

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: Jonathan & Chelsea Mowery

From: Kyle Snider, Planner

Date: May 13, 2025

Subject: Blue-line review for MLD0006-25: Autumn Ridge

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: **Provolt Land Surveying**.

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: Autumn Ridge		File No: MLD0006-25
Received by: Kyle Snider, Planner	Received from: Provolt Land Surveying	Date Received: 02/18/2025

Blueline Review

Completed	Date	Initial	Department/ Office
See staff report	05/1/20 25	KS	Bonner County Planning Department
X	3/11/25	AB	Assessor's Office
X	3-12-25	MM	Bonner County Road & Bridge Department
Comment	3/11/202 5	MC	GIS Department
X	3/28/202 5	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0006-25**

DATE OF REPORT: 5/12/2025

APPLICANT: Jon Mowery

PARCEL #: RP024270000020A

SUBDIVISION NAME/LOTS: Autumn Ridge

SUMMARY OF PROPOSAL:

Divide one (1) 9.71-acre parcel into two (2) 4.86-acre lots and divide one (1) 9.77-acre parcel into one (1) 4.88-acre lot and one 4.89-acre lot.

THE APPLICATION IS consistent 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 BCRC 12-646 L and M: Show the location of the intermittent stream and associated wetlands.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5-acres** **Rural 5 (R-5)**

12-660 (D) (2) (f) Site area minimum: **Yes**

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

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

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**

12-622 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**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural 5 (R-5).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. Proposed Lot 4 contains an intermittent stream and Riverine wetlands in the southwestern corner.
5. The proposed lots are accessed via Tahoe Drive, a privately owned and privately maintained easement.
6. The parent plat, Irontop Ridge, was recently vacated via File #VS0004-24.
7. BCRC 12-411 sets the minimum lot size in the R-5 zone at 5 acres or 1/128 aliquot division of the section minimum area as described in Note 7. This MLD is using 1/128 aliquot division.

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

May 12, 2025

Dan Provolt
Provolt Land Surveying
PO Box 580
Ponderay, ID 83852

SUBJECT: MLD0006-25: Autumn Ridge

Dear Dan,

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: Parcels are within SFHA Zone X per FIRM Panel Number 16017C1005E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - AB 3/11/2025: Complete
 - GIS
 - MC 3/11/2025: Comment on plat.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - Complete.

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

March 11, 2025

Bonner County Planning Dept
AUTUMN RIDGE
MLD0006-25
SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST
RP024270000010F
RP024270000020F
(Parent RP56N02E085250A)

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, March 11, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – AUTUMN RIDGE (MLD0006-25)
SECTION 8, TOWNSHIP 56N, RANGE 2E**

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>

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN.

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

1. RECORD OF SURVEY BY PLS 939, INST. NO. 327964
2. RECORD OF SURVEY BY PLS 939, INST. NO. 345946
3. RECORD OF SURVEY BY PLS 5713, INST. NO. 658726

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN INTO 4 ALIQUOT LOTS. TIES TO SECTION MONUMENTS WERE HELD FOR THE BOUNDARIES OF THIS SURVEY.

WATER SERVICE PROVIDED BY PRIVATE WELLS	1
SEWER SERVICE PROVIDED BY PRIVATE SEWER	

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 1" IRON PIPE WITH PLASTIC CAP, PLS 974 N51°40'04"E, 0.45' FROM CALCULATED ALIQUOT POSITION. ACCEPTED AS CORNER MONUMENT FOR THIS SURVEY

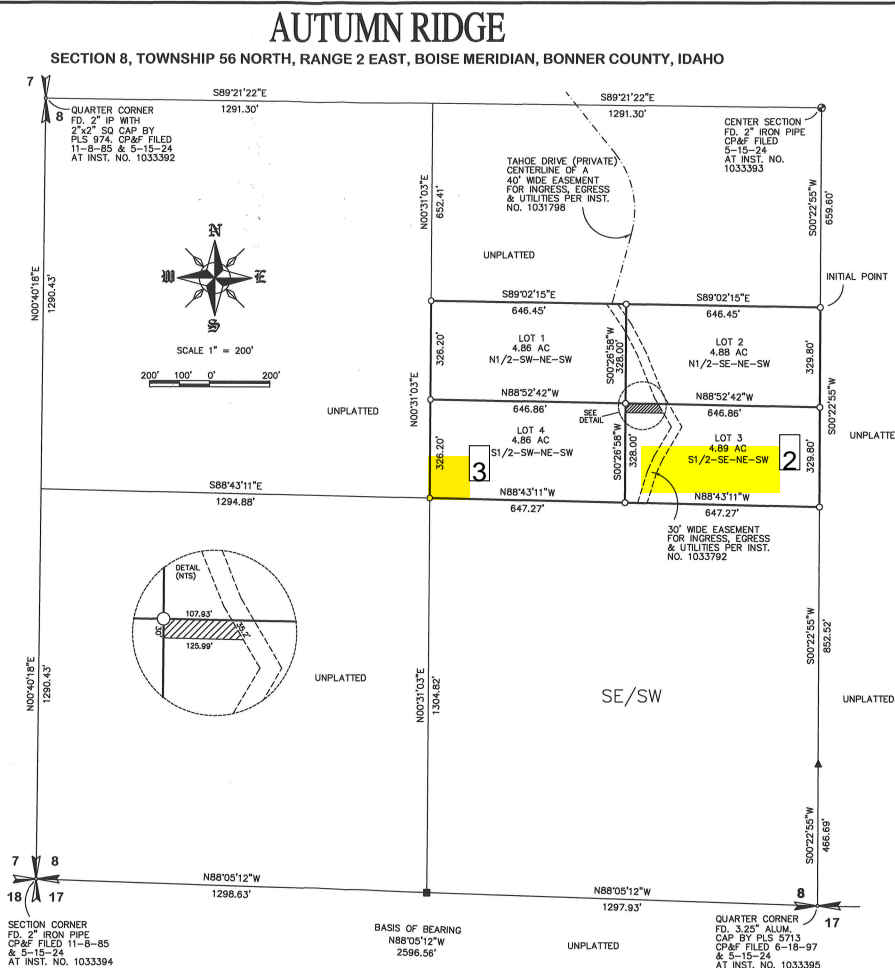
▲ FOUND 1" IRON PIPE

■ EASEMENT FOR INGRESS, EGRESS & UTILITIES DEDICATED HEREON
FOR THE BENEFIT OF LOT 4




DATE: 2-13-25
SCALE: 1"=200'
PROJ. NO.: 1510
SHT. 1 OF 2

PROVOLT LAND SURVEYING, INC.
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725




Summary of comments: MLD0006-25 Blueline Plat.pdf


Page:1

Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-05-12 16:20:45

Individual well and individual septic

Number: 2 Author: Monica Carash Date: 2025-03-11 13:24:24

label easement as Tahoe Drive

Number: 3 Author: Kyle Snider Subject: Highlight Date: 2025-04-30 11:53:28

Show intermittent stream and associated wetlands.

AUTUMN RIDGE

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JONATHAN L. MOWERY AND CHELSEA F. MOWERY, HUSBAND AND WIFE ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "AUTUMN RIDGE" LOCATED IN A PORTION OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SUBJECT TO AND TOGETHER WITH AN EASEMENT AS SHOWN HEREON FOR THE USE AND BENEFIT OF LOT 4

JONATHAN L. MOWERY

CHELSEA F. MOWERY

NOTES

SUBJECT TO THE FOLLOWING:

- TERMS AND CONDITIONS CONTAINED IN A QUITCLAIM DEED RECORDED MARCH 14, 1989 AT INST. NO. 120793
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED MARCH 5, 1987 AT INST. NO. 332051
- AN EASEMENT GRANTED TO GTE NORTHWEST INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 19, 1993 AT INST. NO. 424835
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED FEBRUARY 4, 2002 AT INST. NO. 595782
- AN EASEMENT GRANTED TO JONATHAN L MOWERY AND CHELSEA F MOWERY FOR INGRESS, EGRESS AND UTILITIES RECORDED MARCH 29, 2024 AT INST. NO. 1031787

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF ____, 20__.

DAN L. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "AUTUMN RIDGE" 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 ____, 20__.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

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 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 ____, 20__.

BONNER COUNTY TREASURER

BY: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF ____, 20__.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF ____, 20__.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF ____, 20__ AT ____, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____

FEE: _____

BOOK ____ PAGE ____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF ____, 20__, BEFORE ME PERSONALLY APPEARED JONATHAN L MOWERY AND CHELSEA F MOWERY KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

S.8, T.56N., R.2E., B.M.

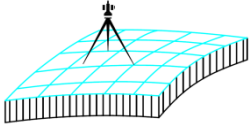


AUTUMN RIDGE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 7-13-20
SCALE: NONE
DRAWN: JP
PROV. NO. 1510
CART. FILED
MID-MOWERY
SHT. 2 OF 2





GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

March 28th, 2025

MLD006-25 – Autumn Ridge

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

Re: Plat Review – MLD006-25 – Autumn Ridge

Dear Planning Dept.,

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

- 1) Submit overall closures at final plat.

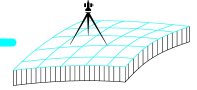
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15506

Date

3/28/2025

Bill To:

Provolt

Project / Job #

25-001T Review MLD0006-25 - Autumn Ridge

Please submit payment by: 4/12/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0006-25 - Autumn Ridge	

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%]

AUTUMN RIDGE

BASIS OF BEARING

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

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PURPOSE OF SURVEY/NARRATIVE

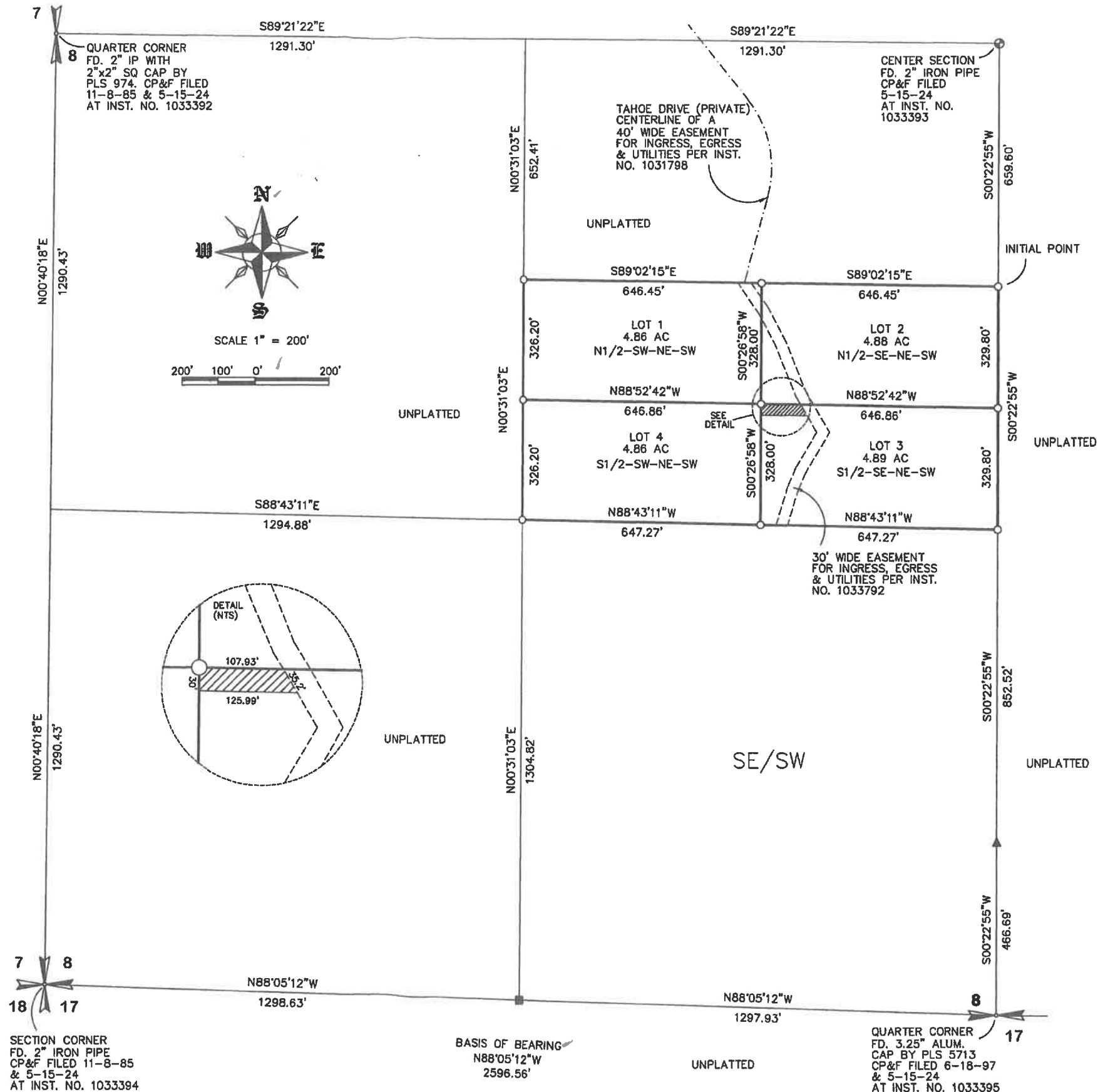
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WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
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- ▲ FOUND 1" IRON PIPE
- ▨ EASEMENT FOR INGRESS, EGRESS & UTILITIES DEDICATED HEREON FOR THE BENEFIT OF LOT 4



AUTUMN RIDGE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 2-13-25
SCALE: 1"=200'
PROJ. NO.: 1510
SHT. 1 OF 2

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JONATHAN L. MOWERY

CHELSEA F. MOWERY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED JONATHAN L MOWERY AND CHELSEA F MOWERY KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

SUBJECT TO THE FOLLOWING:

1. TERMS AND CONDITIONS CONTAINED IN A QUITCLAIM DEED RECORDED MARCH 14, 1969 AT INST. NO. 120793
2. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED MARCH 5, 1987 AT INST. NO. 332051
3. AN EASEMENT GRANTED TO GTE NORTHWEST INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 19, 1993 AT INST. NO. 424835
4. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED FEBRUARY 4, 2002 AT INST. NO. 595782
5. AN EASEMENT GRANTED TO JONATHAN L MOWERY AND CHELSEA F MOWERY FOR INGRESS, EGRESS AND UTILITIES RECORDED MARCH 29, 2024 AT INST. NO. 1031787

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DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

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BONNER COUNTY SURVEYOR

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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 _____, 20____.

BONNER COUNTY TREASURER

BY: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.,
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

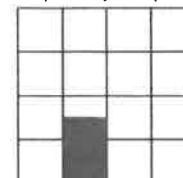
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.8, T.56N., R.2E., B.M.



AUTUMN RIDGE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 2-13-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1510
CAD FILE: MLD-MOWERY
SHT. 2 OF 2

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-7359.14	30713.94	
	S 89°02'15" E	646.45			
PP			-7370.00	31360.30	
	S 00°26'58" W	328.00			
PP			-7698.00	31357.73	
	N 88°52'42" W	646.86			
PP			-7685.34	30710.99	
	N 00°31'03" E	326.20			
PP			-7359.14	30713.94	
Closure Error Distance>			0.0000		
Total Distance Inversed>			1947.51		

Area: 211512.1, 4.86

Inverse With Area

L2

Tue Nov 12 13:02:22 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-7370.00	31360.30	
	S 89°02'15" E	646.45			
PP			-7380.86	32006.66	
	S 00°22'55" W	329.80			
PP			-7710.66	32004.46	
	N 88°52'42" W	646.86			
PP			-7698.00	31357.73	
	N 00°26'58" E	328.00			
PP			-7370.00	31360.30	
Closure Error Distance>			0.0000		
Total Distance Inversed>			1951.11		

Area: 212672.7, 4.88

Inverse With Area

L3

Tue Nov 12 13:02:48 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-7698.00	31357.73	
	S 88°52'42" E	646.86			
PP			-7710.66	32004.46	
	S 00°22'55" W	329.80			
PP			-8040.45	32002.26	
	N 88°43'11" W	647.27			
PP			-8025.99	31355.15	
	N 00°26'58" E	328.00			
PP			-7698.00	31357.73	

Closure Error Distance> 0.0000
Total Distance Inversed> 1951.93

Area: 212800.1, 4.89

Inverse With Area

L4

Tue Nov 12 13:02:34 2024

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-7685.34	30710.99	
	S 88°52'42" E	646.86			
PP			-7698.00	31357.73	
	S 00°26'58" W	328.00			
PP			-8025.99	31355.15	
	N 88°43'11" W	647.27			
PP			-8011.53	30708.05	
	N 00°31'03" E	326.20			
PP			-7685.34	30710.99	
Closure Error Distance>			0.0000		
Total Distance Inversed>			1948.33		

Area: 211639.6, 4.86

BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER
OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN.

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

1. RECORD OF SURVEY BY PLS 939, INST. NO. 327964
2. RECORD OF SURVEY BY PLS 939, INST. NO. 345946
3. RECORD OF SURVEY BY PLS 5713, INST. NO. 658726

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN INTO 4 ALIQUOT LOTS. TIES TO SECTION MONUMENTS WERE HELD FOR THE BOUNDARIES OF THIS SURVEY.

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER

○ SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,
UNLESS OTHERWISE NOTED

■ FOUND 1" IRON PIPE WITH PLASTIC CAP, PLS 974
N51°40'04"E, 0.45' FROM CALCULATED ALIQUOT POSITION.
ACCEPTED AS CORNER MONUMENT FOR THIS SURVEY

▲ FOUND 1" IRON PIPE

▨ EASEMENT FOR INGRESS, EGRESS & UTILITIES DEDICATED HEREON
FOR THE BENEFIT OF LOT 4

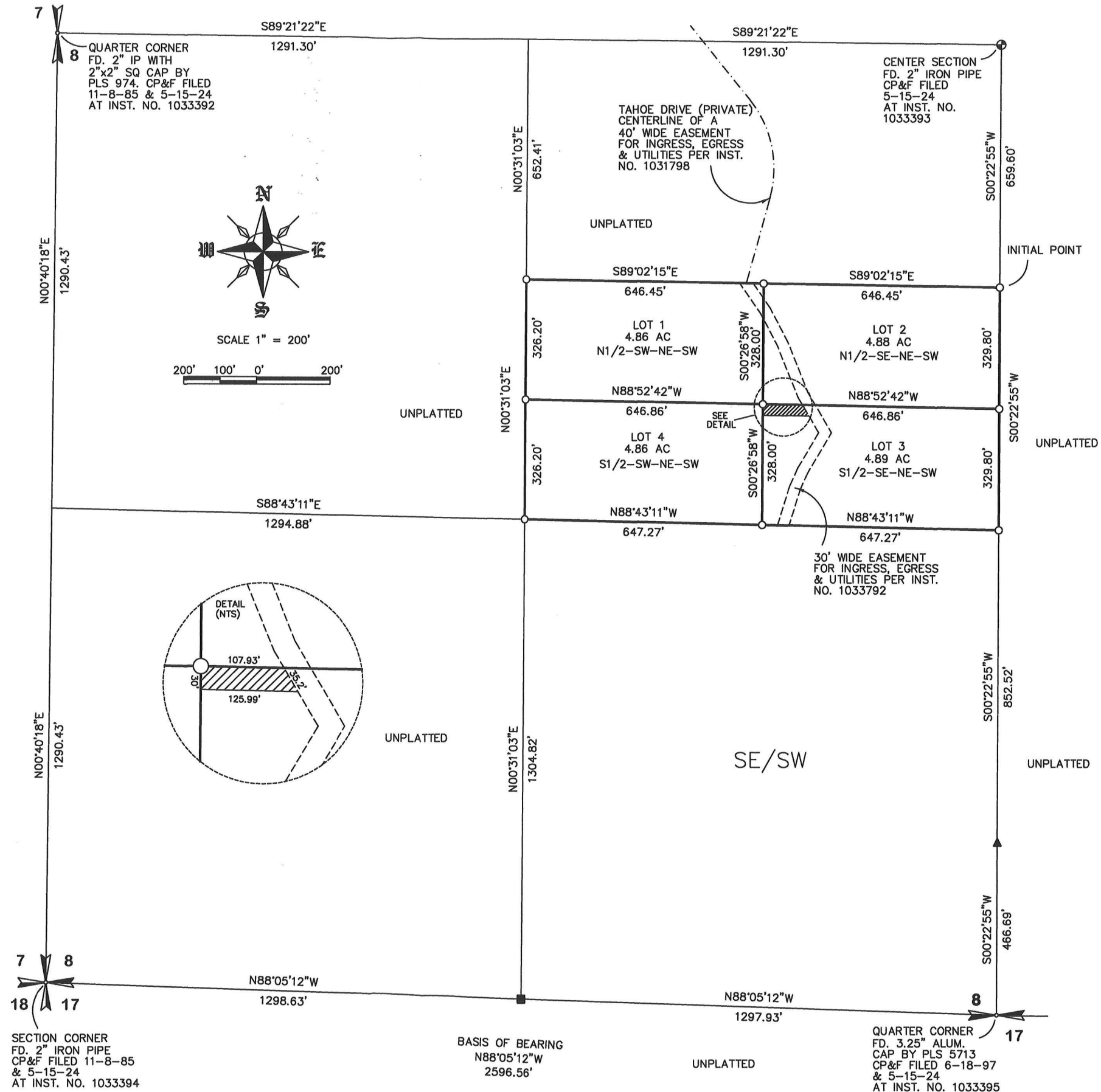


AUTUMN RIDGE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 2-13-25
SCALE: 1"=200'
PROJ. NO.: 1510
SHT 1 OF 2

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



AUTUMN RIDGE

SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JONATHAN L. MOWERY AND CHELSEA F. MOWERY, HUSBAND AND WIFE ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "AUTUMN RIDGE" LOCATED IN A PORTION OF SECTION , TOWNSHIP , RANGE , BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SUBJECT TO AND TOGETHER WITH AN EASEMENT AS SHOWN HEREON FOR THE USE AND BENEFIT OF LOT 4

JONATHAN L. MOWERY

CHELSEA F. MOWERY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED JONATHAN L MOWERY AND CHELSEA F MOWERY KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTES

SUBJECT TO THE FOLLOWING:

- TERMS AND CONDITIONS CONTAINED IN A QUITCLAIM DEED RECORDED MARCH 14, 1969 AT INST. NO. 120793
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED MARCH 5, 1987 AT INST. NO. 332051
- AN EASEMENT GRANTED TO GTE NORTHWEST INC FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 19, 1993 AT INST. NO. 424835
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED RECORDED FEBRUARY 4, 2002 AT INST. NO. 595782
- AN EASEMENT GRANTED TO JONATHAN L MOWERY AND CHELSEA F MOWERY FOR INGRESS, EGRESS AND UTILITIES RECORDED MARCH 29, 2024 AT INST. NO. 1031787

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 8, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



PRELIMINARY COPY

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "AUTUMN RIDGE" 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 _____, 20____.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

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 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 _____, 20____.

BONNER COUNTY TREASURER

BY: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M.,
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

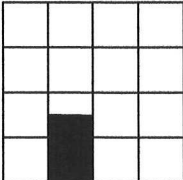
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.8, T.56N., R.2E., B.M.



AUTUMN RIDGE

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 2-13-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1510
CAD FILE: MLD-MOWERY
SHT 2 OF 2