

# 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: Jason & Maloree Petersen

From: Dave Fisher, Planner

Date: February 20, 2025

**Subject: Blue-line review for MLD0002-25: Petersen Subdivision**

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **James Staples; J.R.S. 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>Petersen Subdivision</b>		File No: <b>MLD0002-25</b>
Received by: Dave Fisher, Planner	Received from: James Staples	Date Received: 1/6/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	2/20/25	DF	Bonner County Planning Department
X	1/14/25	AB	Assessor's Office
X	1-10-25	MM	Bonner County Road & Bridge Department
Road Name required	1/13/2025	MC	GIS Department
X	01/28/2025	LB	County Surveyor



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Website: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** MLD0002-25 **DATE OF REPORT:** 2/20/2025  
**APPLICANT:** Jason & Maloree Petersen **PARCEL #:** RP54N03W253751A  
**SUBDIVISION NAME/LOTS:** Petersen Subdivision

### SUMMARY OF PROPOSAL:

Dividing one (1) approximate 23.3 acre parcel into one (1) 6.57 acre lot, one (1) 6.56 acre lot, and two (2) 5.08 acre lots.

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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 12-646 (G): All streets shall bear the street or road name as it appears on the official road name list.

4 Per BCRC 12-646(H): The accurate outline of all property/property owners in the subdivision to be shown.

5 Per Bonner County GIS, an approved road name is required.

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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: Yes

### DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
		12-622 Submerged Lands:	N/A

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

Yes

12-626.A Environmental Features: Yes

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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 any lake/river/stream.
6. The proposed lots are accessed by Misty Meadow Lane, a privately owned and maintained right-of-way, and a proposed private easement dedicated on this plat, to be named.
7. The proposed lots do contain slopes ranging from 0- 30+%.

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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 a stylized 'S' followed by a horizontal line.

Planning Department

# Bonner County Planning Department

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## Blueline Review Letter

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February 20, 2025

James Staples  
J.R.S. Surveying Inc.  
PO BOX 3099  
Bonners Ferry, ID 83805

**SUBJECT: MLD0002-25: Petersen Subdivision**

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 & 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,

A handwritten signature in black ink, appearing to read "Dave Fisher".

Dave Fisher  
Planner



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

January 14, 2025

Bonner County Planning Dept  
PETERSEN SUBDIVISION  
MLD0002-25  
SECTION 25, TOWNSHIP 54 NORTH, RANGE 3 WEST  
RP54N03W253751A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard  
Cadastral Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto: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)

Monday, January 13, 2025

Bonner County Planning Department

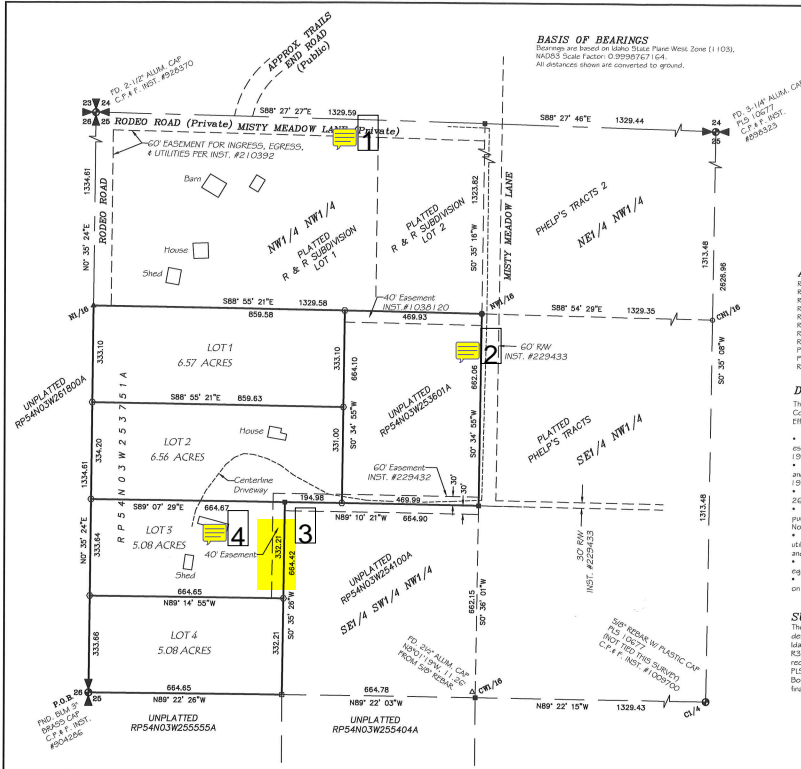
**RE: PLAT REVIEW - PETERSEN SUBDIVISION (MLD0002-25)  
SECTION 25, TOWNSHIP 54N, RANGE 3W**

To Whom It May Concern:

The proposed easement serving lots 2, 3 & 4 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>



**PETERSEN SUBDIVISION**  
IN THE  
**SW1/4 NW1/4 SECTION 25**  
**TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M.**  
**BONNER COUNTY, IDAHO**

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
  - FOUND 3/4" IRON PIPE
  - FOUND 5/8" REBAR AND PLASTIC CAP - PLS 10677
  - ▲ FOUND 5/8" REBAR AND PLASTIC CAP - PLS 7540
  - FOUND 5/8" REBAR AND PLASTIC CAP - PLS 5713
  - ▲ FOUND 2 1/2" ALUMINUM CAP
  - SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3626
  - COMPUTED POINT

**ADJACENT SURVEYS OF RECORD**

RECORD OF SURVEY INSTRUMENT NUMBER 243946  
RECORD OF SURVEY INSTRUMENT NUMBER 311375  
RECORD OF SURVEY INSTRUMENT NUMBER 348845  
RECORD OF SURVEY INSTRUMENT NUMBER 422252  
RECORD OF SURVEY INSTRUMENT NUMBER 626243  
RECORD OF SURVEY INSTRUMENT NUMBER 711964  
RECORD OF SURVEY INSTRUMENT NUMBER 1007262  
PHELPS TRACTS BOOK 10 OF PLATS, PAGE 130  
PHELPS TRACTS #2 BOOK 16 OF PLATS, PAGE 100  
R & R SUBDIVISION BOOK 10 OF PLATS, PAGE 68

**DOCUMENTS & EASEMENTS OF RECORD**

- The following documents of Record per Alliance Title, Preliminary Title Commitment Report, File 676251  
Effective date October 31, 2024.
- Easement and rights of way for any and all public roads now established or existing, Book 60 of Deeds, page 416, recorded Oct. 9, 1942.
  - Easement 60 feet wide for road and utility purposes, for ingress and egress over and across all roads presently existing, recorded Feb. 5, 1975 as Instrument No. 163451.
  - Easement for common roadway 30 feet in width, recorded June 26, 1992 as Instrument No. 229432.
  - Easement, granted to National Associated Properties for the purpose of ingress and egress, recorded Oct. 12, 1994 as Instrument No. 293844.
  - Easement, granted to Northern Lights Inc. for right of way and utilities purposes, recorded Oct. 26, 1992 as Instrument No. 414558, and as Oct. 30, 2007 as Instrument No. 740200.
  - Easement 60 feet wide for road and utility purposes, for ingress and egress, recorded June 4, 1960 as Instrument No. 229433.
  - A 40 foot easement for ingress, egress, and utilities as recorded on Sept. 12, 2024 as Instrument No. 1036120.

**SURVEYOR'S NARRATIVE**

The purpose of this survey was to create 4 Lots from that property described in Instrument No. 1036120, records of Bonner County, Idaho. The survey was confined to the NW1/4 of Section 25, T54N, R33W, B1M in Bonner County, Idaho. Record of Survey by PLS 7540 recorded as Instrument Number 1007262 and a Record of Survey by PLS 10677 recorded as Instrument Number 711964, records of Bonner County, Idaho were altered to verify corner locations and make final boundary determination.

**COUNTY COMMISSIONERS' CERTIFICATE**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman of the Board of County Commissioners

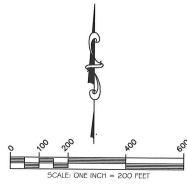
**PLANNING DIRECTOR'S CERTIFICATE**

This plat has been examined and approved. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**COUNTY TREASURER'S CERTIFICATE**

I hereby certify that the required taxes on the above described property have been fully paid up to and including the year 20\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



**COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined the herein PETERSEN SUBDIVISION and checked the Plat and computations thereon and have determined that the requirements of the Idaho State Code pertaining to Plats and Surveys have been met.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Bonner County Surveyor

**SURVEYOR'S CERTIFICATION**

I, James R. Staples, Idaho Land Surveyor No. 3626, do hereby certify that the plat herein is a true and correct representation of a survey made by me or under my direct supervision in accordance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 25-1905 through 1906) and accepted methods and procedures of surveying.



**COUNTY RECORDER**

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m. and duly recorded as Instrument No. \_\_\_\_\_.

County Recorder Deputy Recorder

**OWNERS' CERTIFICATION**

Be it known that Jason Petersen and Maloree Petersen, husband and wife are the record owners of the real property described herein and have caused the same to be divided into Lots, the same to be known as Petersen Subdivision, being a portion of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 25, Township 54 North, Range 3 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at the southwest corner of said NW1/4, which is marked on the ground by a 3 inch brass cap; thence, along the west line of said NW1/4, N 00°35'24"E, 1336.61 feet to the northeast corner of said SW1/4 NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, leaving said west line and along the north line of said SW1/4 NW1/4, S 89°55'21"E, 855.58 feet to a 5/8 inch rebar and plastic cap stamped PLS 3626; thence S 00°34'45"W, 664.10 feet to a 5/8 inch rebar with plastic cap stamped PLS 3626; thence, N 89°10'21"W, 194.56 feet to a 5/8 inch rebar with plastic cap stamped PLS 10677; thence S 00°35'26"W, 664.42 feet to the south line of said NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 5713; thence, along said south line N 89°22'26"W, 664.65 feet to the TRUE POINT OF BEGINNING, encompassing an area of 23.35 acres.

Jason Petersen \_\_\_\_\_ Date \_\_\_\_\_  
Maloree Petersen \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGEMENT**

State of Idaho \_\_\_\_\_ ss.

County of \_\_\_\_\_

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Jason Petersen and Maloree Petersen, husband and wife, known to me to be the persons who executed the foregoing Official Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

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

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

**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.



# Summary of comments: MLD0002-25 Blueline Plat.pdf

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Page:1

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 Number: 1 Author: David Fisher Subject: Note Date: 2025-02-20 07:56:42

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Trails End Road appears to continue, as private, with Misty Meadow Lane running North/South. As also shown on Phelps Tracts #2 plat, and BC GIS.

 Number: 2 Author: David Fisher Subject: Note Date: 2025-02-20 07:41:08

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This parcel should not be outlined since it is not part of this plat.

 Number: 3 Author: Monica Carash Date: 2025-01-13 13:48:39

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Road Name required

 Number: 4 Author: David Fisher Subject: Note Date: 2025-02-20 08:00:05

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Additional site plan still needed, showing proposed setbacks to existing structures.

 Number: 5 Author: David Fisher Subject: Note Date: 2025-02-20 08:04:11

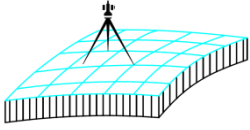
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Chair, or Chairwoman

 Number: 6 Author: David Fisher Subject: Note Date: 2025-02-20 08:01:39

---

his/her



## 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 – MLD0002-25 Peterson Subdivision

Dear Planning Dept.,

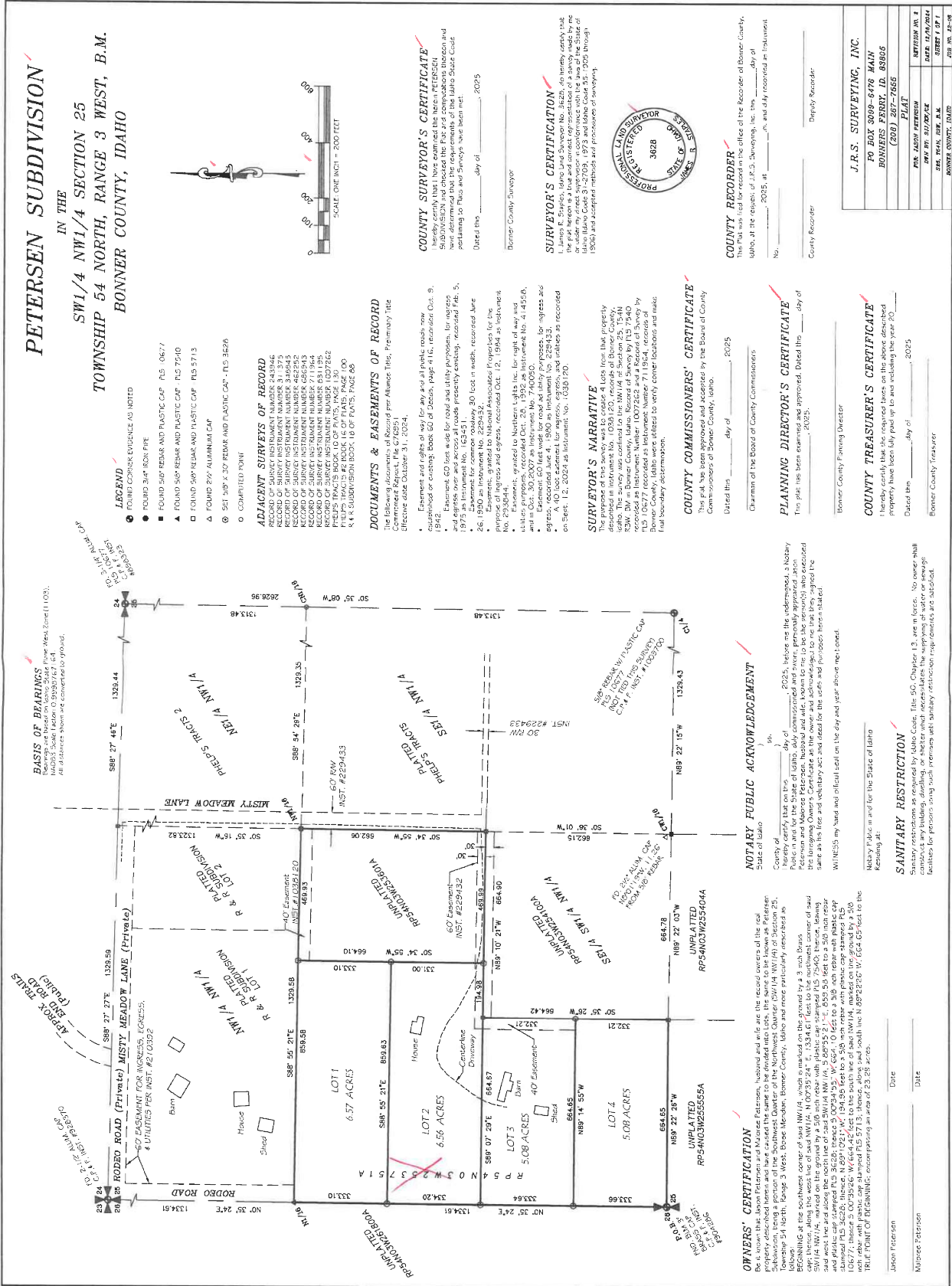
I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Remove parcel numbers
- 2) Identify basis of bearing line

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

Sincerely,

Tyson L.A. Glahe, PLS



**BASIS OF BEARINGS**  
Bearings are based on Idaho State Plane, NAD 83 (1103).  
All distances shown are converted to ground.

**LEGEND**  
● FOUND CORNER EVIDENCE AS NOTED  
■ FOUND 3/4" IRON PIPE  
■ FOUND 5/8" REBAR AND PLASTIC CAP - INS 06717  
▲ FOUND 5/8" REBAR AND PLASTIC CAP - INS 75740  
▲ FOUND 5/8" REBAR AND PLASTIC CAP - INS 5713  
▲ FOUND 2" ALUMINUM CAP  
● SET 1/8" x 3/32 REBAR AND PLASTIC CAP - INS 36296  
○ COMPLETED POINT

**ADJACENT SURVEYS OF RECORD**  
RECORD OF SURVEY INSTRUMENT NUMBERS 543946  
RECORD OF SURVEY INSTRUMENT NUMBER 311375  
RECORD OF SURVEY INSTRUMENT NUMBER 422542  
RECORD OF SURVEY INSTRUMENT NUMBER 656943  
RECORD OF SURVEY INSTRUMENT NUMBER 651195  
RECORD OF SURVEY INSTRUMENT NUMBER 1027262  
RECORD OF SURVEY INSTRUMENT NUMBER 1027262  
PHILIPS TRACTS #2 BOOK 16 OF PLATS, PAGE 100  
PHILIPS TRACTS #2 BOOK 16 OF PLATS, PAGE 65  
S & K SUBDIVISION BOOK 18 OF PLATS, PAGE 65

**DOCUMENTS & EASEMENTS OF RECORD**  
The following documents of Record per Alliance Title, Preliminary Title  
effective date October 31, 2024:  
1. Easement and right of way for oil and gas, made, now  
established or existing, book 60 of Deeds, page 416, recorded Oct. 9,  
1942.  
2. Easement, GO for use as for road and utility purposes, for ingress  
and egress over and across all roads presently existing, recorded Feb. 5,  
1975 as Instrument No. 163451.  
3. Easement, GO for use as for road and utility purposes, for ingress  
and egress over and across all roads presently existing, recorded Feb. 5,  
1975 as Instrument No. 163451.  
4. Easement, granted to National Association Properties for the  
purpose of ingress and egress, recorded Oct. 12, 1964 as Instrument  
No. 14558.  
5. Easement, granted to Northern Lights Inc. for right of way and  
utility purposes, recorded Oct. 26, 1932 as Instrument No. 414558,  
and as amended by Instrument No. 222433.  
6. Easement, GO for use as for road and utility purposes, for ingress  
and egress, recorded June 4, 1900 as Instrument No. 222433.  
7. Easement, GO for use as for road and utility purposes, for ingress  
and egress, recorded June 4, 1900 as Instrument No. 222433.  
8. Easement, GO for use as for road and utility purposes, for ingress  
and egress, recorded June 4, 1900 as Instrument No. 222433.  
9. Easement, GO for use as for road and utility purposes, for ingress  
and egress, recorded June 4, 1900 as Instrument No. 222433.  
10. Easement, GO for use as for road and utility purposes, for ingress  
and egress, recorded June 4, 1900 as Instrument No. 222433.

**COUNTY SURVEYOR'S CERTIFICATE**  
I, James R. Stoyles, Idaho Land Surveyor No. 3628, do hereby certify that  
the above described survey was made by me or under my direct supervision  
in accordance with the requirements of the Idaho State Code  
pertaining to this and surveys have been met.  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Bonner County Surveyor

**SURVEYOR'S CERTIFICATION**  
I, James R. Stoyles, Idaho Land Surveyor No. 3628, do hereby certify that  
the above described survey was made by me or under my direct supervision  
in accordance with the requirements of the Idaho State Code  
pertaining to this and surveys have been met.  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.



**COUNTY RECORDER**  
The plat has been approved and accepted by the Board of County  
Commissioners of Bonner County, Idaho.  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
County Recorder

**J.R.S. SURVEYING, INC.**  
PO BOX 3009-6478 MAIN  
BONNERS FERRY, ID. 83805  
(208) 287-7666  
PLAT  
FOR J.R.S. SURVEYING  
DATE 12/17/2024  
SHEET 1 OF 1  
BOOK 3007, PAGE 1035

**NOTARY PUBLIC ACKNOWLEDGEMENT**  
I, \_\_\_\_\_, Notary Public in and for the State of Idaho,  
do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
before me the undersigned, a Notary  
Public in and for the State of Idaho, duly commissioned and sworn, personally appeared \_\_\_\_\_,  
the foregoing Owners' Certificate as the owner and administrator of the above described  
same as his free and voluntary act and deed for the uses and purposes herein stated.  
WITNESS my hand and official seal on the day and year above first noted.

**OWNERS' CERTIFICATION**  
Be it known that James Peterson and Marlene Peterson, husband and wife are the record owners of the real  
property described herein and that they are the persons who executed the foregoing Owners' Certificate as the  
owner and administrator of the above described same as his free and voluntary act and deed for the uses and  
purposes herein stated.  
WITNESS my hand and official seal on the day and year above first noted.

**SANITARY RESTRICTION**  
No owner shall  
construct any building or  
structure on the above  
described property  
without first obtaining  
sanitary restriction  
approval from the  
Bonner County Health  
Department.

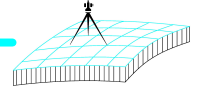
**COUNTY TREASURER'S CERTIFICATE**  
I hereby certify that the record taxes on the above described  
property have been fully paid up to and including the year 20\_\_\_\_.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
Bonner County Treasurer

**COUNTY COMMISSIONERS' CERTIFICATE**  
The plat has been approved and accepted by the Board of County  
Commissioners of Bonner County, Idaho.  
Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**PLANNING DIRECTOR'S CERTIFICATE**  
This plat has been examined and approved. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

# 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 #

15353

Date

1/28/2025

Bill To:

JRS

Project / Job #

25-001C Review MLD0002-25 - Petersen Sub

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
MLD0002-25 - Petersen Subdivision	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 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% ]

PETERSEN SUBDIVISION

IN THE  
SW1/4 NW1/4 SECTION 25  
TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M.  
BONNER COUNTY, IDAHO

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 3/4" IRON PIPE
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 10677
- ▲ FOUND 5/8" REBAR AND PLASTIC CAP - PLS 7540
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 5713
- △ FOUND 2 1/2" ALUMINUM CAP
- ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT

ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY INSTRUMENT NUMBER 243946  
RECORD OF SURVEY INSTRUMENT NUMBER 311375  
RECORD OF SURVEY INSTRUMENT NUMBER 348845  
RECORD OF SURVEY INSTRUMENT NUMBER 462252  
RECORD OF SURVEY INSTRUMENT NUMBER 686943  
RECORD OF SURVEY INSTRUMENT NUMBER 711964  
RECORD OF SURVEY INSTRUMENT NUMBER 831195  
RECORD OF SURVEY INSTRUMENT NUMBER 1007262  
PHELPS TRACTS BOOK 10 OF PLATS, PAGE 130  
PHELPS TRACTS #2 BOOK 16 OF PLATS, PAGE 100  
R & R SUBDIVISION BOOK 18 OF PLATS, PAGE 88

DOCUMENTS & EASEMENTS OF RECORD

The following documents of Record per Alliance Title, Preliminary Title Commitment Report, File 676951  
Effective date October 31, 2024.

- Easement and rights of way for any and all public roads now established or existing; Book 60 of Deeds, page 416, recorded Oct. 9, 1942.
- Easement 60 feet wide for road and utility purposes, for ingress and egress over and across all roads presently existing, recorded Feb. 5, 1975 as Instrument No. 163451.
- Easement for common roadway 30 foot in width, recorded June 26, 1980 as Instrument No. 229432.
- Easement, granted to National Associated Properties for the purpose of Ingress and egress, recorded Oct. 12, 1984 as Instrument No. 293844.
- Easement, granted to Northern Lights Inc. for right of way and utilities purposes, recorded Oct. 28, 1992 as Instrument No. 414558, and in Oct. 30, 2007 as Instrument No. 740050.
- Easement 60 feet wide for road and utility purposes, for ingress and egress, recorded June 4, 1980 as Instrument No. 229433.
- A 40 foot easement for ingress, egress, and utilities as recorded on Sept. 12, 2024 as Instrument No. 1038120.

SURVEYOR'S NARRATIVE

The purpose of this survey was to create 4 Lots from that property described in Instrument No. 1038120, records of Bonner County, Idaho. The survey was confined to the NW1/4 of Section 25, T54N R3W, BM in Bonner County, Idaho. Record of Survey by PLS 7540 recorded as Instrument Number 1007262 and a Record of Survey by PLS 10677 recorded as Instrument Number 711964, records of Bonner County, Idaho were utilized to verify corner locations and make final boundary determination.

COUNTY COMMISSIONERS' CERTIFICATE

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

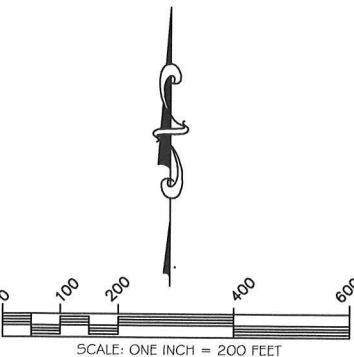
Bonner County Planning Director

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid up to and including the year 20\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Bonner County Treasurer



COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein PETERSEN SUBDIVISION and checked the Plat and computations thereon and have determined that the requirements of the Idaho State Code pertaining to Plats and Surveys have been met.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Bonner County Surveyor

SURVEYOR'S CERTIFICATION

I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m. and duly recorded as Instrument No. \_\_\_\_\_

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN  
BONNERS FERRY, ID. 83805  
(208) 267-7555

PLAT

FOR: JASON PETERSON

REVISION NO. 2

DWN BY: SJJ/KK/CK

DATE: 12/18/2024

S25, T64N, R3W, B.M.

SHEET 1 OF 1

BONNER COUNTY, IDAHO

JOB NO. 22-08

OWNERS' CERTIFICATION

Be it known that Jason Petersen and Maloree Petersen, husband and wife are the record owners of the real property described herein and have caused the same to be divided into Lots, the same to be known as Petersen Subdivision, being a portion of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 25, Township 54 North, Range 3 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at the southwest corner of said NW1/4, which is marked on the ground by a 3 inch Brass cap; thence, along the west line of said NW1/4, N 00°35'24" E, 1334.61 feet to the northwest corner of said SW1/4 NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, leaving said west line and along the north line of said SW1/4 NW1/4, S 88°55'21" E, 859.58 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 00°34'55" W, 664.10 feet to a 5/8 inch rebar with plastic cap stamped PLS 3628; thence, N 89°10'21" W, 194.98 feet to a 5/8 inch rebar with plastic cap stamped PLS 10677; thence S 00°35'26" W, 664.42 feet to the south line of said NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 5713; thence, along said south line N 89°22'26" W, 664.65 feet to the TRUE POINT OF BEGINNING; encompassing an area of 23.29 acres.

Jason Petersen \_\_\_\_\_ Date \_\_\_\_\_

Maloree Petersen \_\_\_\_\_ Date \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho )

County of \_\_\_\_\_ ss.

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Jason Petersen and Maloree Petersen, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that they signed the same as his free and voluntary act and deed for the uses and purposes herein stated.

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

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

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.

*PETERSEN SUBDIVISION  
EXTERIOR*

## INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	WEST 1/4 POB	116	2309783.030	2398912.667		
116	NE 00 35'24"	1334.610	117	2311117.569	2398926.410	
	NW COR FOR CLOSURE					
117	SE 88 55'21"	859.580	118	2311101.405	2399785.838	
	NE COR FOR LOT CLOSURE					
118	SW 00 34'55"	664.100	119	2310437.340	2399779.093	
	LOT CLOSURE					
119	NW 89 10'21"	194.980	120	2310440.155	2399584.133	
	LOT CLOSURE					
120	SW 00 35'26"	664.420	121	2309775.771	2399577.285	
	SE COR FOR LOT CLOSURE					
121	NW 89 22'26"	664.650	122	2309783.034	2398912.675	
	CLOSE TO POB FOR SUBDIVISION CLOSURE					
122	SW 65 56'29"	.008	116	2309783.030	2398912.667	
	WEST 1/4 POB					

INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
			NW COR FOR CLOSURE	117	2311117.569	2398926.410
117	SE 88 55'21"	859.580	118	2311101.405	2399785.838	
			NE COR FOR LOT CLOSURE			
118	SW 00 34'55"	333.100	123	2310768.322	2399782.455	
			LOT CLOSURE			
123	NW 88 55'21"	859.630	124	2310784.488	2398922.977	
			LOT 1 CLOSURE			
124	NE 00 35'24"	333.100	125	2311117.570	2398926.407	
			CLOSURE LOT 1			
125	SE 81 41'52"	003	117	2311117.569	2398926.410	
			NW COR FOR CLOSURE			

PETERSEN SUBDIVISION  
LOT 1



INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	LOT CLOSURE	119	2310437.340	2399779.093		
119	NW 89 10'21"	194.980	120 2310440.155	2399584.133		
	LOT CLOSURE					
120	NW 89 07'29"	664.670	126 2310450.309	2398919.541		
	CLOSURE LOT 2					
126	NE 00 35'24"	334.200	127 2310784.491	2398922.982		
	CLOSURE LOT 2					
127	SE 88 55'21"	859.630	128 2310768.326	2399782.460		
	CLOSURE LOT 2					
128	SW 00 34'55"	331.000	129 2310437.343	2399779.099		
	CLOSURE LOT 2					
129	SW 56 48'16"	.006	119 2310437.340	2399779.093		
	LOT CLOSURE					

PETERSEN SUBDIVISION  
Lot 2



## INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	LOT CLOSURE	120	2310440.155	2399584.133		
120	SW 00 35'26"	332.210	130 2310107.963	2399580.709		
			CLOSURE LOT 3			
130	NW 89 14'55"	664.650	131 2310116.679	2398916.117		
			CLOSURE LOT 3			
131	NE 00 35'24"	333.640	132 2310450.301	2398919.552		
			CLOSURE LOT 3			
132	SE 89 07'29"	664.670	133 2310440.148	2399584.145		
			CLOSURE LOT 3			
133	NW 56 28'27"	.013	120 2310440.155	2399584.133		
			LOT CLOSURE			

PETERSEN SUBDIVISION  
LOT 3

INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	SE COR FOR LOT CLOSURE	121	2309775.771	2399577.285		
121	NW 89 22'26"	664.650	122	2309783.034	2398912.675	
	CLOSE TO POB FOR SUBDIVISION CLOSURE					
122	NE 00 35'24"	333.660	134	2310116.676	2398916.111	
	CLOSURE LOT 4					
134	SE 89 14'55"	664.650	135	2310107.960	2399580.704	
	CLOSURE LOT 4					
135	SW 00 35'26"	332.210	136	2309775.768	2399577.280	
	CLOSURE LOT 4					
136	NE 60 55'34"	.007	121	2309775.771	2399577.285	
	SE COR FOR LOT CLOSURE					

*PETERSEN SUBDIVISION*  
*LOT 4*