

# 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: Ted Davis

From: Dave Fisher, Planner

Date: March 12, 2025

**Subject: Blue-line review for MLD0005-25: Davis 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>Davis Subdivision</b>		File No: <b>MLD0005-25</b>
Received by: Dave Fisher, Planner	Received from: James Staples; J.R.S. Surveying Inc.	Date Received: 2/6/2025

### Blueline Review

Completed	Date	Initial	Department/ Office
X	3/12/25	DF	Bonner County Planning Department
Comments/letter	2/14/25	AB	Assessor's Office
Comments	2-13-25	MM	Bonner County Road & Bridge Department
Road Name required. Create and show easement	2/11/202 5	MC	GIS Department
X	02/19/20 25	LB	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** MLD0005-25

**DATE OF REPORT:** 3/12/2025

**APPLICANT:** Ted Davis

**PARCEL #:** RP57N01W103600A

**SUBDIVISION NAME/LOTS:** Davis Subdivision

#### SUMMARY OF PROPOSAL:

This proposal divides one (1) approximate 115.5 acre parcel into one (1) 6.16 acre lot with an approximate 109.34 acre remainder.

**THE APPLICATION** IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

#### CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per Bonner County GIS; an approved road name will be required.
4. Per Bonner County Assessor; Verify ownership of Q-1722-2E.
5. Per Bonner County Road & Bridge; Show ROW width for Sunnyside Cutoff, remove "road" from name, and label as "public."
6. Per BCRC12-646(C); Initial Point to be shown on face of plat.
7. Per BCRC12-646(D); Show status of all adjoining properties on face of plat.
8. Per BCRC12-646(D); All principal property lines to be shown.

9. Per BCRC12-646(M); All wetland boundaries, proposed easements, easements, sewer systems, and utility lines, to be shown.
10. Per BCRC12-646(L); Location of all watercourses, base flood elevations, the elevations derived from flood insurance rate maps, and approximate areas subject to inundation of stormwater overflow to be shown on face of plat.
11. Per BCRC12-648(B) & Idaho Code 50-1304; Surveyor's Narrative to be included on face of plat.
12. Per BCRC12-646(M); water and sewer services to be indicated on plat.

#### **STANDARDS REVIEW:**

<b>DOES PROJECT MEET ZONING DISTRICT MINIMUMS?</b>			
	<b>5-Acres</b>	<b>Rural 5 (R-5)</b>	
12-660 (D) (2) (f) Site area minimum:	<b>Yes</b>	Urban services:	<b>N/A</b>
<b>DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?</b>			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	<b>N/A</b>	In an area of City impact:	<b>No</b>
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>Yes</b>
		12-622 Submerged Lands:	<b>Yes</b>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-626.A Environmental Features:	<b>Yes</b>

#### **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 lot is zoned Rural 5 (R-5).
3. The proposed lot will be served by individual well for water and individual septic for sewage.
4. The proposed lot will be served by Northern Lights Inc. and Northside Fire District.
5. The proposed lot does not contain watercourses or wetlands.
6. The proposed lot does not have submerged lands.
7. The proposed lot contains slopes over 30%.
8. The proposed lot is accessed by Ray Davis Lane, a privately owned and maintained easement.

#### **NOTICE OF ADMINISTRATIVE DECISION:**

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'S' or 'M' followed by a horizontal line.

Planning Department

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## Blueline Review Letter

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March 12, 2025

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

**SUBJECT: MLD0005-25: Davis 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
    - KS 02/27/2025: Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0750E, Effective Date 11/18/2009. Per county GIS and the blueline plat the proposed lot is within SFHA Zone X. 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

February 14, 2025

Bonner County Planning Dept  
DAVIS SUBDIVISION  
MLD0005-25  
SECTION 10, TOWNSHIP 57 NORTH, RANGE 1 WEST  
RP57N01W103600A

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.

Check POB in Owner's Cert and label POB on plat face

Correct the grantor names in Notary Acknowledgement

Verify ownership of Q-1722-2E - part of remainder or owned by Army Corps?

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)

Tuesday, February 11, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – DAVIS SUBDIVISION (MLD0005-25)  
SECTION 10, TOWNSHIP 57N, RANGE 1W**

To Whom It May Concern:

The existing shared driveway 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.

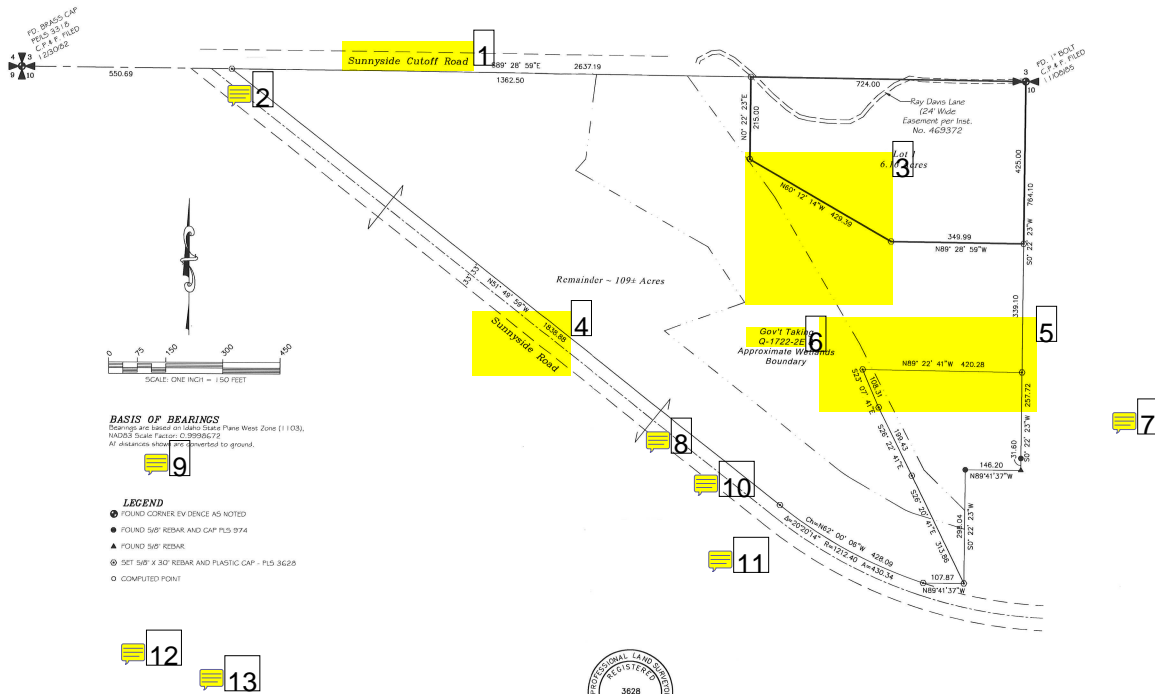
Please show or create Ingress, Egress & Utility Easement for new road.

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>



**DAVIS SUBDIVISION**  
 IN THE  
 NE1/4 NW1/4 of SECTION 10  
 TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M.  
 BONNER COUNTY, IDAHO  
 Sheet 1 of 2



J.R.S. SURVEYING, INC.	
PO BOX 3039-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 287-7555	
DAVIS SUBDIVISION	
FOR TYP & PRINTING DATA	REVISION NO. 1
DRAWN BY: JRS/JRS	DATE: 02/06/2008
DATE: 02/06/2008	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 24-01

# Summary of comments: MLD0005-25 Blueline Plat.pdf

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## Page:1

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Number: 1 Author: Matt Mulder Date: 2025-02-13 14:53:36

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Show ROW width for Sunnyside Cutoff. Remove "Road" as Cutoff is the designation. Label it as public.



Number: 2 Author: David Fisher Subject: Note Date: 2025-03-12 14:24:12

---

Show Initial Point



Number: 3 Author: Monica Carash Date: 2025-02-11 16:01:42

---

Road Name required



Number: 4 Author: Matt Mulder Date: 2025-02-13 14:53:51

---

Label Sunnyside Road as public.



Number: 5 Author: Monica Carash Date: 2025-02-11 16:02:33

---

Show roadway and create easements if they are not yet created



Number: 6 Author: Andrea Ballard Date: 2025-03-12 12:31:28

---

Is this part of remainder or owned by Army Corps?



Number: 7 Author: David Fisher Subject: Note Date: 2025-03-12 14:25:59

---

Show status of all surrounding properties.



Number: 8 Author: David Fisher Subject: Note Date: 2025-03-12 14:29:03

---

Show complete parent parcel/remainder.



Number: 9 Author: David Fisher Subject: Note Date: 2025-03-12 15:11:32

---

Linework



Number: 10 Author: David Fisher Subject: Note Date: 2025-03-12 14:41:17

---

Include easements/utility lines, et cetera



Number: 11 Author: David Fisher Subject: Note Date: 2025-03-12 14:39:50

---

Location of all wetlands, watercourses, base flood elevations /FIRM panels to be included.



Number: 12 Author: David Fisher Subject: Note Date: 2025-03-12 15:18:33

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Add water and sewer statements



Number: 13 Author: David Fisher Subject: Note Date: 2025-03-12 15:10:15

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Add Surveyor's Narrative

DAVIS SUBDIVISION  
IN THE  
NW1/4 of GOVERNMENT LOT 3, SECTION 10  
TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M.  
BONNER COUNTY, IDAHO  
Sheet 2 of 2

**OWNER'S CERTIFICATION** Ramsell Ted Davis and Ingegne U. Lyon  
Be it known that ~~the undersigned parties~~ and the record  
owners of the ~~property~~ described herein and have caused the same to be divided  
into lots, ~~which~~ **4** be known as Davis Subdivision, being part of the Northeast  
Quarter ~~Section 10~~ **4** East Quarter No. 1A NW 1/4 of Section Ten (10), Township  
Fifty-seventh (57) North, Range One (1) West, Boise Meridian, Bonner County, Idaho  
and more particularly described as follows:

Beginning at a one inch bolt marking the **Northwest corner of said Government Lot 3**  
thence along the north line of Government Lot 3, N 20°22' 53" W, 724.00 feet to a  
5/8 inch rebar and plastic cap stamped PLS 3628; thence parallel to the East line of  
Government Lot 3, S 00°22' 23" W, 215.00 feet to a 5/8 inch rebar and plastic cap  
stamped PLS 3628; thence S 60°12' 14" E, 425.39 feet to a 5/8 inch rebar and  
plastic cap stamped PLS 3628; thence S 89°26' 59" E, parallel to the North line of  
the Section, 345.39 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628 on  
the East line of Government Lot 3, thence along said East line, N 00°22' 23" E,  
425.00 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement 24 feet in width for ingress, egress,  
and utilities as recorded in instrument Number 463372, records of Bonner County,  
Idaho.

SUBJECT TO a right of way easement for an electrical transmission and distribution  
line as recorded in instrument Number 267620 records of Bonner County, Idaho.

SUBJECT TO a right of way easement for an electrical power line as described in  
instrument Number 24204, records of Bonner County, Idaho.

SUBJECT TO an easement for an electrical power line as recorded in instrument  
18337, records of Bonner County, Idaho.

Ramsell Ted Davis	Date _____
Ingegne U. Lyon	Date _____

**NOTARY PUBLIC ACKNOWLEDGEMENT**

State of Idaho ss.  
County of \_\_\_\_\_ )  
I, \_\_\_\_\_, do hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me the  
undersigned, a Notary Public in and for the State of Idaho, and personally appeared **Ted Davis and Ingegne U. Lyon** and wife,  
known to me to be the persons who executed the foregoing Certificate as the owner(s) and acknowledged to me that they are 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:

**COUNTY COMMISSIONERS' CERTIFICATE**

The 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**

The 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

**SANITARY RESTRICTION**

Sanitary restrictions as required by Idaho Code, Title 50, Chapter  
13, are in force. No owner shall construct any building, dwelling, or  
other which necessitates the supplying of water or sewage  
facilities for persons using such premises until sanitary restriction  
requirements are satisfied.

**COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined the herein DAVIS  
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. Stearns, PLS 3628, State of Idaho, do hereby certify that this  
Plat was prepared by me or under my direction and is based on  
an actual survey located in Section 10, Township 57 North, Range 1 West,  
of the Boise Meridian, Bonner County, Idaho; that the distances,  
and angles are shown correctly thereon and **3** monuments have been  
placed and all lot corners are properly set and that the survey is in  
compliance with all provisions of applicable State and Local Ordinances.



**COUNTY RECORDER**

This Plat was filed for record in the office of the Recorder of Bonner County,  
Idaho, as the request of J.R. Stearns, Inc. this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025, at \_\_\_\_\_ m, and duly recorded as Instrument

No. \_\_\_\_\_ **4**

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3658-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
DAVIS SUBDIVISION	
FILED BY & EXAMINED DATE	SECTION NO. 1
DWN BY: JRS/JS	DATE: 05/08/2025
DIV: 757K, B.M. B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 24-05

## Page:2



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Number: 1 Author: David Fisher Subject: Note Date: 2025-03-12 15:03:51

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Only one.



---

Number: 2 Author: Andrea Ballard Date: 2025-02-14 12:05:55

---

not correct ? NENW



---

Number: 3 Author: David Fisher Subject: Note Date: 2025-03-12 15:08:18

---

properly\*



---

Number: 4 Author: David Fisher Subject: Note Date: 2025-03-12 15:09:14

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2025

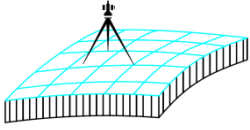


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Number: 5 Author: Andrea Ballard Date: 2025-02-14 11:57:20

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update names



## 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)

February 19<sup>th</sup>, 2025

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

Re: Plat Review – MLD0005-25 Davis Subdivision

Dear Planning Dept.,


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

- 1) Show Basis of Bearing on Linework.
- 2) CP&F's are aged.
  - a. Confirm accessories are existing.
- 3) Show detail for Sunnyside Road and/or with access to the lot.
  - a. Note Status, public or private
- 4) Review calls to Gov't Lot 3.
- 5) Update Names in Notary Block
  - a. Might need two notary blocks

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

Sincerely,

A handwritten signature in blue ink that reads "Tyson L.A. Glahe".

 Digitally signed by Tyson L.A. Glahe, PLS  
Date: 2025.02.19 11:03:24 -08'00'

Tyson L.A. Glahe, PLS

## BONNER COUNTY &amp; CITY SUBDIVISION SUBMITTAL CHECKLIST

PROPOSED SUBDIVISION NAME: Davis subdivision SUBMIT DATE: 02/10/25NO. LOTS/TRACTS/PARCELS 1 FEE: \_\_\_\_\_COMPANY SUBMITTING PLAT: J.R.S. Surveying, Inc.IDAHO SURVEYOR NAME AND LICENSE #: James R. Staples #3628

	APPLICANT INITIAL	SURVEYOR REVIEW PRELIMINARY PLAT	SURVEYOR REVIEW FINAL PLAT
1. BONNER COUNTY PLAT - FILE NUMBER: <u>MLD0005-25</u>			
2. PLAT WITHIN A CITY IMPACT AREA			
3. CITY PLAT - CITY NAME & FILE NUMBER: _____			
4. 18" X 27" WITH 3 1/2" MARGIN AT LEFT END; 1/2" ON OTHER ENDS			
5. ONE PAPER COPY OF FINAL PLAT			
✓ 6. NORTH ARROW			
✓ 7. BASIS OF BEARING & SOURCE NOTED ON <u>LINEWORK</u>			
✓ 8. SCALE			
✓ 9. STAMPED, SIGNED & DATED			
✓ 10. SUBDIVISION NAME (NOT DUPLICATE OF EXISTING PLAT)			
✓ 11. SECTION			
✓ 12. TOWNSHIP			
✓ 13. RANGE			
✓ 14. MERIDIAN			
✓ 15. COUNTY			
N/A 16. CITY			
✓ 17. STATE			
✓ 18. LEGEND			
N/A 19. VICINITY MAP (BCRC 12-642(b)(1))			
? 20. SURVEYORS NARRATIVE			
21. EASEMENTS; LOCATION, WIDTH & PURPOSE			
22. BLOCK NUMBERS			
23. LOT NUMBERS FOR ALL LOTS, TRACTS, OPEN SPACES, ETC.			
24. ROAD RIGHT-OF-WAY WIDTHS			
25. ROAD RIGHT-OF-WAY; CENTERLINE LOCATIONS			
26. ROAD RIGHT-OF-WAY; DEDICATIONS			
✓ 27. BEARINGS AND DISTANCES OF EXTERIOR BOUNDARY			
✓ 28. BEARINGS AND DISTANCES OF INTERIOR LOT LINES			
✓ 29. EXTERIOR BOUNDARY CORNERS; MATERIAL, SIZE, LENGTH			
✓ 30. INTERIOR LOT CORNERS; MATERIAL, SIZE, LENGTH			
N/A 31. CENTERLINE MONUMENTS, IF NECESSARY			

COUNTY SURVEYOR  
 REVIEW COMPLETE  
 2/19/25

Does  
Remainder  
Need  
to  
Be  
Included?

DATE →

	APPLICANT INITIAL	SURVEYOR REVIEW PRELIMINARY PLAT	SURVEYOR REVIEW FINAL PLAT
<del>NO</del> 32. REFERENCE TO ADJOINING SUBDIVISIONS OR RECORDS OF SURVEY			
✓ 33. DESCRIPTION OF ALL MONUMENTS (PUBLIC LAND SURVEY CORNERS & SECTION SUBDIVISION CORNERS)			
34. NO ENCROACHMENT UPON MARGINS OF PLAT			
35. CLARITY OF ALL LINES			
36. LEGAL DESCRIPTION OF EXTERIOR BOUNDARY-OWNERS CERT			
37. CLOSURE REPORTS ON EXTERIOR BOUNDARY & ALL LOTS			
38. ACREAGE TO THREE DECIMAL PLACES (S.F. -NEAREST FOOT)			
✓ 39. TIE TO TWO PUBLIC LAND SURVEY OR MONUMENTS RECOGNIZED BY THE COUNTY SURVEYOR/CITY SURVEYOR			
? 40. COPY OF CORNER PERPETUATION FORMS ON CORNERS USED TO CONTROL SUBDIVISION AND PERTINENT ROS & PLATS			
? 41. CENTER OF SECTION MONUMENTED AND CP&F PREPARED			
✓ 42. CURVE DATA INCL.DELTA, RADIUS, CHORD BRG/DIST, LENGTH			
<del>NO</del> 43. GENERAL NOTES & DETAILS			
<del>N/A</del> 44. CUL-DE-SAC & KNUCKLE RADIUS			
✓ 45. SURVEYOR'S CERTIFICATE			
46. OWNER'S DEDICATION CERTIFICATE			
✓ 47. COMPANY TITLE BLOCK			
48. SPECIAL CONDITIONS APPLICABLE TO THE SUBDIVISION			
49. REFERENCE TO BOUNDARY CONFLICTS WITH ADJOINERS			
50. SPECIAL SETBACK LINES			
51. PRIVATE RESERVATIONS			
52. PUBLIC/PRIVATE DEDICATIONS			
✓ 53. NOTARY PUBLIC FORMAT & STAMP			
54. HIGHWAY DISTRICT APPROVAL			
✓ 55. COUNTY SURVEYOR CERTIFICATION			
✓ 56. COUNTY TREASURER CERTIFICATION (ONLY VALID FOR 30 DAYS)			
DATE → 57. COUNTY RECORDER CERTIFICATION			
✓ 58. COUNTY COMMISSIONERS' CERTIFICATION			
✓ 59. SANITARY RESTRICTION/HEALTH DISTRICT APPROVAL			
<del>N/A</del> 60. CITY COUNCIL / MAYOR APPROVAL			
<del>N/A</del> 61. CITY ENGINEER SIGNATURE			
<del>N/A</del> 62. CITY CLERK SIGNATURE			
? 63. WATER & SEWER SYSTEM STATEMENTS			
✓ 64. <del>CITY</del> PLANNER SIGNATURE, IF APPLICABLE			
65. FIELD CHECK (ALL PINS SET OR BOND IN PLACE)			
66. NO SIGNIFICANT CHANGES IN MAPPING FROM PRELIMINARY TO FINAL PLAT			

PRELIMINARY SUBMITTAL CERTIFIED BY PLS \_\_\_\_\_ DATE REVIEWED \_\_\_\_\_

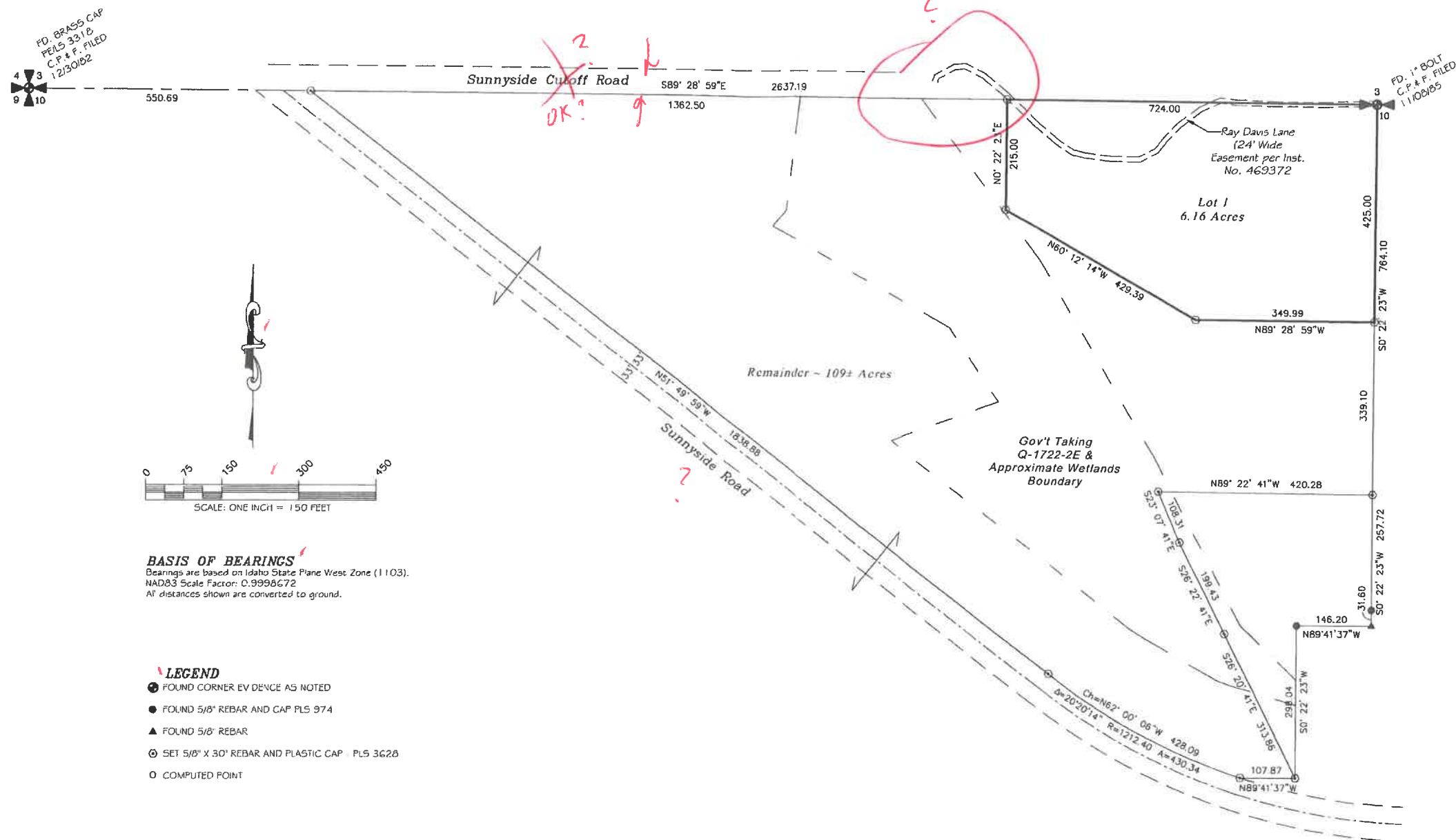
FINAL PLAT SUBMITTAL CERTIFIED BY PLS \_\_\_\_\_ DATE REVIEWED \_\_\_\_\_

## INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	POB FOR LOT CLOSURE		45	100000.0000	100000.0000	
45	NW 89 28'59" ✓	724.00 ✓	46	100006.5321	99276.0295	
			COMP FOR LOT CLOSURE			
46	SW 00 22'23" ✓	215.00 ✓	47	99791.5367	99274.6296	
			COMP FOR LOT CLOSURE			
47	SE 60 12'14" ✓	429.39 ✓	48	99578.1663	99647.2539	
			COMP FOR LOT CLOSURE			
48	SE 89 28'59" ✓	349.99 ✓	49	99575.0086	99997.2296	
			COMP FOR LOT CLOSURE			
49	NE 00 22'23" ✓	425.00 ✓	50	99999.9996	99999.9968	
			COMP FOR LOT CLOSURE			
50	NE 82 55'44"	0.00	45	100000.0000	100000.0000	
			POB FOR LOT CLOSURE			



**DAVIS SUBDIVISION**  
IN THE  
NE1/4 NW1/4 of SECTION 10  
TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M.  
BONNER COUNTY, IDAHO  
Sheet 1 of 2



J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
DAVIS SUBDIVISION	
FOR: TED & KRISTINE DAVIS	REVISION NO. 1
DWN BY: JRS/KK	DATE: 02/05/2025
SIO, T57N, R1W, B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 24-60

DAVIS SUBDIVISION  
IN THE  
NW1/4 of GOVERNMENT LOT 3, SECTION 10  
TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M.  
BONNER COUNTY, IDAHO  
Sheet 2 of 2

**OWNER'S CERTIFICATION** Raynold Ted Davis and Imogene U. Lyon  
Be it known that Ted Davis and Kristine Davis, 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 Davis Subdivision, being part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Ten (10), Township Fifty-seven (57) North, Range One (1) West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

Beginning at a one inch bolt marking the Northeast corner of said Government Lot 3; thence along the north line of Government Lot 3, N 89°28'59" W, 724.00 feet to a 5/8 inch rebar and plastic cap stamped PL5 3628; thence parallel to the East line of Government Lot 3, S 00°22'23" W, 215.00 feet to a 5/8 inch rebar and plastic cap stamped PL5 3628; thence S 60°12'14" E, 429.39 feet to a 5/8 inch rebar and plastic cap stamped PL5 3628; thence S 89°28'59" E, parallel to the North line of the Section, 349.99 feet to a 5/8 inch rebar and plastic cap stamped PL5 3628 on the East line of Government Lot 3; thence along said East line, N 00°22'23" E, 425.00 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement 24 feet in width for ingress, egress, and utilities as recorded in Instrument Number 469372, records of Bonner County, Idaho.

SUBJECT TO a right of way easement for an electrical transmission and distribution line as recorded in Instrument Number 267620 records of Bonner County, Idaho.

SUBJECT TO a right of way easement for an electrical power line as described in Instrument Number 24204, records of Bonner County, Idaho.

SUBJECT TO an easement for an electrical power line as recorded in Instrument 18337, records of Bonner County, Idaho.

Raynold Ted Davis	Date
Imogene U. Lyon	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 Ted Davis and Kristine Davis, husband and wife, known to me to be the persons who executed the foregoing Owner's Certificate as the owner(s) 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:

**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

Chairwoman 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

**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.

**COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined the herein DAVIS 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, PL5 3628, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 10, Township 57 North, Range 1 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all Lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



**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 , 2024, 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

DAVIS SUBDIVISION

FOR: TSD & KRISTINE DAVIS

REVISION NO. 1

DWN BY: JRS/KK

DATE: 02/05/2025

S10, T57N, R1W, B.M.

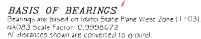
SHEET 1 OF 2

BONNER COUNTY, IDAHO

JOB NO. 24-60

## IN THE

Sheet 1 of 2



### LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND CAP PLS 374
- ▲ FOUND 5/8" REBAR
- ④ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 362B
- COMPLETED POINT



J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
DAVIS SUBDIVISION	
FOR TED & KRISTINE DAVIS	REVISION NO 1
DRAW BY JRS/JK	DATE 01/05/2020
212 TSTA NW, SW	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO 24-60

## IN THE

Sheet 2 of 2

Be it known that Red Hens and Hensons, Inc., and James A. Henson, and 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 Davis Subdivision, being part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Ten (10), Township

SUBJECT TO AND TOGETHER WITH an easement 24 feet in width for ingress, egress, and utilities as recorded in Instrument Number 469372, records of Blaine County, Idaho.

SUBJECT TO a right of way easement for an electrical transmission and distribution line as recorded in instrument Number 267620 records of Bonner County, Idaho.

SUBJECT TO a right of way easement for an electrical power line as described in Instrument Number 24204, records of Bonne County, Idaho.

SUBJECT TO an easement for an electrical power line as recorded in Instrument 18337, records of Bonner County, Idaho.

Raymond Ted Davis

Date \_\_\_\_\_

Imogene U. Lyon

Date \_\_\_\_\_

## State of Idaho

39

Coverly, hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me the undersigned, a Notary Public, \_\_\_\_\_, the following (1) \_\_\_\_\_ duly commissioned and sworn, personally appeared Ted Davis and Kristina Davis, husband and wife, known to me to be the persons who executed the foregoing Owner's Certificate as the owner(s) and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

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

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

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

Chairwoman of the Board of Green Communities

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

Donner Course Planning Director

I hereby certify that the required taxes on the above described property have been fully paid up to and including January 31, 2017.

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

Bayer County Treasurer

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 waived.

I hereby certify that I have examined the herein DAVIS  
SUBDIVISION and checked the Plat and computations thereon and  
have determined that the requirements of the Idaho State Code

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

Borger County Surveyor

I, James R. Guepkes, PLS 36528, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 10, Township 57 North, Range 1 West, of the Boise Meridian, Blaine County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all 1/4 corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



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 \_\_\_\_\_

No. \_\_\_\_\_

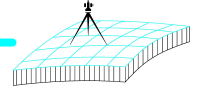
County Recorder

### Deeds Records

J.R.S. SURVEYING, INC.	
PO BOX 3050-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
DAVIS SUBDIVISION	
FOR: TED & KRISTINE BAYES	NAVIGON NO. 5
OWN SET: JES/JON	DATE: 02/05/2025
20. T67N. R1E. 24E	SHEET: 1 OF 2
BONNER COUNTY, IDAHO	DRN NO. 44-50

# 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 #

15431

Date

2/19/2025

Bill To:

JRS

Project / Job #

25-001J Review MLD0005-25 - Davis Subdivi

Please submit payment by: 3/6/2025

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0005-25 - Davis Subdivision	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



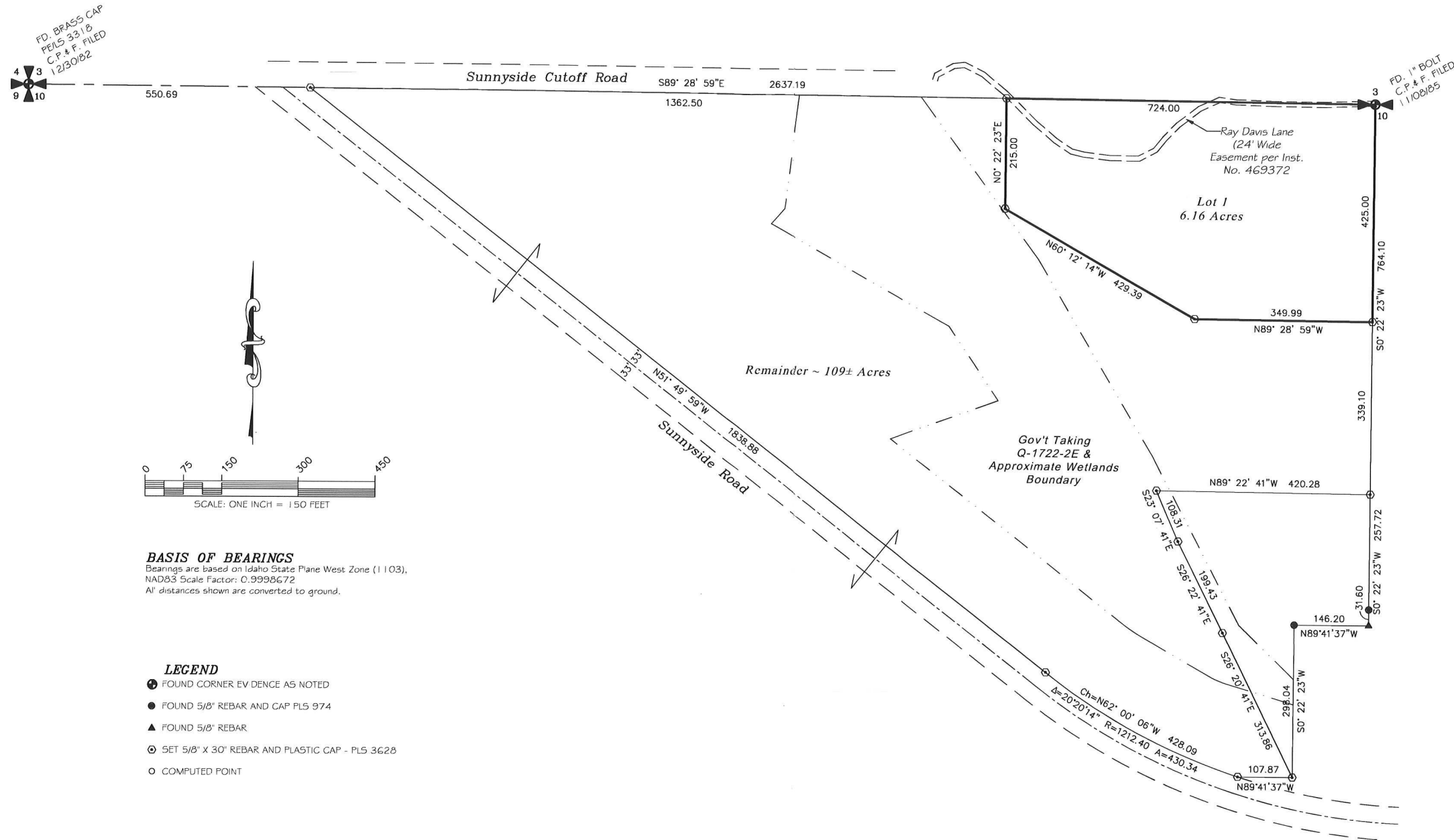
THANK YOU FOR YOUR BUSINESS

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% ]

**DAVIS SUBDIVISION**  
IN THE  
**NE1/4 NW1/4 of SECTION 10**  
**TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M.**  
**BONNER COUNTY, IDAHO**  
Sheet 1 of 2



**BASIS OF BEARINGS**  
Bearings are based on Idaho State Plane West Zone (1103),  
NAD83 Scale Factor: 0.9998672  
All distances shown are converted to ground.

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
  - FOUND 5/8" REBAR AND CAP PLS 974
  - ▲ FOUND 5/8" REBAR
  - SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
  - COMPUTED POINT



J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
DAVIS SUBDIVISION	
FOR: TED & KRISTINE DAVIS	REVISION NO. 1
DWN BY: JRS/KK	DATE: 02/05/2025
S10, T57N, R1W, B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 24-60

DAVIS SUBDIVISION  
IN THE  
NW1/4 of GOVERNMENT LOT 3, SECTION 10  
TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M.  
BONNER COUNTY, IDAHO  
Sheet 2 of 2

OWNER'S CERTIFICATION

Raynold Ted Davis and Imogene U. Lyon  
Be it known that ~~Ted Davis and Kristine Davis, 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 Davis Subdivision, being part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Ten (10), Township Fifty-seven (57) North, Range One (1) West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

Beginning at a one inch bolt marking the Northeast corner of said Government Lot 3; thence along the north line of Government Lot 3, N 89°28'59" W, 724.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence parallel to the East line of Government Lot 3, S 00°22'23" W, 215.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 60°12'14" E, 429.39 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 89°28'59" E, parallel to the North line of the Section, 349.99 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the East line of Government Lot 3; thence along said East line, N 00°22'23" E, 425.00 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an easement 24 feet in width for ingress, egress, and utilities as recorded in Instrument Number 469372, records of Bonner County, Idaho.

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SUBJECT TO a right of way easement for an electrical power line as described in Instrument Number 24204, records of Bonner County, Idaho.

SUBJECT TO an easement for an electrical power line as recorded in Instrument 18337, records of Bonner County, Idaho.

Raynold Ted Davis	Date
Imogene U. Lyon	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 Ted Davis and Kristine Davis, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner(s) 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:

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

Chairwoman 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

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.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein DAVIS 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, PLS 3628, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 10, Township 57 North, Range 1 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



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 \_\_\_\_\_, 2024, 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	
DAVIS SUBDIVISION	
FOR: TED & KRISTINE DAVIS	REVISION NO. 1
DWN BY: JRS/KK	DATE: 02/05/2025
S10, T57N, R1W, B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 24-60

## INVERSE

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
	POB FOR LOT CLOSURE		45	100000.0000	100000.0000	
45	NW 89 28'59"	724.00	46	100006.5321	99276.0295	
			COMP FOR LOT CLOSURE			
46	SW 00 22'23"	215.00	47	99791.5367	99274.6296	
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