### **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



To: J&J General Contractor's Inc.

From: Kyle Snider, Planner

Date: March 17, 2025

Subject: Blue-line review for MLD0004-25: Silver Mountain Tracts

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: **Mary Ann Jones**.

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.
- ✓ 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.
- ✓ County surveyor fee paid to the Bonner County Planning Department.
- ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.
- ✓ All conditions of approval must be met.
- ✓ 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: Silver Mountain Tracts		File No: <b>MLD0004-25</b>
Received by: Kyle Snider, Planner	Received from: Mary Ann Jones	Date Received: 02/03/2025

### **Blueline Review**

Completed	Date	Initial	Department/ Office
X	03/12/2025	KS	Bonner County Planning Department
X	02/14/2025	AB	Assessor's Office
Comments on blueline	02/14/2025	MM	Bonner County Road & Bridge Department
X	02/11/2025	МС	GIS Department
X	03/12/2025	TG	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: DATE OF REPORT: 3/17/2025

APPLICANT: J&J General Contractors Inc Mary PARCEL #: RP56N06W255120A

Ann Jones

**SUBDIVISION NAME/LOTS:** Silver Mountain Tracts

**SUMMARY OF PROPOSAL:** 

Divide one (1) 7.27-acre parcel into one (1) 5.00-acre lot and one (1) 2.27-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. Proof of urban services is required to create a lot below 2.5 acres in the Suburban (S) zone. Please submit a will-serve letter from Solar Acres Water showing that a water connection is available for all proposed lots.
- 4. Per BCRC 12-412, Note 19, the sanitary restrictions shall be lifted by Panhandle Health District.

### STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? 1-acre Suburban (S)

12-660 (D) (2) (f) Site area minimum: **No**Urban services: **Yes** 

### DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District In an area of City impact: **Yes** 

lift the sanitary restrictions on the property?: No

12-660 (D) (2) (a) Alignment with 12-621 Depth to width/ Angle of

existing/planned roads/easements: **Yes** intersection: **Yes** 

12-660 (D) (2) (g) Not divided by city, county, 12-626.A Environmental Features: **No** 

12-622 Submerged Lands: No

zoning, or public R-O-W boundaries: 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 Suburban (S).
- 3. The proposed lots are located off Silver Mountain Lane, a privately owned and privately maintained road.
- 4. The proposed lots are served by individual septic, Solar Acres water system, West Pend Oreille Fire District, and Avista for power; however, a will-serve for water has not been provided.
- 5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0850E, Effective Date 11/18/2009.
- 6. The proposed lots do not contain mapped slopes or mapped wetlands.

### 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**

March 17, 2025

Mary Ann Jones 166 Silver Mountain Lane Oldtown, ID 83822

SUBJECT: MLD0004-25: Silver Mountain Tracts

Dear Mary,

### 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
    - KS 02/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0850E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
  - Assessors
    - See letter from Assessor.
  - o GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - o 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

February 14, 2025

Bonner County Planning Dept SILVER MOUNTAIN TRACTS MLD0004-25 SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST RP56N06W255120A

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



### **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, February 11, 2025

Bonner County Planning Department

RE: PLAT REVIEW - SILVER MOUNTAIN TRACTS (MLD0004-25) **SECTION 25, TOWNSHIP 56N, RANGE 6W** 

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

### "SILVER MOUNTAIN TRACTS" SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SILVER UNTAIN TRACTS" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND IE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE		FILED THIS DAY OF 2025, AT M. AT THE REQUEST OF JAMES A SEWELL AND ASSOCIATES, LLC. IN BOOK AT PAGE
TTAINING TO PLATS AND SURVEYS HAVE BEEN MET.	OWNERS' CERTIFICATE	INSTRUMENT NO FEE:
TED THIS DAY OF	THIS IS TO CERTIFY THAT J & J. CENERAL CONTRACTORS, INC., AN IDAHO CORPORATION, IS THE RECORD OWNER OF THE REAL, PROFERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPUT INTO LOTS, THE SAME TO BE KNOWN AS STULKER MOUNTANT TRACTS., AND AND ADDITIONAL PROPERTY OF THE PROPERTY O	BONNER COUNTY RECORDER
BONNER COUNTY SURVEYOR  LANNING DIRECTOR'S CERTIFICATE	COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK B OF SOLAR ACES ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 4 OF PLATS, PAGE 4, RECORDS OF BONNER COLUNY, IDAHO, THENCE INTIZ 29°E, 30.0 FEET TO THE POINT OF BEONNING, THENCE WITH 22°E, ALONG THE WEST LINE OF SAUD SOLAR ACRES, 329.55 FEET TO READ HOME ACRES	RECORDER'S CERTIFICATE
THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF, 2025.	NO. 1947; THENCE SS738107W, 150.87 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE S104147W ALONG SAID WEST LINE, 237.14 FEET; THENCE S8913'41°E, 978.96 FEET TO THE POINT OF BEGINNING.	SUBJECT TO INSTRUMENT NO.  PER TITLE COMMITMENT ISSUED BY TITLEONE TITLE & ESCROW INSURANCE CO. FILE IN. 25534600. DATED JANIABY 13, 2023.
	TOGETHER WITH AN INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN HEREON.	CO. FILE NO. 25534600, DAIED JANUARY 13, 2025.  16515 PUBLIC UTILITY EASEMENT RECORDED: FEBRUARY 21, 1911
BONNER COUNTY PLANNING DIRECTOR	SAID PARCEL CONTAINING APPROXIMATELY 7.27 ACRES	423577 ACCESS & UTILITY EASEMENT RECORDED: APRIL 27, 1993
	SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS	525643 PUBLIC UTILITY EASEMENT RECORDED: JUNE 15, 1993
		674577 ACCESS & UTILITY EASEMENT RECORDED: APRIL 18, 2005  983606 CONDITION AS SHOWN ON THE OFFICIAL PLAT "LACEY ACRES"
ANHANDLE HEALTH DISTRICT 1  TARY RESTRICTIONS AS REDUED BY IDANG CODE, ITTLE 50, CHAPTER 13  IN FORCE, NO GOWER SHELT CONSTRUCT ANY BUILDING, DWELLING OR  LIER WHICH NECESSIATES THE SUPPLYING OF WATER OR SEWAGE  UNIES FOR PROPOSY USING SUCH PREMISES UNIT, SWATMARY RESTRICTION	MARY ANN JONES, PRESIDENT J & J GENERAL CONTRACTORS, INC.	RECORDED: MAY 26, 2021
DUNTY COMMISSIONERS' CERTIFICATE  S PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF	OWNERS' ACKNOWLEDGMENT	SURVEYOR'S CERTIFICATE  I HEREBY CERTIFY THAT THIS PLAY WAS PREPARED BY ME OR UNDO E 25. TOWNSHIP 50 NORTH, RANGE 6 WEST, BOISE MERIDAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHO CORRECTLY HEREON AND THE MONIMENTS HAVE BEEN PHAZES AND A COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL GRIDNANCES.
MISSIONERS, BUNNER COUNTY, IDAHO. ED THISDAY OF, 2025.	STATE OF	DATED THISDAY OF, 2025.
CHAIRMAN, MARD OF COUNTY COMMISSIONERS	ON THIS DAY OF NETWORK OF THE YEAR OF 2025, BEFORE WE PERSONALLY APPEARED MARY ANN JONES, PRESIDENT OF J & J GENERAL CONTRACTORS INC., KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCIENCED TO THE WITHING. AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.	BLU NEW
OUNTY TREASURER'S CERTIFICATE	I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.	DATE RUSSELL E. BADGLEY PLS No. 12458
HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20  ROVED THIS DAY OF, 2025.	NOTARY PUBLIC FOR THE STATE OF: RESIDING AT: MY COMMISSION EXPIRES:	SCIDIN 25, THY SAR, ING GALBAL SHEET TITLE:
, 2020	NOTARY PUBLIC	SCION 24, NP 540, NG 40,244 SILVER MOUNTAIN TRACTS  James A Serval and Associate 1111
BONNER COUNTY TREASURER		ENGINEERS – SURVEYORS – PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626

### Summary of comments: MLD0004-25 Blueline Plat.pdf

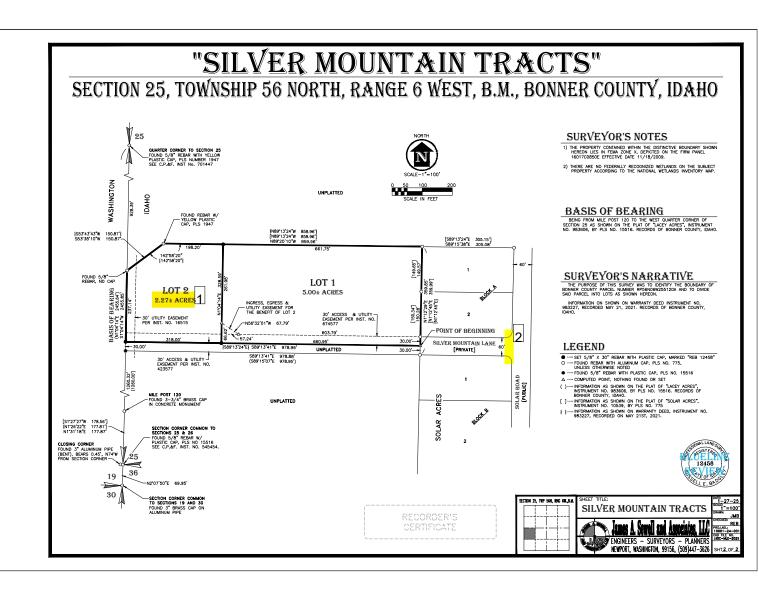
### Page:1

Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-03-17 08:03:31

Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-03-17 08:03:03

Number: 3 Author: Kyle Snider Subject: Highlight Date: 2025-03-17 08:01:44

Please change to "Chair"



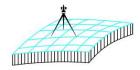
### Page:2

### Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-03-17 08:02:41

A will-serve showing urban water will be required to create a lot below 2.5 acres.

### Number: 2 Author: Matt Mulder Date: 2025-02-14 07:10:40 Show a dividing line between Silver Mtn Lane private ROW and the public ROW of Solar Rd.

### 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@glabaii

E-mail: manager@glaheinc.com Website: www.glaheinc.com

March 3, 2025

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

Re: Plat Review - MLD0004-25 Silver Mtn Tracts

Dear Planning Dept.,

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

1) No Comment

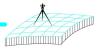
When these items have been addressed, the plat should be ready for signature.

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

Date

3/5/2025

Invoice # 15434

Bill To:

Sewell

Project / Job #

25-001L Review MLD0004-25 - Silver Mounta

Please submit payment by: 3/20/2025

INVOICE

\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review Copies & Recording Fees	265.00 43.14
MLD0004-25 - Silver Mountain Tracts	







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%

### **CLOSURES 1-23-25**

Mapcheck 1: SILVER MOUNTAIN TRACTS

Closure Summary

Error distance: 0.00'

Area: 316682.58 Sq. Ft.

Side 1: Line

Direction: N1°12'29"E Distance: 329.85'

Side 2: Line

Direction: N89°20'10"W Distance: 859.96'

Side 3: Line

Direction: S53°38'10"W Distance: 150.87'

Side 4: Line

Direction: S1°04'14"W Distance: 237.14'

Side 5: Line

Direction: S89°13'41"E Distance: 978.96'

Mapcheck 2: LOT 1 Closure Summary

Error distance: 0.01'

Area: 217721.34 Sq. Ft.

Side 1: Line

Direction: N1°12'29"E Distance: 329.85'

Side 2: Line

Direction: N89°20'10"W Distance: 661.75'

Side 3: Line

Direction: S1°04'14"W Distance: 328.59'

Side 4: Line

Direction: S89°13'41"E Distance: 660.95'

Mapcheck 3: LOT 2 Closure Summary

Error distance: 0.01'

Area: 98953.81 Sq. Ft.

Side 1: Line

Direction: N1°04'14"E Distance: 328.59'

Side 2: Line

Direction: N89°20'10"W Distance: 198.20'

Side 3: Line

Direction: S53°38'10"W Distance: 150.87'

Side 4: Line

Direction: S1°04'14"W Distance: 237.14'

Side 5: Line

Direction: S89°13'41"E Distance: 318.00'

## "SILVER MOUNTAIN TRACTS"

# SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SILVER MOUNTINN TRACTS" 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.

,2025.	
96	
Α̈́	
ATED THIS	

BONNER COUNTY SURVEYOR

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF , 2025.

BONNER COUNTY PLANNING DIRECTOR

## PANHANDLE HEALTH DISTRICT 1

SANTIAPY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13
ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING DWELLING OR
SHELTER WHICH NECESSIATES THE SUPPLYING OF WARTE OR SERVICE
FACULIES FOR PRESONS USING SUCH PREMISES UNTIL SANTIARY RESTRICTION
REQUIREMENTS ARE SATISFED.

## COUNTY COMMISSIONERS' CERTIFICATE

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

2025.
ì
٩
DAY
THIS
⊨
VTED.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20..... APPROVED THIS\_\_\_DAY OF

### BONNER COUNTY TREASURER

## OWNERS' CERTIFICATE

THE ST OF CERTIFY THAT A. & LOKENGE, CONFRACTORS, NO., AN IDAHO CORPORATION, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIED IN THIS CERTIFICATE AND THAS CAUSED THE SAID PROPERTY TO BE SPLIT IN CHIS, THE SOUTHWEST OWNER MOOINT HANCES. LOCATED IN THE SOUTHWEST OWNER MOOINT ON. TOWNSHIP SECTION SON TOWNSHIP SECTION SECTION SON TOWNSHIP SECTION SECTION SON TOWNSHIP SECTION SECTION

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK B OF SOLAR AGES, DACORRONG OF THE PLAT THEREOF, RECORDED IN BOOK 4 OF LATS, PAGE 4, RECORDS OF BOWNER COUNTY, IDAHO, THENCE ALONG OF THE TOTHER POINT OF BEGINNING, THENCE NITY-229°T, SOLO FEET TO THE POINT OF BEGINNING, THENCE NITY-229°T, DACO THE WEST LINE OF SAUD SOLAR ACREES, 329.85 FEET TO THE WORTHWEST CONSER OF LOT 1, BLOCK A OF SAUD SOLAR ACREES, THENCE NIGHTS OF SAUS SOLAR ACREES, THENCE NIGHTS, THENCE NIGHTS, THENCE NIGHTS, THENCE STATE OF THE SAUD SECTION 25; THENCE STATE OF THE NIGHTS OF SAUD SOLAR MEST LINE, 237.14 FEET, THENCE SUSHINING, DATE OF THE TOTHER WORD SET OF THE NIGHT OF THE THENCE STATE OF THE TOTHER TOWN OF SECTION 257.14 FEET, THENCE STATE OF THE TOWN OF SECTION 257.14 FEET OF THE TOWN OF SECTION 257.14 FEET OF THE SECTION 257.14 FEET

TOGETHER WITH AN INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN HEREON.

SAID PARCEL CONTAINING APPROXIMATELY 7.27 ACRES

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

MARY ANN JONES, PRESIDENT J & J GENERAL CONTRACTORS, INC.

## OWNERS' ACKNOWLEDGMENT

ON THIS DAY OF RED MARY ANN JONES, RESIDENT OF 2025, BEFORE ME PERSONALLY APPEARD MARY ANN JONES, RESIDENT OF J. & J. GENERAL CONTRACTORS INC., RONDM OR IDENTIFIED TO ME TO BE MAIN FERSON MADES NAME, SOBSCHABED, On HE WITHIN INSTRUMENT, AND ACKNOMEDGED TO ME THAT SHE EXECUTED THE SAME. COUNTY OF

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

RXPIR EXPIR	NOTARY PUBLIC FOR THE STATE OF:		RES:
FOR	THE STATE		ES:
	F0R		EXPI
	NOTARY	RESIDING AT:	MY COMMISSION EXPIRES:

NOTARY PUBLIC

## RECORDER'S CERTIFICATE

M. AT THE

BONNER COUNTY RECORDER FILED THIS DAY OF REQUEST OF JAMES A SEWELL AND ASSOCIATES, LLC. IN BOOK AT PAGE INSTRUMENT NO.

## SUBJECT TO INSTRUMENT NO.

PER TITLE COMMINAENT ISSUED BY TITLEONE TITLE & ESCROW INSURANCE CO. FILE NO. 25534600, DATED JANUARY 13, 2025.

PUBLIC UTILITY EASEMENT RECORDED: FEBRUARY 21, 1911 16515

ACCESS & UTILITY EASEMENT RECORDED: APRIL 27, 1993 PUBLIC UTILITY EASEMENT RECORDED: JUNE 15, 1993 525643

423577

ACCESS & UTILITY EASEMENT RECORDED: APRIL 18, 2005 674577

CONDITION AS SHOWN ON THE OFFICIAL PLAT "LACEY ACRES" RECORDED: MAY 26, 2021 983606

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER NO MONE DESCRION WAS FREPARED BY WE OR UNDER STON WAS IS BASED ON AN ACTUAL SURVEY LOCAGE IN SECTION STONE OF THE PROPERTY DAYS. TOWNSHIP 56 NORTH, RANGE 6 WEST, BOSE MERDIAM, BONIER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND MACIES ARE SHOWN CORRECTLY HEREON AND THE MONIMENTS HAVE BEEN PLACED AND ALL OT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN ORDINANCE.

. 2025. DAY OF DATED THIS



RUSSELL E. BADGLEY PLS No. 12458

1-27-25 CALE:



SHT.LOF.2

### SECTION 25, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO 1) THE PROPERTY CONTANED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FERM ZONE X, DEPICIED ON THE FIRM PANEL (6017/2085/G EFFECTIVE DATE 11/18/2009. BASIS OF BEARING BEING FROM MILE POST 120 TO THE WEST QUARTER CORNER OF SECTION S AS SHOWN ON THE PLAY OF "ALCEA VERSE", INSTRUCTION ON ON SASION, OF TAKEN ACCORDES OF BONNER COUNTY, IDANO. ON 933-9606, BY PLS NO. 15516, RECORDES OF BONNER COUNTY, IDANO. Elementary (2.4) Figure With Pulstic Oup, Marked Trees 12458\* United States with Allahum, one, PLS NO. 775, United Otherwast Moted Notes One-was (1.55) Figure With Pulstic Cap. PLS NO. 15516 ——FOUNDTIED POINT, NOTHING FOUND OR SET 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP. THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N06W255120A AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON. NEWPORT, WASHINGTON, 99156, (509)447-3626 SILVER MOUNTAIN TRACTS ( )—"NYCOMATION AS SHOWN ON THE PLAT OF "LACEY ACRES". NINTEMBERN IN O. 982606. BP FIS 180. 15516. RECORDS OF BOWNER COUNTY, IDAHO, ON THE PLAT OF "SOLAR ACRES". I ]—"NETROMATION SS GHOWN ON THE PLAT OF "SOLAR ACRES". I STRIMMENT NO. 10539. BP PLS NO. 775 SS GHOWN ON WARRANTY DEED, INSTRUMENT NO. 3982227, RECORDED ON MAY 215T, 2021. INFORMATION ON SHOWN ON WARRANTY DEED INSTRUMENT NO. 983227, RECORDED MAY 21, 2021. RECORDS OF BONNER COUNTY, IDAHO. SURVEYOR'S NARRATIVE SURVEYOR'S NOTES LEGEND "SILVER MOUNTAIN TRACTS" SECTION 25, TWP 56N, RNG 6W,,B.M. [ENBFIC] ZOFYK KOYD ,0 SILVER MOUNTAIN LANE [PRIVATE] POINT OF BEGINNING [S89'13'24"E 305.15'] S89'15'38"E 305.08' SOLAR ACRES n1.15,42,E} [n1.15,42,E n1.15,38,E SCALE-1"=100 229.82 30.00 30' ACCESS & UTILITY— EASEMENT PER INST. NO. 674577 UNPLATTED 5.00± ACRES 603.79 UNPLATTED LOT 1 {N89\*13'24"W 858.96'} [N89\*13'24"W 858.96'] N89\*20'10"W 859.96' INGRESS, EGRESS & - UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 S89'13'24"E} S89'13'41"E 978.96' UNPLATTED S89\*13\*41"E 978.88\* (S89\*15\*07"E 978.95\*) N56'32'01"W 67.79" QUARTER CORNER TO SECTION 25 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS NUMBER 1947 SEE C.P.&F. INST No. 701447 FOUND REBAR W/ - YELLOW PLASTIC CAP, PLS 1947 SECTION CORNER COMMON TO SECTIONS 25 & 26 FOUND 5/8" REBAR W/ PLASTIC CAP, PLS NO 15516 SEE C.P.&F. INST. NO. 545454. 30' ACCESS & UTILITY — EASEMENT PER INST. NO. 423577 MILE POST 120 FOUND 3-3/4" BRASS CAP IN CONCRETE MONUMENT -SECTION CORNER COMMON TO SECTIONS 19 AND 30 FOUND 3" BRASS CAP ON ALUMINUM PIPE LOT 2 2.27± ACRES 30' UTILITY EASEMENT PER INST. NO. 16515 N2'07'50"E 69.95' OHAGI 25 36 150.87'} 150.87'\_ CLOSING CORNER FOUND 3" ALUMINUM PIPE (BENT), BEARS 0.45', N74"W FROM SECTION CORNER 67 \ 8 WASHINGTON FOUND 5/8"— REBAR, NO CAP [S1'27'27"W 178.56"] (N1'26'22"E 177.81')-N1'31'18"E 177.87' {S53'43'43"W S53'38'10"W

1-27-25 SCALE:"=100\* DRAWN:

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