

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



Blue-line Collective Report Memorandum

To: Lawrence Carlson

From: Dave Fisher, Planner

Date: April 14, 2025

Subject: Blue-line review for MLD0007-25: Riser Creek Estates

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: **Lance Miller**.

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: Riser Creek Estates		File No: MLD0007-25
Received by: Dave Fisher, Planner	Received from: Lance Miller	Date Received: 2/26/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	4/10/25	DF	Bonner County Planning Department
X	3/21/25	AB	Assessor's Office
X	3-18-25	MM	Bonner County Road & Bridge Department
X	3/18/2025	MC	GIS Department
X	3/28/25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0007-25** **DATE OF REPORT:** 4/14/2025
APPLICANT: Lawrence Carlson **PARCEL #:** RP56N02E064530A
SUBDIVISION NAME/LOTS: Riser Creek Estates

SUMMARY OF PROPOSAL:

This proposal divides one (1) 15-acre parcel into three (3) 5-acre lots.

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 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.

4 Per BCRC12-646(M); All wetland boundaries to be shown.

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: N/A

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	N/A	In an area of City impact: Yes
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection: Yes
		12-622 Submerged Lands: N/A

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

Yes

12-626.A Environmental Features: Yes

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. The proposed lots will be served by Avista Utilities Inc.
5. The proposed lots do contain frontage on Riser Creek, a perennial stream.
6. The proposed lots do not have submerged lands.
7. The proposed lots contain slopes over 30%.
8. The proposed lots are accessed by Bluff Drive and Enchanted Forest Trail, both privately owned and maintained easements.

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

April 10, 2025

Lance Miller
7085 Upper Pack River Rd
Sandpoint, ID 83864

SUBJECT: MLD0007-25: Riser Creek Estates

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 03/18/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1000E , Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - No comments.

Thank you for your submittal and the opportunity to review.

Sincerely,

Dave Fisher
Planner

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



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

March 21, 2025

Bonner County Planning Dept
RISER CREEK ESTATES
MLD0007-25
SECTION 6, TOWNSHIP 56 NORTH, RANGE 2 EAST
RP56N02E064531-F
(Parents RP56N02E064104A, RP56N02E064530A)

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 18, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – RISER CREEK ESTATES (MLD0007-25)
SECTION 6, TOWNSHIP 56N, RANGE 2E**

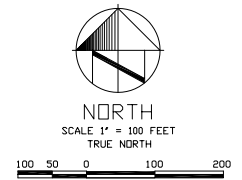
To Whom It May Concern:

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>

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH,
RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



- SET 5/8" DIA. X 30' LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- MONUMENTATION AS NOTED.
- FOUND 1/2" DIA. REBAR WITH PLASTIC CAP MARKED 'LS 974'. RECORD OF SURVEY INST. 517491. SET A 5/8" DIA. REBAR IN YELLOW PLASTIC CAP MARKED 'PLS 6107' ALONG SIDE 1/2" DIA. REBAR.
- △ FOUND 5/8" DIA. REBAR WITH PLASTIC CAP MARKED 'PLS 5713'. RECORD OF SURVEY INST. NO. 557602.

(R1) BEARING AND DISTANCE AS SHOWN IN GUTLICK DEED INSTRUMENT NO. 1037446.

LINE TABLE		
LINE	DISTANCE	BEARING
L1	82.15	N87°52'49"E
L2	69.39	N47°17'24"E
L3	52.80	N30°37'24"E
L4	72.55	N30°37'24"E
L5	48.40	N42°40'55"E
L6	14.95	N1°44'25'15"E
L7	65.18	N76°46'45"W
L8	77.93	N83°55'01"W
L9	113.05	N11°13'05"E
L10	67.83	N3°19'51"E
L11	69.02	N18°45'44"E
L12	75.36	N60°09'39"E
L13	84.42	N18°56'38"E
L14	38.47	N46°14'25"E
L15	87.36	N14°37'44"E
L16	74.74	S88°28'21"E
L17	40.00	N71°00'00"E

- 1.) THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT TRACT OF LAND DESCRIBED IN OUTCLAIM REE INSTRUMENT NO. 1037446, RECORDS OF BONNER COUNTY, IDAHO, INTO 3 LOTS, AS ALLOWED BY BONNER COUNTY REVISED CODE.
- 2.) THE PURPOSE OF THIS SURVEY IS TO PLAT THE LAND HEREIN AS LISTED IN "DOCUMENTS AND ASSESSMENTS OF RECORDS," SHOWN ON PAGE 2 OF THIS PLAT.
- 3.) DOCUMENTS USED IN PREPARING THIS MINOR LAND DIVISION ARE AS LISTED IN "DOCUMENTS AND ASSESSMENTS OF RECORDS," SHOWN ON PAGE 2 OF THIS PLAT.
- 4.) BLUFF FERRY AND ENCHANTED FOREST TRAIL ARE PRIVATE ROADS. THE CENTERLINE LOCATIONS SHOWN HEREON ARE BASED UPON FIELD TIES TO THE EXISTING ROAD CENTERLINES.

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 87°54'39" WEST ON THE SOUTH LINE OF LOT 3, THE SAME AS SHOWN ON RECORD OF SURVEY INST. NO. 557602, RECORDS OF BONNER COUNTY, IDAHO.




02-24-25

LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533

Summary of comments: MLD0007-25 Revised Blueline Plat.pdf

Page:1

 Number: 1 Author: david.fisher Subject: Note Date: 2025-04-10 07:40:53

USFWS shows two bands of wetlands, one being the riverine along Riser Creek, and one being a Freshwater Forested/Shrub wetland. Please include the wetlands if not delineated, along with FEMA info and label Riser Creek as Perennial.

RISER CREEK ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH,
RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 6, T. 56 N., R. 2 E., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 24TH DAY OF FEBRUARY, 2025.

James G. Miller
LICENSED SURVEYOR



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF RISER CREEK ESTATES 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

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 _____, 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER SERVICE NOTE:

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.

ACKNOWLEDGEMENT

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED LAWRENCE DEAN CARLSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LAWRENCE DEAN CARLSON, A SINGLE MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS RISER CREEK ESTATES, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of said Northwest Quarter Section 6 (said point also being the West quarter corner of Section 6); thence S87°54'39"E along the South line of said Northwest Quarter a distance of 592.71 feet (Record = 593.01 feet) to the Southwest corner of that parcel of land described in Quitclaim Deed Instrument Number 557334, records of Bonner County, Idaho, said point also being the Southeast corner of that parcel of land described in Warranty Deed Instrument Number 559875, records of Bonner County, Idaho; thence continuing S87°54'39"E along said South line a distance of 364.05 feet to a point, said point being the Initial Point; thence leaving said South line N40°23'29"W a distance of 255.89 feet to a point on the Easterly line of said parcel described in Instrument Number 559875; thence N47°28'07"E along said Easterly line a distance of 191.46 feet; thence leaving said Easterly line N50°00'08"W a distance of 452.90 feet to a point on the centerline of Riser Creek (said point being the Northernly-most corner of said parcel described in Instrument Number 559875); thence Northernly along the centerline of said Riser Creek, the following five (5) courses;

- 1.) N87°52'49"E, 82.15 feet;
- 2.) N47°40'56"E, 69.39 feet;
- 3.) N68°12'43"E, 130.98 feet;
- 4.) N30°37'24"E, 125.35 feet;
- 5.) N42°40'55"E, 58.91 feet (Record = 59.05 feet) to a point in a line which bears N88°00'58"W (Record = N88°06'02"W) from a found 1/4" rebar by PLS 974, monumenting the Northeast corner of the herein described parcel;

thence leaving said centerline of Riser Creek, S88°00'58"E a distance of 630.26 feet (Record = S88°06'02"E a distance of 630.11 feet) to the above mentioned 1/4" rebar by PLS 974; thence S0°03'39"E a distance of 865.70 feet (Record = S0°03'43"E a distance of 866.74 feet) to a found 1/4" rebar by PLS 974, said rebar being on the East-West centerline of said Section 6; thence N87°54'39"W along said centerline a distance of 618.35 feet to the Initial Point.

LAWRENCE DEAN CARLSON

DOCUMENTS AND EASEMENTS OF RECORD:

(SOURCE: FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5010500-0020083E, DATED 01/09/25.)

- 1.) EASEMENT FOR A WATER PIPELINE, RECORDED IN INSTRUMENT NO. 51250.
- 2.) EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED IN INSTRUMENT NO. 41001.
- 3.) EASEMENT FOR A WATER PIPELINE, RECORDED IN INSTRUMENT NO. 84823.
- 4.) EASEMENT FOR A 60 FOOT RIGHT OF WAY, RECORDED IN INSTRUMENT NO. 147406 AND AMENDED IN INSTRUMENT NO. 147409. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 5.) EASEMENTS IN FAVOR OF GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., RECORDED IN INSTRUMENT NUMBERS 295066, 398544 AND 295068.
- 6.) EASEMENT RECORDED IN INSTRUMENT NO. 379493. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 7.) EASEMENT RECORDED IN INSTRUMENT NO. 409138. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 8.) EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED IN INSTRUMENT NO. 141931.
- 9.) EASEMENT RECORDED IN INSTRUMENT NO. 377664.
- 10.) TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS, RECORDED IN INSTRUMENT NO. 409263.
- 11.) ACCESS AGREEMENT RECORDED IN INSTRUMENT NO. 489255.
- 12.) EASEMENT FOR A WATER LINE, RECORDED IN INSTRUMENT NO. 543834.
- 13.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, RECORDED IN INSTRUMENT NO. 557335. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 14.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, RECORDED IN INSTRUMENT NO. 557334. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 15.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, RECORDED IN INSTRUMENT NO. 559875. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 16.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 1037448. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 17.) RECORD OF SURVEY INSTRUMENT NUMBERS 239952, 517491 AND 557602.

ALL IN RECORDS OF BONNER COUNTY, IDAHO.

No Comments.



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 18th, 2025

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

Re: Plat Review – MLD0007-25 – Riser Creek Estates

Dear Planning Dept.,

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

- 1) Be sure easements are monumented appropriately.

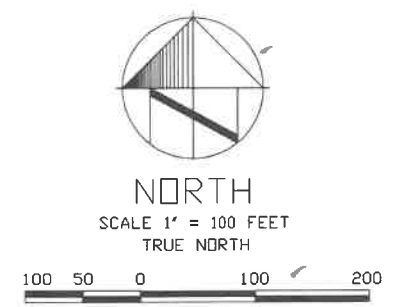
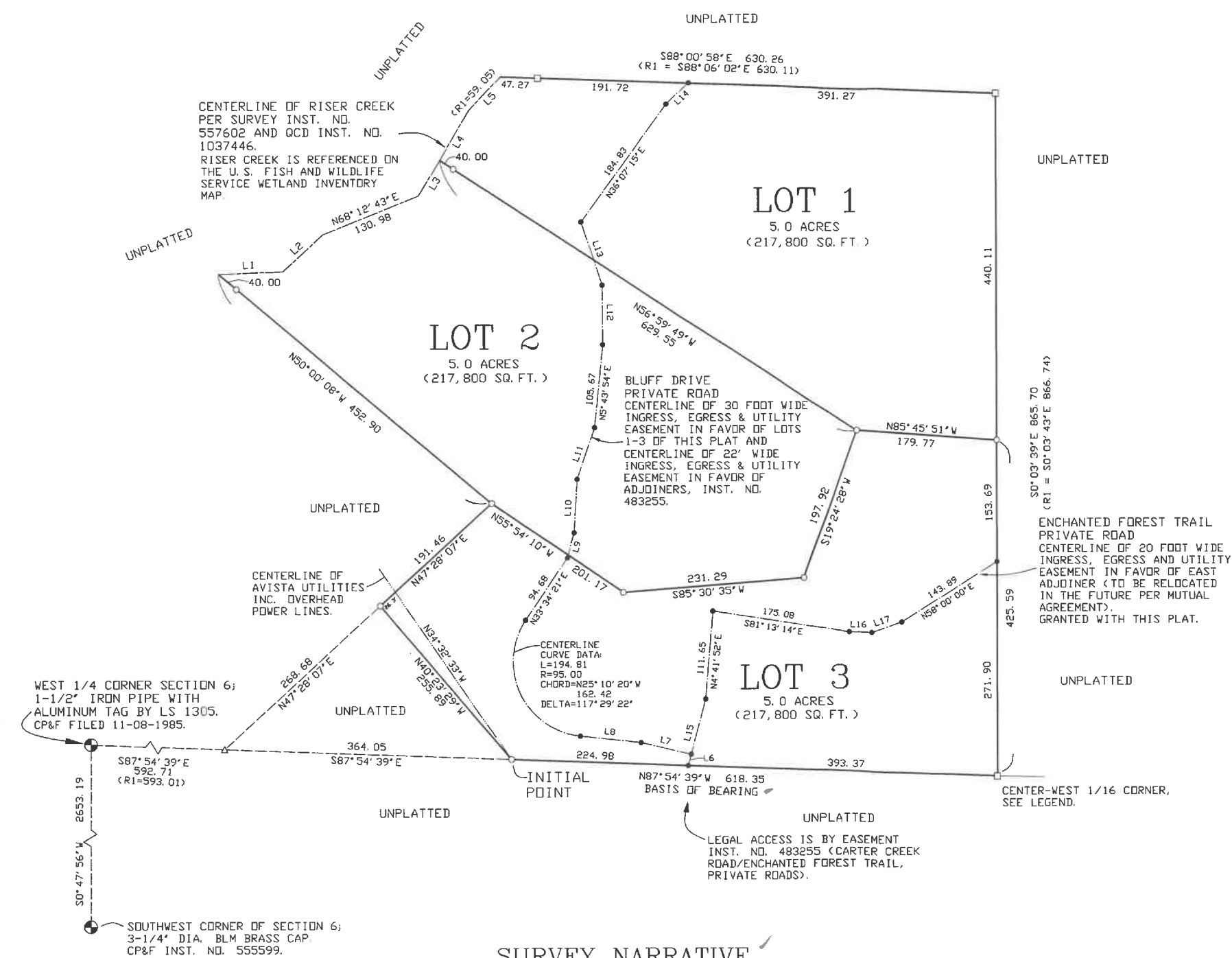
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

RISER CREEK ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH,
RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- MONUMENTATION AS NOTED.
- FOUND 1/2" DIA. REBAR WITH PLASTIC CAP MARKED 'LS 974'. RECORD OF SURVEY INST. #517491. SET A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107' ALONG SIDE 1/2" DIA. REBAR.
- △ FOUND 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 5713. RECORD OF SURVEY INST. NO. 557602.
- (R1) BEARING AND DISTANCE AS SHOWN IN QUITCLAIM DEED INSTRUMENT NO. 1037446.

LINE TABLE

LINE	DISTANCE	BEARING
L1	82.15	N87°52'49"E
L2	69.39	N47°40'56"E
L3	52.80	N30°37'24"E
L4	72.55	N30°37'24"E
L5	58.91	N42°40'55"E
L6	14.95	N14°25'15"E
L7	65.18	N76°46'45"W
L8	77.93	N83°55'01"W
L9	33.05	N15°43'32"E
L10	67.83	N3°19'51"E
L11	69.02	N18°45'44"E
L12	75.36	N0°26'19"W
L13	84.42	N18°26'38"W
L14	38.47	N46°14'25"E
L15	87.36	N14°37'44"E
L16	26.74	S88°23'21"E
L17	40.00	N71°00'00"E

SURVEY NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT TRACT OF LAND DESCRIBED IN QUITCLAIM DEED INSTRUMENT NO. 1037446, RECORDS OF BONNER COUNTY, IDAHO, INTO 3 LOTS, AS ALLOWED BY BONNER COUNTY REVISED CODE.
- THE BOUNDARY OF THE PARCEL BEING PLATTED HEREON WAS ESTABLISHED USING SURVEY TIES TO MONUMENTS FOUND AS REFERENCED IN RECORD OF SURVEY INSTRUMENT NUMBERS 517491 AND 557602, RECORDS OF BONNER COUNTY, IDAHO.
- DOCUMENTS USED IN PREPARING THIS MINOR LAND DIVISION ARE AS LISTED IN 'DOCUMENTS AND EASEMENTS OF RECORD', SHOWN ON PAGE 2 OF THIS PLAT.
- BLUFF DRIVE AND ENCHANTED FOREST TRAIL ARE PRIVATE ROADS. THE CENTERLINE LOCATIONS SHOWN HEREON ARE BASED UPON FIELD TIES TO THE EXISTING ROAD CENTERLINES.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 87°54'39" WEST ON THE SOUTH LINE OF LOT 3, THE SAME AS SHOWN ON RECORD OF SURVEY INST. NO. 557602, RECORDS OF BONNER COUNTY, IDAHO.



02-24-25

LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533

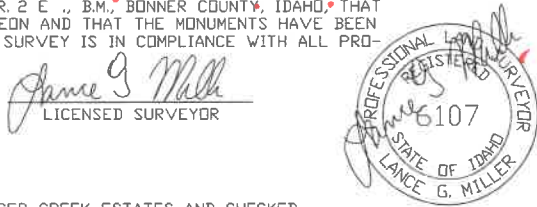
RISER CREEK ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH,
RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 6, T. 56 N., R. 2 E., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 24TH DAY OF FEBRUARY, 2025.



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF RISER CREEK ESTATES 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

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 _____, 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER SERVICE NOTE:

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD.

ACKNOWLEDGEMENT

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED LAWRENCE DEAN CARLSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LAWRENCE DEAN CARLSON, A SINGLE MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS RISER CREEK ESTATES, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

Commencing at the Southwest corner of said Northwest Quarter Section 6 (said point also being the West quarter corner of Section 6); thence S87°54'39"E along the South line of said Northwest Quarter a distance of 592.71 feet (Record = 593.01 feet) to the Southwest corner of that parcel of land described in Quitclaim Deed Instrument Number 557334, records of Bonner County, Idaho, said point also being the Southeast corner of that parcel of land described in Warranty Deed Instrument Number 559875, records of Bonner County, Idaho; thence continuing S87°54'39"E along said South line a distance of 364.05 feet to a point, said point being the Initial Point; thence leaving said South line N40°23'29"W a distance of 255.89 feet to a point on the Easterly line of said parcel described in Instrument Number 559875; thence N47°28'07"E along said Easterly line a distance of 191.46 feet; thence leaving said Easterly line N50°00'08"W a distance of 452.90 feet to a point on the centerline of Riser Creek (said point being the Northerly-most corner of said parcel described in Instrument Number 559875); thence Northeasterly along the centerline of said Riser Creek, the following five (5) courses;

- 1.) N87°52'49"E, 82.15 feet;
- 2.) N47°40'56"E, 69.39 feet;
- 3.) N68°12'43"E, 130.98 feet;
- 4.) N30°37'24"E, 125.35 feet;
- 5.) N42°40'55"E, 58.91 feet (Record = 59.05 feet) to a point in a line which bears N88°00'58"W (Record = N88°06'02"W) from a found ½" rebar by PLS 974, monumenting the Northeast corner of the herein described parcel;

thence leaving said centerline of Riser Creek, S88°00'58"E a distance of 630.26 feet (Record = S88°06'02"E a distance of 630.11 feet) to the above mentioned ½" rebar by PLS 974; thence S0°03'39"E a distance of 865.70 feet (Record = S0°03'43"E a distance of 866.74 feet) to a found ½" rebar by PLS 974, said rebar being on the East-West centerline of said Section 6; thence N87°54'39"W along said centerline a distance of 618.35 feet to the Initial Point.

LAWRENCE DEAN CARLSON

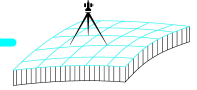
DOCUMENTS AND EASEMENTS OF RECORD:

(SOURCE: FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5010500-0020083E, DATED 01/09/25.)

- 1.) EASEMENT FOR A WATER PIPELINE, RECORDED IN INSTRUMENT NO. 51250.
- 2.) EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED IN INSTRUMENT NO. 41001.
- 3.) EASEMENT FOR A WATER PIPELINE, RECORDED IN INSTRUMENT NO. 84823.
- 4.) EASEMENT FOR A 60 FOOT RIGHT OF WAY, RECORDED IN INSTRUMENT NO. 147406 AND AMENDED IN INSTRUMENT NO. 147409. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 5.) EASEMENTS IN FAVOR OF GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC, RECORDED IN INSTRUMENT NUMBERS 295066, 338544 AND 295068.
- 6.) EASEMENT RECORDED IN INSTRUMENT NO. 379493. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 7.) EASEMENT RECORDED IN INSTRUMENT NO. 409135. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 8.) EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, IN FAVOR OF WASHINGTON WATER POWER COMPANY, RECORDED IN INSTRUMENT NO. 141931.
- 9.) EASEMENT RECORDED IN INSTRUMENT NO. 377664.
- 10.) TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS, RECORDED IN INSTRUMENT NO. 409263.
- 11.) ACCESS AGREEMENT RECORDED IN INSTRUMENT NO. 483255.
- 12.) EASEMENT FOR A WATER LINE, RECORDED IN INSTRUMENT NO. 543834.
- 13.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, RECORDED IN INSTRUMENT NO. 557335. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 14.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, RECORDED IN INSTRUMENT NO. 557334. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 15.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES 30 FEET IN WIDTH, RECORDED IN INSTRUMENT NO. 559875. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 16.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 1037448. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 17.) RECORD OF SURVEY INSTRUMENT NUMBERS 239952, 517491 AND 557602. ALL IN RECORDS OF BONNER COUNTY, IDAHO.

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 #

15508

Date

3/28/2025

Bill To:

Miller

Project / Job #

25-001W Review MLD0007-25 - Riser Creek E

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
MLD0007-25 - Riser Creek Estates	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

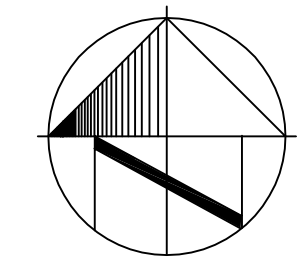
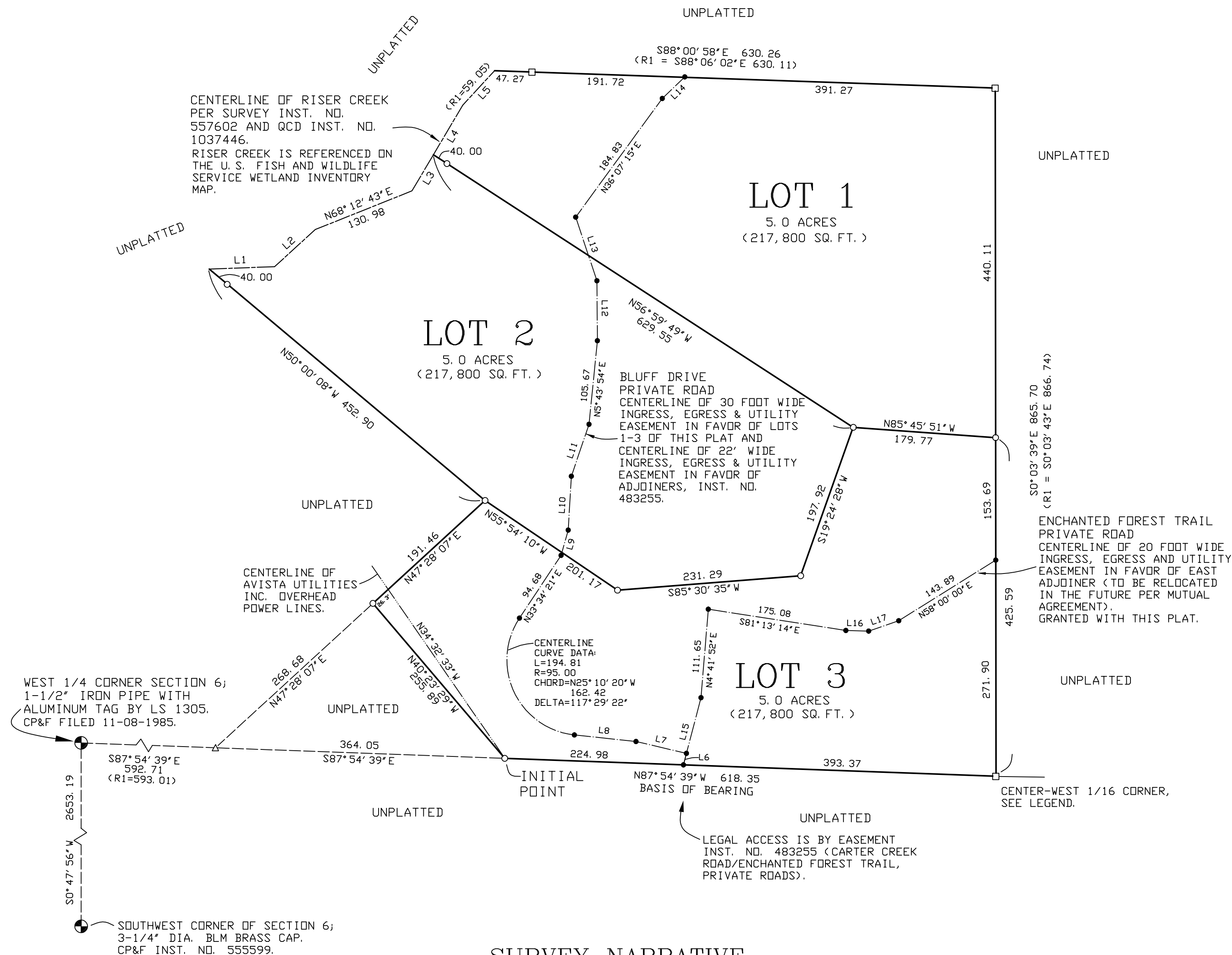
ALL INVOICES ARE DUE UPON RECEIPT

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%]

RISER CREEK ESTATES

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH,
RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



NORTH

SCALE 1" = 100 FEET
TRUE NORTH



LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
 - MONUMENTATION AS NOTED.
 - FOUND 1/2" DIA. REBAR WITH PLASTIC CAP MARKED 'LS 974'. RECORD OF SURVEY INST. #517491. SET A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107' ALONG SIDE 1/2" DIA. REBAR.
 - △ FOUND 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 5713. RECORD OF SURVEY INST. NO. 557602.
- (R1) BEARING AND DISTANCE AS SHOWN IN QUITCLAIM DEED INSTRUMENT NO. 1037446.

LINE TABLE

L I N E	D I S T A N C E	B E A R I N G
L1	82.15	N87°52'49"E
L2	69.39	N47°40'56"E
L3	52.80	N30°37'24"E
L4	72.55	N30°37'24"E
L5	58.91	N42°40'55"E
L6	14.95	N14°25'15"E
L7	65.18	N76°46'45"W
L8	77.93	N83°55'01"W
L9	33.05	N15°43'32"E
L10	67.83	N3°19'51"E
L11	69.02	N18°45'44"E
L12	75.36	N0°26'19"W
L13	84.42	N18°26'38"W
L14	38.47	N46°14'25"E
L15	87.36	N14°37'44"E
L16	28.74	S88°23'21"E
L17	40.00	N71°00'00"E

SURVEY NARRATIVE

- 1.) THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT TRACT OF LAND DESCRIBED IN QUITCLAIM DEED INSTRUMENT NO. 1037446, RECORDS OF BONNER COUNTY, IDAHO, INTO 3 LOTS, AS ALLOWED BY BONNER COUNTY REVISED CODE.
- 2.) THE BOUNDARY OF THE PARCEL BEING PLATTED HEREON WAS ESTABLISHED USING SURVEY TIES TO MONUMENTS FOUND AS REFERENCED IN RECORD OF SURVEY INSTRUMENT NUMBERS 517491 AND 557602, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) DOCUMENTS USED IN PREPARING THIS MINOR LAND DIVISION ARE AS LISTED IN 'DOCUMENTS AND EASEMENTS OF RECORD', SHOWN ON PAGE 2 OF THIS PLAT.
- 4.) BLUFF DRIVE AND ENCHANTED FOREST TRAIL ARE PRIVATE ROADS. THE CENTERLINE LOCATIONS SHOWN HEREON ARE BASED UPON FIELD TIES TO THE EXISTING ROAD CENTERLINES.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING
OF NORTH 87°54'39" WEST ON THE SOUTH LINE OF LOT
3, THE SAME AS SHOWN ON RECORD OF SURVEY INST. NO.
557602, RECORDS OF BONNER COUNTY, IDAHO.



02-24-25

LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533

RISER CREEK ESTATES

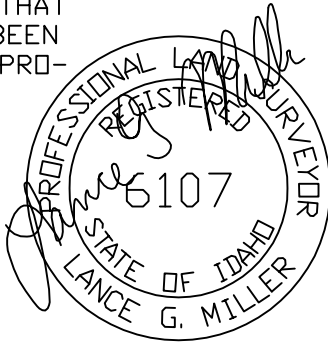
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH,
RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 6, T. 56 N., R. 2 E., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 24TH DAY OF FEBRUARY, 2025.

James G. Miller
LICENSED SURVEYOR



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF RISER CREEK ESTATES 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

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 _____, 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

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WATER AND SEWER SERVICE NOTE:

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ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED LAWRENCE DEAN CARLSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

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LAWRENCE DEAN CARLSON

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- 17.) RECORD OF SURVEY INSTRUMENT NUMBERS 239952, 517491 AND 557602. ALL IN RECORDS OF BONNER COUNTY, IDAHO.

Job name : Riser Creek Estates MLD Revised For DW
Description : Section 6, T56N, R2E
Date printed: 02-27-25

LOT 1

Point	Bearing	Distance
23		
892	S00°03'39"E	440.106
885	N85°45'51"W	179.769
850	N56°59'49"W	629.548
230	N30°37'24"E	72.549
879	N42°40'55"E	58.914
23	S88°00'58"E	630.259

Area: 4.9901 acres

Lot misclose: no misclose

LOT 2

Point	Bearing	Distance
885		
887	S19°24'28"W	197.920
849	S85°30'35"W	231.292
842	N55°54'10"W	201.173
204	N50°00'08"W	452.895
234	N87°52'49"E	82.150
235	N47°40'56"E	69.390
236	N68°12'43"E	130.980
850	N30°37'24"E	52.801
885	S56°59'49"E	629.548

Area: 5.0002 acres

Lot misclose: no misclose

LOT 3

Point	Bearing	Distance
830		
844	N40°23'29"W	255.891
842	N47°28'07"E	191.462
849	S55°54'10"E	201.173
887	N85°30'35"E	231.292
885	N19°24'28"E	197.920
892	S85°45'51"E	179.769
4	S00°03'39"E	425.592
830	N87°54'39"W	618.349

Area: 4.9980 acres

Lot misclose: no misclose