

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: David & Katharine Luers

From: Dave Fisher, Planner

Date: April 21, 2025

Subject: Blue-line review for MLD0013-25: KDC Land – Lot 1 Replat

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: **Truxton Glahe; Glahe & Associates.**

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: KDC Land – Lot 1 Replat		File No: MLD0013-25
Received by: Dave Fisher, Planner	Received from: Truxton Glahe; Glahe & Associates	Date Received: 3/5/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	4/15/25	DF	Bonner County Planning Department
Comments	3/24/25	AB	Assessor's Office
Comment	3-21-25	MM	Bonner County Road & Bridge Department
X	3/19/2025	MC	GIS Department
X	4/3/25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0013-25 **DATE OF REPORT:** 4/21/2025
APPLICANT: David And Katharine Luers **PARCEL #:** RP016650000010A
SUBDIVISION NAME/LOTS: KDC Land - Lot 1 Replat
SUMMARY OF PROPOSAL:

This project divides one (1) 20.61-acre lot into one (1) 10-acre lot and one (1) 10.6-acre lot.

THE APPLICATION IS NOT consistent with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, based upon the findings, and subject to the conclusions required by BCRC and is therefore **DENIED**.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? 10-acres. Agricultural/Forestry 10 (A/F-10)

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?:	No	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
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	No	12-622 Submerged Lands:	N/A
		12-626.A Environmental Features:	No

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 Agricultural/Forestry 10 (A/F-10).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots are within the Area of City Impact for the City of Clark Fork.
5. The proposed lots do not contain frontage on a lake/river/stream.
6. The proposed lots are accessed by Mosquito Creek Road, a Bonner County owned and maintained right-of-way.
7. BCRC12-660(D)(2)(g): *Resulting lots shall not be divided by boundary of any city, county, zoning designation, railroad right-of-way, or public right-of-way.*
Proposed Lot 2A is divided by Mosquito Creek Road, a public right-of-way and therefore does not conform to this code requirement.
8. BCRC 12-660 (D)(2)(d): *The division shall be designed around identified natural hazards (highly erosive soils on steep slopes, landslide areas, rock falls, areas of subsidence, floodplains) to protect building sites and roads from damage from such hazards.*
Proposed Lot 1A appears to be almost exclusively land with a slope of 30% or greater, with a very small area having 15-30% slopes. The proposed project has not been designed around the natural hazards that exist on the site

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is not 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

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

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



Blueline Review Letter

April 21, 2025

Truxton Glahe
Glahe & Associates Inc.
303 Church St
Sandpoint, ID 83864

SUBJECT: MLD0013-25: KDC Land – Lot 1 Replat

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 03/24/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1018E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

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

Dave Fisher
Planner



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

March 24, 2025

Bonner County Planning Dept
KDC LAND - LOT 1 REPLAT
MLD0013-25
SECTION 1, TOWNSHIP 55 NORTH, RANGE 2 EAST
RP016650000010A

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 correct notary acknowledgments and signature lines to include Trust & Trustee information

For plat title, lot numbers should be 1A & 1B

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

Wednesday, March 19, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – KDK LAND LOT 1 REPLAT (MLD0013-25)
SECTION 1, TOWNSHIP 55N, 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>

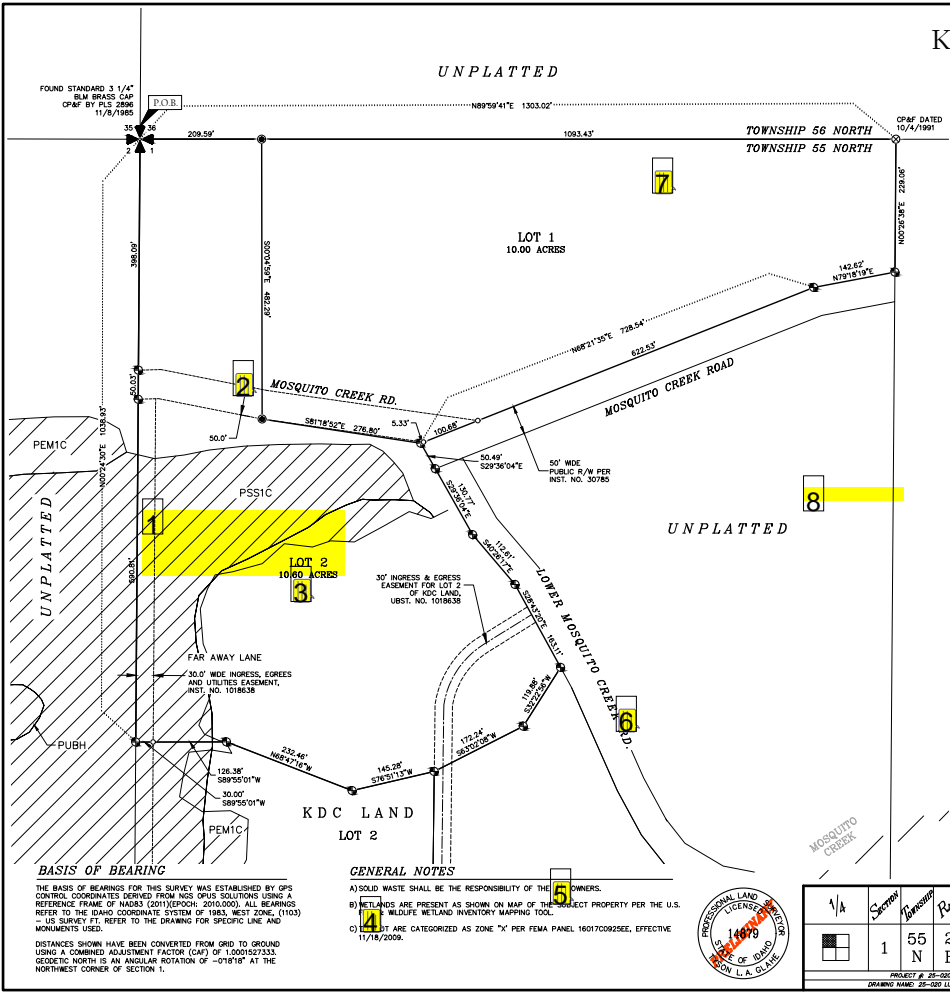
KDC LAND - LOT 1 REPLAT

REPLAT OF KDC LAND, LOT 1,
LYING IN A PORTION OF SECTION 1,
TOWNSHIP 55 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND**
- SECTIONAL CORNER, AS NOTED.
 - SET 5/8" X 24" REBAR AND CAP, PLS 14879
 - PREVIOUSLY SET 5/8" X 24" REBAR AND CAP, PLS 14879
 - FOUND STANDARD 3 1/4" BLM BRASS CAP
 - CALCULATED POINT, NOTHING SET
 - (R1) RECORD OF SURVEY BY PLS 5361, INST. NO. 668349, 1/18/2005
 - (R2) RECORD OF SURVEY BY PLS 4343, INST. NO. 505479, 6/19/1997
 - (R3) RECORD OF SURVEY BY PLS 5713, INST. NO. 396954, 10/22/1991
 - (P1) PLAT OF BERRY DEVELOPMENT BY PLS 5713, INST. NO. 644976, 4/22/2004
 - (P2) PLAT OF KDC LAND BY PLS 14879, INST. NO. 1018638, 4/5/2023

- SURVEYOR'S NARRATIVE**
- WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. SEE HATCHED AREAS FOR DESIGNATIONS.
 - THE PROPOSED LOTS ARE CATEGORIZED AS ZONE "X" PER FEMTA PANEL 16017C1018C, EFFECTIVE 1/18/2009.
 - THE PURPOSE OF THIS SURVEY IS TO SPLIT LOT 1 OF KDC LAND INTO TWO (2) NEW LOTS.
 - MOSQUITO CREEK ROAD IS PUBLIC PER BONNER COUNTY. THE PORTION THAT CROSSES LOTS 1 & 10 IS A 50' WIDE PRESCRIPTIVE EASEMENT AS SHOWN ON (P1). THIS PORTION IS COUNTY MAINTAINED.
 - LOWER MOSQUITO CREEK ROAD IS A 50' WIDE PRESCRIPTIVE EASEMENT AND IS COUNTY MAINTAINED. PER BONNER COUNTY ROAD & BRIDGE - BONNER COUNTY HAS ONLY DONE INTERMITTENT MAINTENANCE OF LOWER MOSQUITO CREEK ROAD AND IS IN THE PROCESS OF DOING A FINAL REPAIR AFTER A WASHOUT AND THE BOARD OF COUNTY COMMISSIONERS IS ANTICIPATED TO FORMALLY CEASE MAINTENANCE OF THE ROAD FOLLOWING THE REPAIR.
 - A BLANKET OVERLAND USE EASEMENT IS HEREBY GRANTED TO ALL LOT OWNERS OF KDC LAND FOR INGRESS AND EGRESS OVER AND ACROSS ALL LOTS. IF ANY LOT OWNER SELLS A LOT, THIS BLANKET OVERLAND USE EASEMENT IS NO LONGER VALID. (PER PLAT OF KDC LAND)



- GENERAL NOTES**
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
 - WETLANDS ARE PRESENT AS SHOWN ON MAP OF THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
 - LOTS ARE CATEGORIZED AS ZONE "X" PER FEMTA PANEL 16017C0925EE, EFFECTIVE 11/18/2009.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS PLUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, NAD83 ZONE (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001527333. GEODETIC NORTH IS AN ANGULAR ROTATION OF -078°10' AT THE NORTHWEST CORNER OF SECTION 1.



1/4	Section	Range	Township
1	55	2	N E
PROJECT # 25-200 LITERS			
DRAWING NAME: 25-200 LITERS M.D. 2016			

KDC LAND - LOT 1 REPLAT			
GLAZE & ASSOCIATES			
PROFESSIONAL LAND SURVEYORS			
300 Church Street			
Sandpoint, Idaho 83864			
200-205-4474			
Scale	1"=100'	Checked By	TLG
Drawn By	TLG	Plot Date	3/6/2025
Sheet	1 of 2		

Summary of comments: MLD0013-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Andrea Ballard Date: 2025-03-24 15:29:54

Lot numbering: Lot 1A & 1B



Number: 2 Author: david.fisher Subject: Note Date: 2025-04-15 10:55:48

Status/Easement Instrument #.

Overhead/Underground utility lines/easements also to be shown.



Number: 3 Author: david.fisher Subject: Note Date: 2025-04-15 10:46:08

Include Freshwater Emergent Wetlands as per USFWS inventory, or note any delineation that has been done.



Number: 4 Author: david.fisher Subject: Note Date: 2025-04-15 10:34:10

Redundant, and inaccurate FIRM.



Number: 5 Author: david.fisher Subject: Note Date: 2025-04-15 10:50:07

Redundant



Number: 6 Author: david.fisher Subject: Note Date: 2025-04-15 10:36:48

Status/Easement Instrument #/width.



Number: 7 Author: david.fisher Subject: Note Date: 2025-04-15 10:29:50

Initial Point to be shown.



Number: 8 Author: Matt Mulder Date: 2025-03-21 08:26:58

Specify that Mosquito Creek Rd is County maintained, and that Lower Mosquito Creek Rd is a privately maintained public road.



Number: 9 Author: david.fisher Subject: Note Date: 2025-04-15 10:42:44

Lot 10?



Number: 10 Author: david.fisher Subject: Note Date: 2025-04-15 10:48:28

is (to) split



Number: 11 Author: david.fisher Subject: Note Date: 2025-04-15 10:33:27

Also includes FIRM 16017C1019E

KDC LAND - LOT 1 REPLAT

REPLAT OF KDC LAND LOT 1,
LYING IN A PORTION OF SECTION 1,
TOWNSHIP 55 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT DAVID LUERS AND KATHARINE M. LUERS, AS TRUSTEES OF THE DAVID AND KATHARINE LUERS REVOCABLE TRUST, DATED SEPTEMBER 21, 2023, AS TO AN UNDIVIDED 50% INTEREST AND CHRIS MCINN, AN UNMARIED MAN, AS TO AN UNDIVIDED 50% INTEREST, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS YDC LAND - LOT 1 REPLAT BEING A PORTION OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 1, KDC LAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 20 OF PLATS, PAGE 32, RECORDS OF BONNER COUNTY, IDAHO.
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID LUERS _____ DATE _____
KATHARINE M. LUERS _____ DATE _____
CHRIS MCINN _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.
NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KATHARINE M. LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.
NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS MCINN, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.
NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 _____ DATE _____

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY CERTIFICATE, FILE NO. N-68250, GUARANTEE NO. 5010500-0000166, DATED JANUARY 31, 2020:
1. A RIGHT OF WAY EASEMENT, RECORDED MAY 2, 1949, INST. NO. 30785, AS SHOWN HEREON, SEE SURVEYOR'S NOTE #4.
 2. MATTERS SET FORTH IN RECORD OF SURVEY, RECORDED JANUARY 18, 2005, INST. NO. 648549, SEE SURVEYOR'S NOTE #5.
 3. AN INGRESS, EGRESS AND UTILITIES EASEMENT, RECORDED MARCH 1, 2006, INST. NO. 671247, NOT SHOWN ON MAP.
 4. MATTERS SET FORTH IN RECORD OF SURVEY, RECORDED MAY 5, 2005, INST. NO. 675987, SEE SURVEYOR'S NOTE #4, NOT SHOWN ON MAP.
 5. AN INGRESS, EGRESS AND UTILITIES EASEMENT, RECORDED JUNE 30, 2017, INST. NO. 907487, RE-RECORDED AUGUST 24, 2017, INST. NO. 916344, NOT SHOWN ON MAP.
 6. TERMS, CONDITIONS AND PROVISION AS CONTAINED IN AGREEMENT BETWEEN CITY OF CLARK FORK AND DAVID LUERS, RECORDED JANUARY 24, 2020, INST. NO. 999558, NOT SHOWN ON MAP.
 7. TERMS AND CONDITIONS OF ORDINANCE NO. 665, LUERS/MCINN ZONE CHANGE FILE NO. Z00030-21, RECORDED APRIL 27, 2022, INST. NO. 1004846, NOT SHOWN ON MAP.
 8. TERMS AND CONDITIONS OF BONNER COUNTY PLANNING DEPARTMENT ADMIN EXCEPTION FILE NO. VEC0019-22, RECORDED NOVEMBER 10, 2022, INST. NO. 1014051, NOT SHOWN ON MAP.
 9. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF KDC LAND, RECORDED AS BOOK 20 OF PLATS, PAGE 32, NOT SHOWN ON MAP.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

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

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR _____

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REMOVED IN ACCORDANCE WITH SECTION 50-1306, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE _____ PANHANDLE HEALTH DISTRICT SIGNATURE _____

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEM

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____, IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF _____, OF GLAHE & ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____
FEE _____

PLACE RECORDING LABEL HERE

1/4	Survey	Measured	Plotted	NOTED	GLAHE
1	55	2			
N	E				
PROJECT # 25-000 LUERS					
DRAWING NAME: 25-000 LUERS MLD 1016					

KDC LAND - LOT 1 REPLAT	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandwich, Idaho 83864 208-385-4474	Scale: N/A Checked By: TLAG Print Date: 5/6/2025 Drawn By: TLAG Sheet: 2 of 2



Number: 1 Author: Andrea Ballard Date: 2025-03-24 15:36:31

1A & 1B



Number: 2 Author: Andrea Ballard Date: 2025-03-24 15:32:34

Trustees, Trust



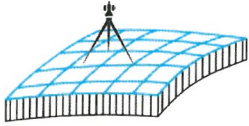
Number: 3 Author: Andrea Ballard Date: 2025-03-24 15:32:17

change to representative capacity acknowledgments (trustee of trust) and be sure to include full Trust name



Number: 4 Author: david.fisher Subject: Note Date: 2025-04-15 11:09:14

Sanitary Restriction Lift not required if restriction listed.



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

April 3, 2025

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

Re: Plat Review – MLD0013-25 – KDC Land-Lot 1 Replat

Dear Planning Dept.,

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

- 1) The Basis of Bearing should be identified along some line on the plat.
- 2) The status of Lower Mosquito Creek Road right-of-way and maintenance should be verified. Two years ago on the parent plat it was stated to be in transition from public to private maintenance. Also the right-of-way width should be labelled.
- 3) The plat lies within the area of city impact for Clark Fork. The city should be consulted for review.
- 4) Other items marked in red on sheets 1 and 2.

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

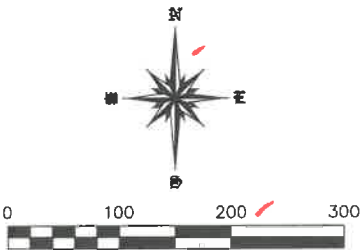
Sincerely,

A handwritten signature in blue ink that reads "Joel L. Andring". The signature is written in a cursive, flowing style.

Joel L. Andring, PLS

KDC LAND - LOT 1 REPLAT

REPLAT OF KDC LAND, LOT 1,
LYING IN A PORTION OF SECTION 1,
TOWNSHIP 55 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



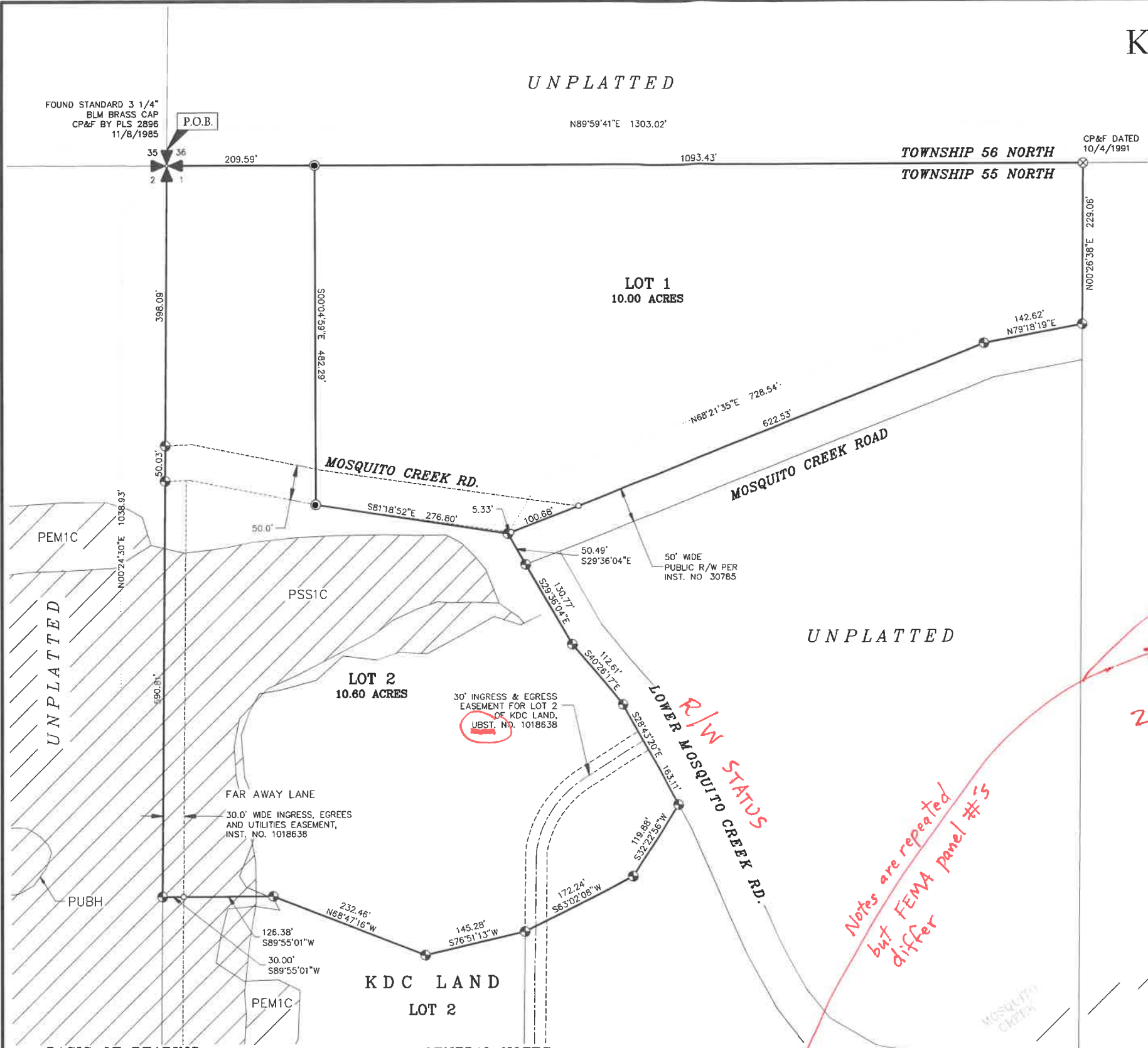
LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- PREVIOUSLY SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND STANDARD 3 1/4" BLM BRASS CAP
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 5361, INST. NO. 668349, 1/18/2005
- (R2) RECORD OF SURVEY BY PLS 4343, INST. NO. 505479, 6/19/1997
- (R3) RECORD OF SURVEY BY PLS 5713, INST. NO. 396954, 10/22/1991
- (P1) PLAT OF BERRY DEVELOPMENT BY PLS 5713, INST. NO. 648476, 4/22/2004
- (P2) PLAT OF KDC LAND BY PLS 14879, INST. NO. 1018638, 4/5/2023

SURVEYOR'S NARRATIVE

- WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. SEE HATCHED AREAS FOR DESIGNATIONS.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C101BE, EFFECTIVE 11/18/2009.
- THE PURPOSE OF THIS SURVEY IS ^{TO} SPLIT LOT 1 OF KDC LAND INTO TWO (2) NEW LOTS.
- MOSQUITO CREEK ROAD IS PUBLIC PER BONNER COUNTY. THE PORTION THAT CROSSES LOTS 1 & 10 IS A 50' WIDE PRESCRIPTIVE EASEMENT AS SHOWN ON (P1). THIS PORTION IS COUNTY MAINTAINED.
- LOWER MOSQUITO CREEK ROAD IS A 50' WIDE PRESCRIPTIVE EASEMENT AND IS COUNTY MAINTAINED. PER BONNER COUNTY ROAD & BRIDGE - BONNER COUNTY HAS ONLY DONE INTERMITTENT MAINTENANCE OF LOWER MOSQUITO CREEK ROAD AND IS IN THE PROCESS OF DOING A FINAL REPAIR AFTER A WASHOUT AND THE BOARD OF COUNTY COMMISSIONERS IS ANTICIPATED TO FORMALLY CEASE MAINTENANCE OF THE ROAD FOLLOWING THE REPAIR.
- A BLANKET OVERLAND USE EASEMENT IS HEREBY GRANTED TO ALL LOT OWNERS OF KDC LAND FOR INGRESS AND EGRESS, OVER AND ACROSS ALL LOTS. IF ANY LOT OWNER SELLS A LOT, THIS BLANKET OVERLAND USE EASEMENT IS NO LONGER VALID. (PER PLAT OF KDC LAND)

Notes are repeated
but FEMA panel #'s
differ



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001527333. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°18'18" AT THE NORTHWEST CORNER OF SECTION 1.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT AS SHOWN ON MAP OF THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0925EE, EFFECTIVE 11/18/2009.



1/4	SECTION	TOWNSHIP	RANGE
1	1	55 N	2 E
PROJECT # 25-020 LUERS DRAWING NAME: 25-020 LUERS MLD TDLG			

KDC LAND - LOT 1 REPLAT

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'

Checked By: TLAG
Drawn By: TDLG
Plot Date: 3/3/2025
Sheet: 1 of 2

KDC LAND - LOT 1 REPLAT

REPLAT OF KDC LAND, LOT 1,
LYING IN A PORTION OF SECTION 1,
TOWNSHIP 55 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID LUERS AND KATHARINE M. LUERS, AS TRUSTEES OF THE DAVID AND KATHARINE LUERS REVOCABLE TRUST, DATED SEPTEMBER 21, 2023, AS TO AN UNDIVIDED 50% INTEREST AND CHRIS MCGINN, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS 'KDC LAND - LOT 1 REPLAT' BEING A PORTION OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 1, KDC LAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 20 OF PLATS, PAGE 32, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID LUERS DATE

KATHARINE M. LUERS DATE

CHRIS MCGINN DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KATHARINE M. LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS MCGINN, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY CERTIFICATE, FILE NO. N-68250, GUARANTEE NO. 5010500-0020116e, DATED JANUARY 31, 2025.

- A RIGHT OF WAY EASEMENT. RECORDED MAY 2, 1949, INST. NO. 30785. AS SHOWN HEREON, SEE SURVEYOR'S NOTE #4.
- MATTERS SET FORTH IN RECORD OF SURVEY. RECORDED JANUARY 18, 2005, INST. NO. 668349. SEE SURVEYOR'S NOTE #4.
- AN INGRESS, EGRESS AND UTILITIES EASEMENT. RECORDED MARCH 1, 2005, INST. NO. 671247. NOT SHOWN ON MAP.
- MATTERS SET FORTH IN RECORD OF SURVEY. RECORDED MAY 5, 2005, INST. NO. 675987. SEE SURVEYOR'S NOTE #4, NOT SHOWN ON MAP.
- AN INGRESS, EGRESS AND UTILITIES EASEMENT. RECORDED JUNE 30, 2017, INST. NO. 907497. RE-RECORDED AUGUST 24, 2017, INST. NO. 910294. NOT SHOWN ON MAP.
- TERMS, CONDITIONS AND PROVISION AS CONTAINED IN AGREEMENT BETWEEN CITY OF CLARK FORK AND DAVIS LUERS. RECORDED JANUARY 25, 2022, INST. NO. 999559. NOT SHOWN ON MAP.
- TERMS AND CONDITIONS OF ORDINANCE NO. 665, LUERS/MCGINN ZONE CHANGE FILE NO. ZC0039-21. RECORDED APRIL 27, 2022, INST. NO. 1004549. NOT SHOWN ON MAP.
- TERMS AND CONDITIONS OF BONNER COUNTY PLANNING DEPARTMENT ADMIN EXCEPTION FILE NO. VE0019-22. RECORDED NOVEMBER 10, 2022, INST. NO. 1014051. NOT SHOWN ON MAP.
- ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF KDC LAND. RECORDED AS BOOK 20 OF PLATS, PAGE 32. NOT SHOWN ON MAP.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS DAY OF 2025.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEM

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR.

DATED THIS DAY OF 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF 2025, AT M.,
IN BOOK OF PLATS AT PAGE AT THE REQUEST
OF GLAHE & ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY

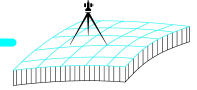
\$ FEE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	KDC LAND - LOT 1 REPLAT	
	1	55 N	2 E			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A
PROJECT # 25-020 LUERS DRAWING NAME: 25-020 LUERS MLD TDLG						Checked By: TLAG Plot Date: 3/5/2025	Drawn By: TDLG Sheet: 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) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15571

Date

4/4/2025

Bill To:

Glahe

Project / Job #

25-001AB Review MLD0013-25 - KDC Land-Lot

Please submit payment by: 4/19/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0013-25 - KDC Land-Lot 1 Replat	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

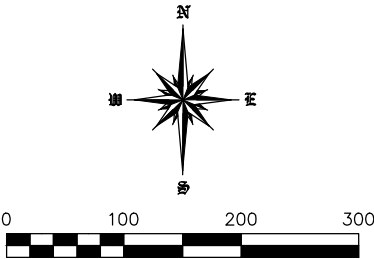
ALL INVOICES ARE DUE UPON RECEIPT

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%]

KDC LAND - LOT 1 REPLAT

REPLAT OF KDC LAND, LOT 1,
LYING IN A PORTION OF SECTION 1,
TOWNSHIP 55 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



PREVIOUSLY SET 5/8" X 24" REBAR AND CAP, PLS 14879



FOUND STANDARD 3 1/4" BLM BRASS CAP

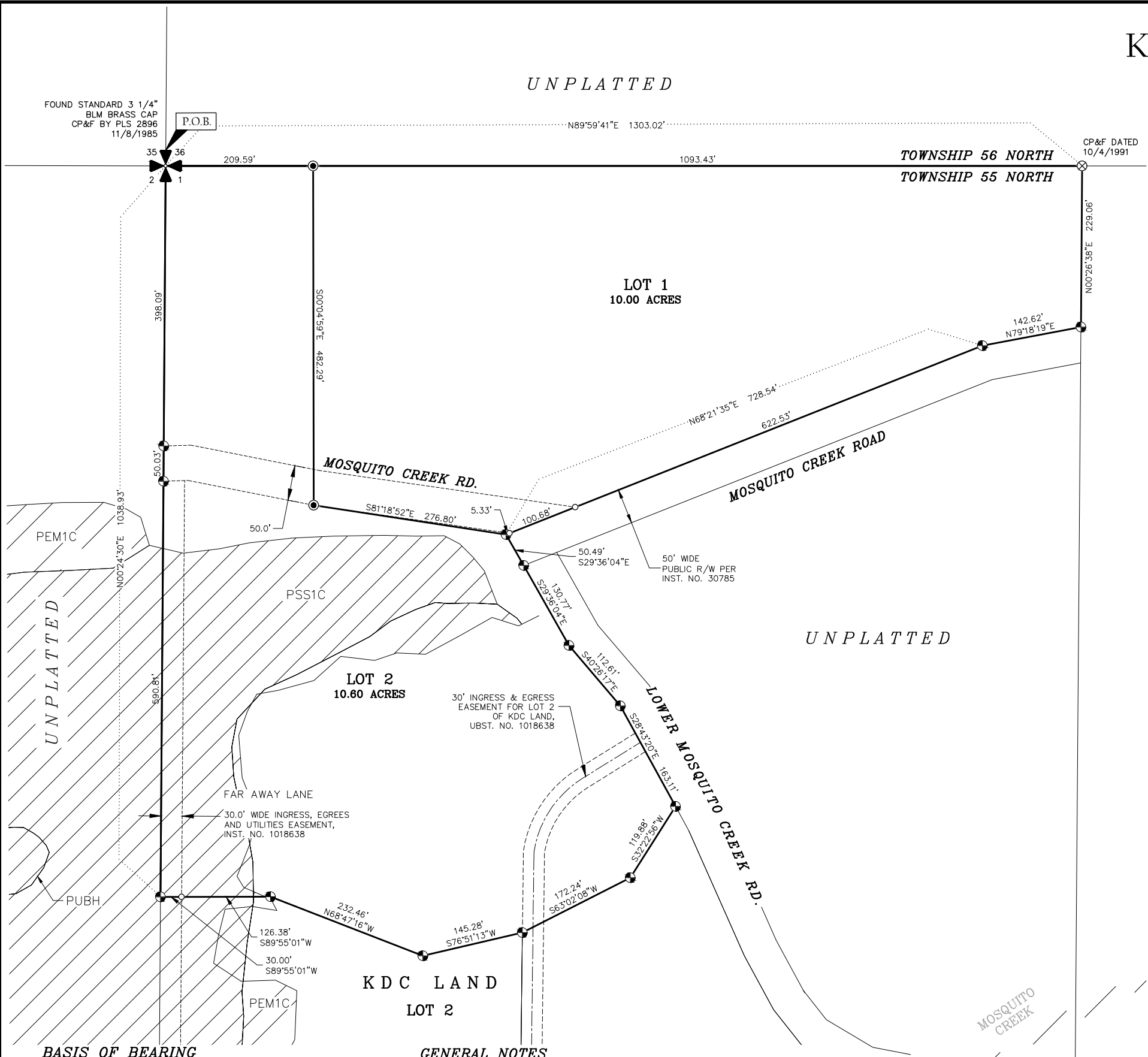


CALCULATED POINT, NOTHING SET

- (R1) RECORD OF SURVEY BY PLS 5361, INST. NO. 668349, 1/18/2005
(R2) RECORD OF SURVEY BY PLS 4343, INST. NO. 505479, 6/19/1997
(R3) RECORD OF SURVEY BY PLS 5713, INST. NO. 396954, 10/22/1991
(P1) PLAT OF BERRY DEVELOPMENT BY PLS 5713, INST. NO. 648476, 4/22/2004
(P2) PLAT OF KDC LAND BY PLS 14879, INST. NO. 1018638, 4/5/2023

SURVEYOR'S NARRATIVE

1. WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. SEE HATCHED AREAS FOR DESIGNATIONS.
2. THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1018E, EFFECTIVE 11/18/2009.
3. THE PURPOSE OF THIS SURVEY IS SPLIT LOT 1 OF KDC LAND INTO TWO (2) NEW LOTS.
4. MOSQUITO CREEK ROAD IS PUBLIC PER BONNER COUNTY. THE PORTION THAT CROSSES LOTS 1 & 10 IS A 50' WIDE PRESCRIPTIVE EASEMENT AS SHOWN ON (P1). THIS PORTION IS COUNTY MAINTAINED.
5. LOWER MOSQUITO CREEK ROAD IS A 50' WIDE PRESCRIPTIVE EASEMENT AND IS COUNTY MAINTAINED. PER BONNER COUNTY ROAD & BRIDGE - BONNER COUNTY HAS ONLY DONE INTERMITTENT MAINTENANCE OF LOWER MOSQUITO CREEK ROAD AND IS IN THE PROCESS OF DOING A FINAL REPAIR AFTER A WASHOUT AND THE BOARD OF COUNTY COMMISSIONERS IS ANTICIPATED TO FORMALLY CEASE MAINTENANCE OF THE ROAD FOLLOWING THE REPAIR.
6. A BLANKET OVERLAND USE EASEMENT IS HEREBY GRANTED TO ALL LOT OWNERS OF KDC LAND FOR INGRESS AND EGRESS, OVER AND ACROSS ALL LOTS. IF ANY LOT OWNER SELLS A LOT, THIS BLANKET OVERLAND USE EASEMENT IS NO LONGER VALID. (PER PLAT OF KDC LAND)



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001527333. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°18'18" AT THE NORTHWEST CORNER OF SECTION 1.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT AS SHOWN ON MAP OF THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOT ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0925EE, EFFECTIVE 11/18/2009.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	1	55 N	2 E		
PROJECT #: 25-020 LUERS DRAWING NAME: 25-020 LUERS MLD TDLG					

KDC LAND - LOT 1 REPLAT

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale:	1"=100'
Checked By:	TLAG
Drawn By:	TDLG
Plot Date:	3/5/2025
Sheet:	1 of 2

KDC LAND - LOT 1 REPLAT

REPLAT OF KDC LAND, LOT 1,
LYING IN A PORTION OF SECTION 1,
TOWNSHIP 55 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID LUERS AND KATHARINE M. LUERS, AS TRUSTEES OF THE DAVID AND KATHARINE LUERS REVOCABLE TRUST, DATED SEPTEMBER 21, 2023, AS TO AN UNDIVIDED 50% INTEREST AND CHRIS MCGINN, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS "KDC LAND - LOT 1 REPLAT" BEING A PORTION OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 1, KDC LAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 20 OF PLATS, PAGE 32, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID LUERS	DATE
KATHARINE M. LUERS	DATE
CHRIS MCGINN	DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.
NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KATHARINE M. LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.
NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS MCGINN, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.
NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

SURVEYOR’S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 DATE

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY CERTIFICATE, FILE NO. N-68250, GUARANTEE NO. 5010500-0020116e, DATED JANUARY 31, 2025.
- A RIGHT OF WAY EASEMENT. RECORDED MAY 2, 1949, INST. NO. 30785. AS SHOWN HEREON, SEE SURVEYOR'S NOTE #4.
 - MATTERS SET FORTH IN RECORD OF SURVEY. RECORDED JANUARY 18, 2005, INST. NO. 668349. SEE SURVEYOR'S NOTE \$5
 - AN INGRESS, EGRESS AND UTILITIES EASEMENT. RECORDED MARCH 1, 2005, INST. NO. 671247. NOT SHOWN ON MAP.
 - MATTERS SET FORTH IN RECORD OF SURVEY. RECORDED MAY 5, 2005, INST. NO. 675987. SEE SURVEYOR'S NOTE #4, NOT SHOWN ON MAP.
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 - TERMS AND CONDITIONS OF ORDINANCE NO. 665, LUERS/MCGINN ZONE CHANGE FILE NO. ZC0039-21. RECORDED APRIL 27, 2022, INST. NO. 1004549. NOT SHOWN ON MAP.
 - TERMS AND CONDITIONS OF BONNER COUNTY PLANNING DEPARTMENT ADMIN EXCEPTION FILE NO. VE0019-22. RECORDED NOVEMBER 10, 2022, INST. NO. 1014051. NOT SHOWN ON MAP.
 - ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF KDC LAND. RECORDED AS BOOK 20 OF PLATS, PAGE 32. NOT SHOWN ON MAP.

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

PLANNING DIRECTOR

COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS ____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEM

COUNTY TREASURER’S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

RECORDER’S CERTIFICATE

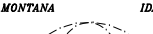

FILED THIS ____ DAY OF _____, 2025, AT _____, M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER BY DEPUTY

\$ _____ FEE



PLACE RECORDING LABEL HERE

1/4		SECTION	TOWNSHIP	RANGE	 <div>MONTANAIDAHO</div> <div>ORECONWASHINGTON</div>	KDC LAND - LOT 1 REPLAT			
	1	55 N	2 E	<div>GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474</div>		Scale: N/A	Checked By: TLAG	Drawn By: TDLG	
PROJECT #: 25-020 LUERS						Plot Date: 3/5/2025	Sheet: 2 of 2		
DRAWING NAME: 25-020 LUERS MLD TDLG									

Northing	Easting	Bearing	Distance
2364464.860	2525606.150		
	N 68°21'35" E	100.678	
2364501.988	2525699.731		
	N 68°21'35" E	622.527	
2364731.562	2526278.382		
	N 79°18'19" E	142.619	
2364758.029	2526418.523		
	N 00°26'38" E	229.055	
2364987.077	2526420.297		
	S 89°59'41" W	1093.431	
2364986.979	2525326.866		
	S 89°59'41" W	209.592	
2364986.960	2525117.274		
	S 00°24'30" W	398.091	
2364588.879	2525114.436		
	S 00°24'30" W	50.033	
2364538.847	2525114.080		
	S 00°24'30" W	590.810	
2363948.053	2525109.868		
	N 89°55'01" E	30.001	
2363948.096	2525139.869		
	N 89°55'01" E	126.378	
2363948.280	2525266.247		
	S 68°47'16" E	232.459	
2363864.170	2525482.956		
	N 76°51'13" E	145.282	
2363897.213	2525624.431		
	N 63°02'08" E	172.243	
2363975.315	2525777.949		
	N 32°22'56" E	119.875	
2364076.549	2525842.150		
	N 28°43'20" W	163.110	
2364219.590	2525763.766		
	N 40°26'17" W	112.610	
2364305.298	2525690.724		
	N 29°36'04" W	130.765	
2364418.996	2525626.132		
	N 29°36'04" W	50.487	
2364462.894	2525601.194		

Closure Error Distance> 5.33183 Error Bearing> N 68°21'35" E

Closure Precision> 1 in 885.3 Total Distance> 4720.046

Area not calculated because polyline not closed

Northing	Easting	Bearing	Distance
2364501.988	2525699.731		
		S 68°21'35" W	100.678
2364464.860	2525606.150		
		S 68°21'35" W	5.332
2364462.894	2525601.194		
		N 81°18'52" W	276.801
2364504.693	2525327.567		
		N 00°04'59" W	482.286
2364986.979	2525326.866		
		N 89°59'41" E	1093.431
2364987.077	2526420.297		
		S 00°26'38" W	229.055
2364758.029	2526418.523		
		S 79°18'19" W	142.619
2364731.562	2526278.382		
		S 68°21'35" W	622.527
2364501.988	2525699.731		

Closure Error Distance> 0.00000
Total Distance> 2952.729
Polyline Area: 435985.290 sq ft, 10.0088 acres

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364986.979	2525326.866		
		S 00°04'59" E	482.286
2364504.693	2525327.567		
		S 81°18'52" E	276.801
2364462.894	2525601.194		
		S 29°36'04" E	50.487
2364418.996	2525626.132		
		S 29°36'04" E	130.765
2364305.298	2525690.724		
		S 40°26'17" E	112.610
2364219.590	2525763.766		
		S 28°43'20" E	163.110
2364076.549	2525842.150		
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		S 76°51'13" W	145.282
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2364588.879	2525114.436		
		N 00°24'30" E	398.091
2364986.960	2525117.274		
		N 89°59'41" E	209.592
2364986.979	2525326.866		

Closure Error Distance> 0.00000

Total Distance> 3290.824

Polyline Area: 461815.240 sq ft, 10.6018 acres