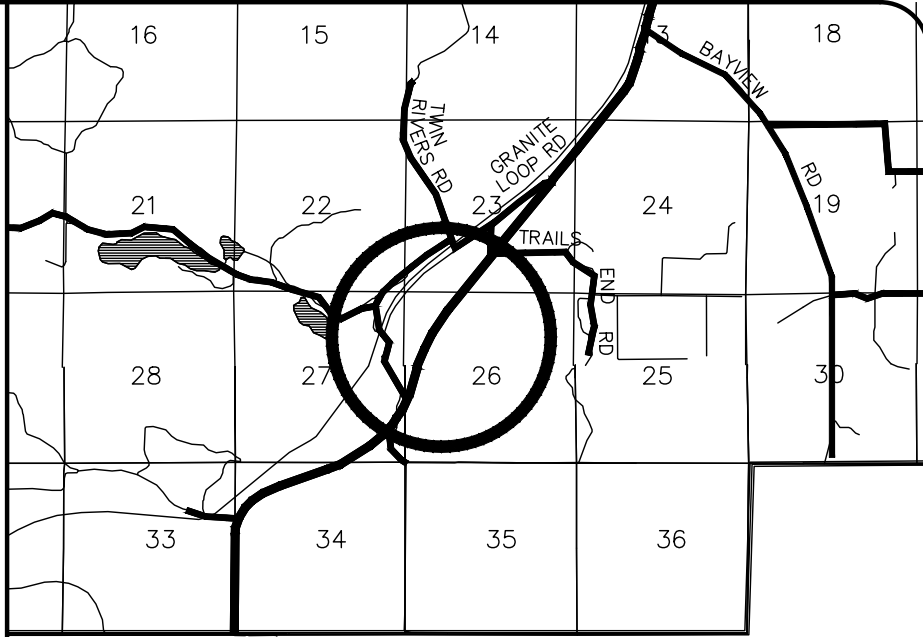
ALL INVOICES ARE DUE UPON RECEIPT

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% ]

# DEERE ACRES

A REPLAT OF LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION  
SITUATE IN THE NORTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 1 OF 2



R3W

## VICINITY MAP

NO SCALE

### OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT JOSEPH H. HESTER & KATHLENE M. HESTER, TRUSTEES OF THE JOSEPH AND KATHLENE HESTER FAMILY TRUST U/A AUGUST 02, 2005 DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE REPLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS *"DEERE ACRES"*, BEING LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION AS RECORDED IN BOOK 17 OF PLATS AT PAGE 052, BONNER COUNTY RECORDS AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SAID DESCRIBED LOT CONTAINING 462,223 SQUARE FEET OR 10.611 ACRES, MORE OR LESS.

BE IT FURTHER KNOW THAT;

- 1) THE WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS.
- 2) SANITARY SEWER DISPOSAL SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELDS.

JOSEPH H. HESTER, TRUSTEE

DATE

KATHLENE M. HESTER, TRUSTEE

DATE

### NOTARY PUBLIC CERTIFICATE

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

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
BY *JOSEPH H. HESTER AND KATHLENE M. HESTER*, AS TRUSTEES OF THE JOSEPH AND KATHLENE HESTER  
FAMILY TRUST U/A AUGUST 02, 2005.

NOTARY PUBLIC FOR THE STATE OF IDAHO



### SANITARY RESTRICTION

SANITARY RESTRICTION 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 REQUIREMENTS ARE SATISFIED.

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY PLANNING DIRECTOR

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF *"DEERE ACRES"* AND CHECKED THE PLAT 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

CHAIR, 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 DECEMBER 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: 12-03-2024

DRAWN BY MBM  
12-10-2024

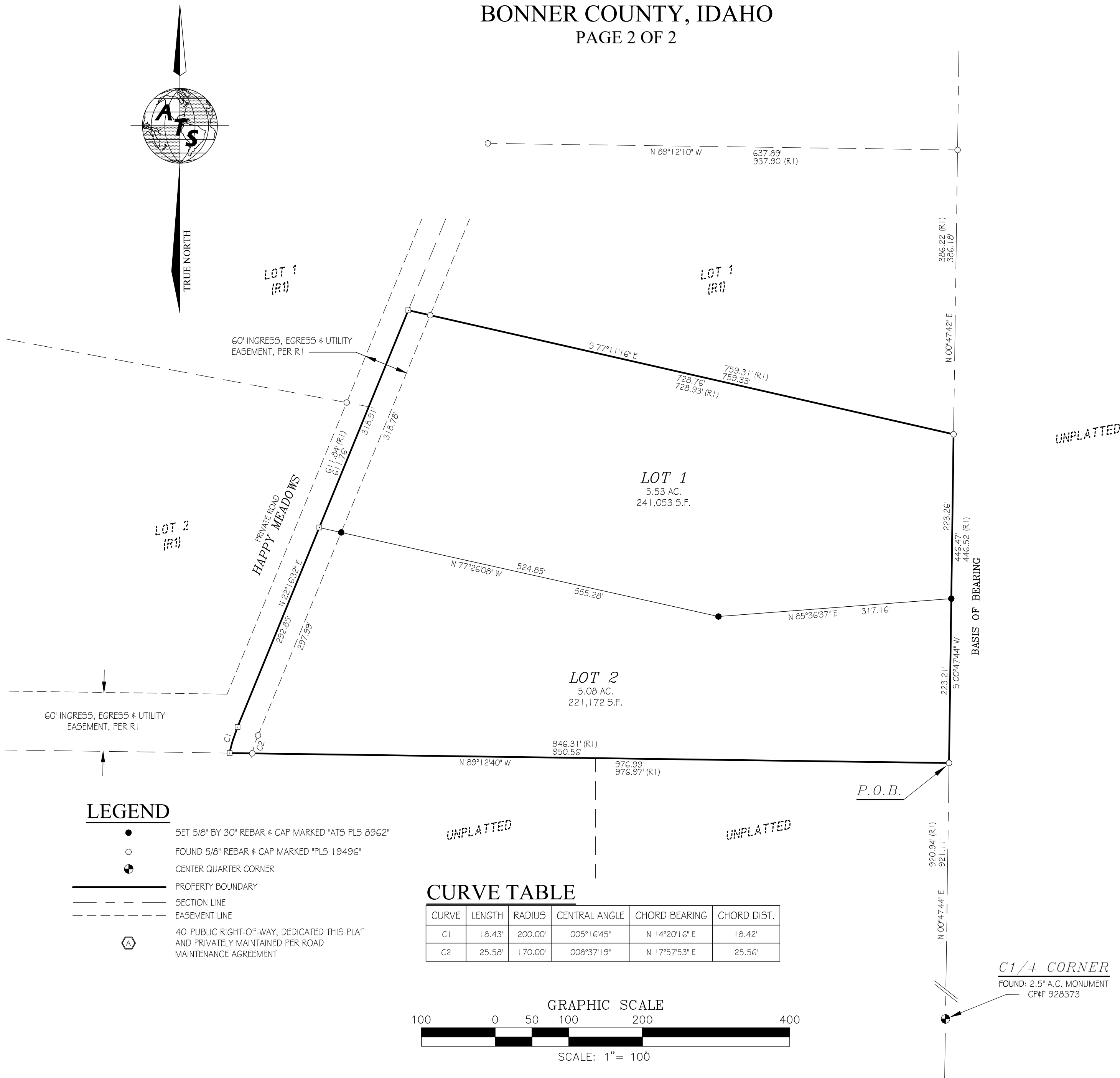
DWG: PLAT  
PROJ: 24-166



# DEERE ACRES

A REPLAT OF LOT 2, BLOCK 2, HAPPY MEADOWS 1st ADDITION  
SITUATE IN THE NORTHWEST QUARTER OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO

PAGE 2 OF 2



## REFERENCES

R1) HAPPY MEADOWS 1st ADDITION BY VICKI J. KLEMM, PLS 19496.  
RECORDED AS INSTRUMENT NUMBER 992083.

R2) QUITCLAIM DEED INSTRUMENT NUMBER 979853.

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 NORTHWEST QUARTER  
OF SAID SECTION AND MATCHES R1, HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

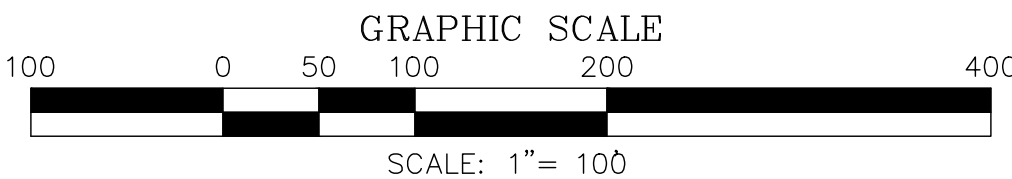
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED  
BY FLYING 5 TITLE & ESCROW COMPANY DATED DECEMBER 06, 2024. ORDER NO.  
1168171-5. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS  
AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS 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 56-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE  
R10-2 GNSS BASE UNIT AND A TRIMBLE R121 RTK ROVER 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 MAY BE SUBJECT TO A BLANKET RIGHT-OF-WAY UTILITY EASEMENTS PER  
INSTRUMENT NUMBERS 911978 AND 1030138.

## LEGEND

- SET 5/8" BY 30" REBAR & CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR & CAP MARKED "PLS 19496"
- ⊙ CENTER QUARTER CORNER
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE
- ⬢ 40' PUBLIC RIGHT-OF-WAY, DEDICATED THIS PLAT  
AND PRIVATELY MAINTAINED PER ROAD  
MAINTENANCE AGREEMENT

## CURVE TABLE

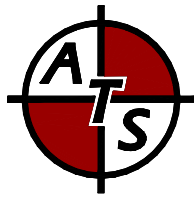
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	18.43'	200.00'	005°16'45"	N 14°20'16" E	18.42'
C2	25.58'	170.00'	008°37'19"	N 17°57'53" E	25.56'



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SCALE: 1" = 100'  
CHECKED BY MBM  
DATE: 12-03-2024  
DRAWN BY MBM  
DATE: 12-12-2024  
DWG: PLAT  
PROJ: 24-166



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## DEERE ACRES

### Advanced Technology Surveying & Engineering

#### LOT CLOSURES

##### PLAT BOUNDARY

POB

Line: N 89°12'40" W, 976.99 Feet

Non-Tangent Curve

Curve Direction: right

Radial In: S 78°18'07" E

Radius: 200.00 Feet

Arc length: 18.43 Feet

Delta: 05°16'45"

Chord: N 14°20'16" E 18.42 Feet

Line: N 19°37'35" E, 18.49 Feet (Non-Tangent)

Line: N 22°16'32" E, 611.76 Feet

Line: S 77°11'16" E, 759.33 Feet

Line: S 00°47'44" W, 446.47 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA: 462,223 Square Feet, or 10.611 Acres

##### LOT 1, BK 1

POB

Line: S 00°47'44" W, 223.26 Feet

Line: S 85°36'37" W, 317.16 Feet

Line: N 77°26'08" W, 555.28 Feet

Line: N 22°16'32" E, 318.91 Feet

Line: S 77°11'16" E, 759.33 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA:241,053 Square Feet, or 5.534 Acres

**LOT 2, BK 1**

POB

Line: S 00°47'44" W, 223.21 Feet

Line: N 89°12'40" W, 976.99 Feet

Non-Tangent Curve

Curve Direction: right

Radial In: S 78°18'07" E

Radius: 200.00 Feet

Arc length: 36.92 Feet

Delta: 10°34'39"

Chord: N 16°59'13" E 36.87 Feet

Line: N 22°16'32" E, 292.85 Feet

Line: S 77°26'08" E, 555.28 Feet

Line: N 85°36'37" E, 317.16 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA:221,172 Square Feet, or 5.077 Acres