

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: Nancy Road LLC

From: Dave Fisher, Planner

Date: October 2, 2025

Subject: Blue-line review for MLD0014-25: Ambridge Court

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: **Dan Provolt; Provolt Land Surveying, Inc.**

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

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: Ambridge Court		File No: MLD0014-25
Received by: Dave Fisher, Planner	Received from: Dan Provolt; Provolt Land Surveying	Date Received: 9/4/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	10/2/25	DF	Bonner County Planning Department
Comments	9/5/25	AD	Assessor's Office
Comments	9-4-25	MM	Bonner County Road & Bridge Department
Comment / letter	9/4/2025	MC	GIS Department
X	09/26/2025	LB	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0014-25 **DATE OF REPORT:** 10/7/2025
APPLICANT: Nancy Road LLC **PARCEL #:** RP002930000010A
SUBDIVISION NAME/LOTS: Ambridge Court

SUMMARY OF PROPOSAL:

This project divides one (1) 1.394-acre lot into one (1) 0.68-acre lot, one (1) 0.69-acre lot, one (1) approximate 0.273-acre common area, and one (1) 0.019-acre area dedicated to the public.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per Bonner County GIS: An address is required for Lot 1.
4. Per BCRC 12-646 (D): All street lines to be shown.
5. Per BCRC 12-646 (H): Common area and dedicated lands to be clearly outlined and labeled. Include label and size.
6. Per BCRC 12- 646 (J): Graphic scale and dates to be correctly shown.
7. Per BCRC 12-646 (L): FEMA flood hazard information to be shown.
8. Per BCRC 12-646 (M): Water and Sewer system information to be included.
9. Per BCRC 12-647 (D): A place for Panhandle Health District approval or the Sanitary Restriction as allowed by I.C. 50-1326 to be included.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? 20,000 sq. ft. Suburban (S)

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

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:	Yes	12-622 Submerged Lands:	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 Suburban (S).
3. The proposed lots will be served by the City of Sandpoint for water and Kootenai/Ponderay Sewer District for sewage.
3. Kootenai/Ponderay Sewer District has provided a "Will serve" letter for sewage services.
4. The City of Sandpoint has not provided a "will serve" letter for water services.
5. The proposed lots will be served by Avista Utilities Inc.
6. The proposed lots do contain frontage on Boyer Slough.
7. The proposed lots do contain submerged lands.
8. The proposed lots do have slopes over 30%.
9. The proposed lots are accessed by Nancy Road, a Bonner County owned and maintained public right-of-way.

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

October 7, 2025

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

SUBJECT: MLD0014-25: Ambridge Court

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 10/2/2025: RP002930000010A is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0750E, Effective Date 11/18/2009. This is a proposal to increase density in the Special Flood Hazard Area. This density increase will result in increased risk to both lives and property due to flooding. Approval of this proposal is not recommended.
 - 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

September 5, 2025

Bonner County Planning Dept
AMBRIDGE COURT
MLD0014-25
SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST
RP002930000010A

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.

In the owner's certificate the owner's name needs to have LLC added.

Please make it clearer that the striped area is a common area and add acreage for the common area.

Please add chord information for the curve.

On page 2 bottom right corner the section, township, range information needs corrected.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer
Cadastral Technician
Bonner County Land Records
208-265-1440 ext. 1245
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

Thursday, September 4, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – AMBRIDGE COURT (MLD0014-25)**
SECTION 7, TOWNSHIP 57N, RANGE 1W

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.

An address must be applied for, for Lot 1 prior to Mylar.

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>

AMBRIDGE COURT

A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION
SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS TIES TO FOUND MONUMENTS AS SHOWN.

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

1. PLAT OF NANCY SPLIT, BY PLS 12458, BK. 19, PG. 77
2. AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION BK.3, PG.70

PURPOSE OF SURVEY/NARRATIVE

TO SHOW A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION INTO 2 LOTS. FIELD TIED MONUMENTS AND REFERENCED SURVEYS WERE USED TO CALCULATE PROPERTY BOUNDARIES.

LEGEND

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

■ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 12458

▲ FOUND 1/2" REBAR, NO CAP

● FOUND 5/8" REBAR, NO CAP

▼ FOUND 1.5" ALUM. CAP, PLS 6019

HWL APPROX. HIGH WATER LINE

■ COMMON AREA

■ DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

LINE	BEARING	DISTANCE
L1	S55°17'10"E	13.71
L2	S23°20'42"W	29.00
L3	N68°13'10"E	65.00
L4	S61°13'43"E	65.00
L5	S61°13'43"E	61.00
L6	S68°26'42"E	27.13
L7	S17°49'55"W	15.97
L8	S02°42'41"E	20.66
L9	S21°16'57"W	19.77
L10	S26°05'10"W	22.65
L11	S61°13'43"E	6.67
L12	S06°31'52"E	33.09
L13	S12°45'59"W	17.97
L14	S02°26'53"W	8.02
L15	S23°20'38"W	39.88
L16	S81°13'43"E	60.35
L17	N61°11'43"W	25.37
L18	S89°22'27"E	44.34
L19	S23°20'38"W	27.43
L20	S11°05'37"W	17.19
L21	S29°16'52"E	9.57
L22	S39°17'14"E	8.30
L23	S50°35'57"W	13.72
L24	S13°18'43"W	12.99
L25	S02°26'53"W	18.81

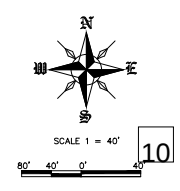
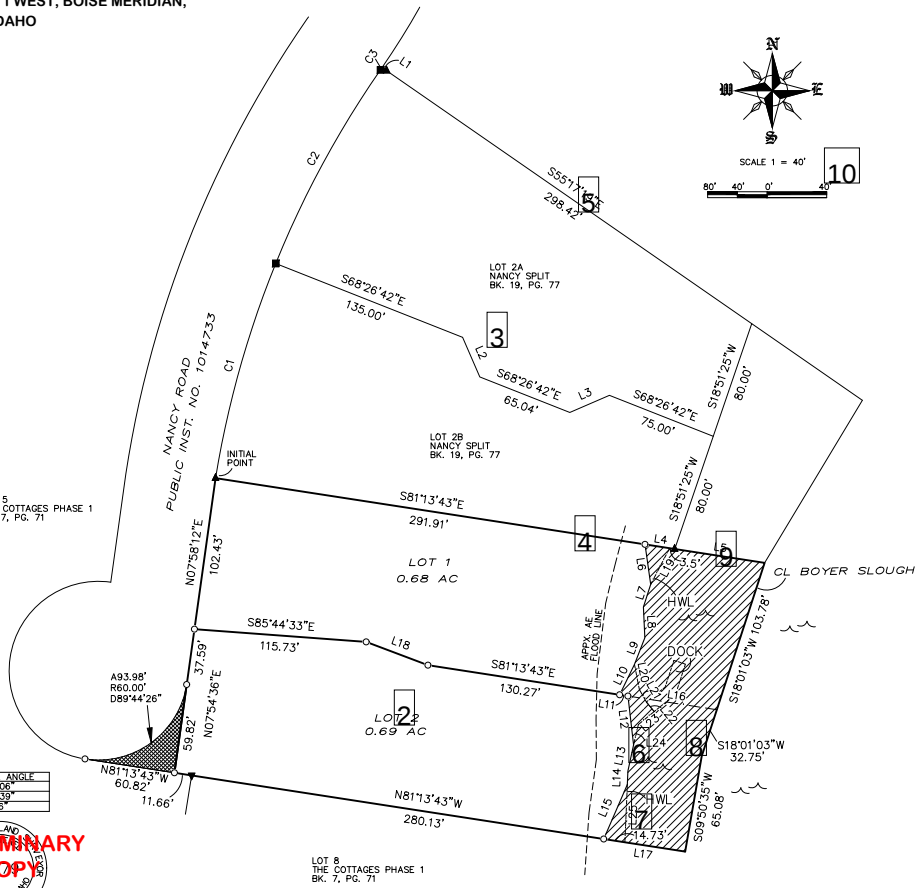
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.00'	150.09'	149.78'	N15°35'08"E	125°00'
C2	670.00'	148.25'	147.95'	N28°24'52"E	124°30'
C3	530.00'	11.84'	1.84'	N34°39'04"E	97°11'58"

AMBRIDGE COURT

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

DATE: 08-07-25
SCALE: 1"=40'
SHEET NO. 1 OF 2
SHT. 1 OF 2

PRELIMINARY



Summary of comments: MLD0014-25 Blueline Plat - Reviewed.pdf

Page:1

 Number: 1 Author: david.fisher Subject: Note Date: 2025-10-02 13:54:30

*purposes

 Number: 2 Author: Matt Mulder Date: 2025-09-04 12:00:01

Update the road dedication language to say "Hereby dedicated to Bonner County as public right of way." Add a note/arrow for the shaded area directing the reader to the legend so that it's clearer that this is being dedicated.
It's likely to be used for utilities as well, not just road purposes as currently worded.

 Number: 3 Author: Monica Carash Date: 2025-09-04 16:29:21

An address must be applied for Lot 1 prior to Mylar.

 Number: 4 Author: Matt Mulder Date: 2025-09-04 11:55:41

The road ROW as shown for Nancy Rd is outdated. It needs to reflect the additional ROW dedicated to the public as part of The Cottages Phase 1 plat, including the public ROW portion of Crooked Ear Ct.

 Number: 5 Author: Alicia Deabenderfer Date: 2025-09-05 08:20:40

Please provide acreage for common area. Add a note/arrow for this area directing the reader to the legend so that it's clearer that this is common area.

 Number: 6 Author: david.fisher Subject: Note Date: 2025-10-02 13:27:38

Line separating common area from lots should be bold.

 Number: 7 Author: david.fisher Subject: Note Date: 2025-10-07 10:26:14

High Water Line needs to be more clearly shown. Shading could be removed. Note on plat that area shall remain common open space in perpetuity.

 Number: 8 Author: david.fisher Subject: Note Date: 2025-10-02 13:56:05

Label Common Area and provide size.

 Number: 9 Author: Alicia Deabenderfer Date: 2025-09-05 07:42:25

Add chord information

 Number: 10 Author: david.fisher Subject: Note Date: 2025-10-02 13:26:19

Correct Scale

AMBRIDGE COURT

A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION
SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

NOTES

SUBJECT TO THE FOLLOWING:

1. LIENS, LEVIES AND ASSESSMENTS OF KOOTENAI PONDERAY SEWER DISTRICT
2. LIENS, LEVIES AND ASSESSMENTS OF THE KOOTENAI PONDERAY SEWER DISTRICT LID NO. 1
3. ANY DIFFERENCE IN THE MEAN HIGH WATER LINE OF THE LAKE PEND OREILLE/BOYER SLOUGH AND THE MEANDER LINE AS SHOWN BY GOVERNMENT SURVEY
4. ANY QUESTION OF LOCATION, BOUNDARY, OR AREA RELATED TO THE LAKE PEND OREILLE/BOYER SLOUGH, INCLUDING BUT NOT LIMITED TO, ANY PAST OR FUTURE CHANGES IN IT
5. RIGHTS OF THE STATE OF IDAHO IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR FORMER BED OF THE LAKE PEND OREILLE/BOYER SLOUGH, IF IT IS NAVIGABLE
6. A PERPETUAL RIGHT OF WAY AND EASEMENT RECORDED JULY 31, 1952 AND APRIL 21, 1953 IN BOOK 18 OF MISCELLANEOUS AT PAGE 477 AND BOOK 20 OF MISCELLANEOUS AT PAGE 59
7. AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO. INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 17, 1968 AT INST. NO. 116085
8. AMENDED PLAT OF BLOCKS 1 AND 2, NORTH BAY ADDITION, RECORDED IN BOOK 3 OF PLATS, PAGE 70, RECORDS OF BONNER COUNTY, IDAHO
9. AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO. INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED OCTOBER 17, 1974 AT INST. NO. 161135
10. ENCROACHMENT PERMIT NO. L-96-S-1154 RECORDED AUGUST 20, 1997 AT INST. NO. 520926
11. RECORD OF SURVEY RECORDED MARCH 6, 1998 AT INST. NO. 520308
12. A PERPETUAL RIGHT OF WAY AND EASEMENT RECORDED SEPTEMBER 25, 1998 AT INST. NO. 537798
13. TRANSFER OF ENCROACHMENT PERMIT NO. L-96-S-1154A RECORDED JUNE 29, 2017 AT INST. NO. 907400
14. TRANSFER OF ENCROACHMENT PERMIT NO. L-96-S-1154B RECORDED DECEMBER 11, 2019 AT INST. NO. 950219

2

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 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, 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



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "AMBRIDGE COURT" 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

TBD 4

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__.

5
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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT NANCY ROAD IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "AMBRIDGE COURT" LOCATED IN A PORTION OF SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, AMENDED PLAT OF BLOCKS 1 AND 2, NORTH BAY ADDITION, RECORDED IN BOOK 3 OF PLATS, PAGE 70, RECORDS OF BONNER COUNTY, IDAHO.

THE COMMON AREA DEPICTED HEREON IS HEREBY DEDICATED TO THE LOT OWNERS.

THE AREA SHOWN ALONG THE WEST LINE OF LOT 2 ADJACENT TO THE EAST LINE OF NANCY ROAD IS DEDICATED HEREON TO THE PUBLIC FOR ROAD PURPOSES

BLAKE AMBRIDGE - MANAGER, NANCY ROAD LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF ____, IN THE YEAR OF 20__, BEFORE ME PERSONALLY APPEARED BLAKE AMBRIDGE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF THE NANCY ROAD LLC WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT [HE] EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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: _____

1

NOTARY PUBLIC

S.25, T.56N., R.3W., B.M.	AMBRIDGE COURT	DATE: 08-01-19
	PROVOLT LAND SURVEYING, INC	SOURCE: NONE
	P.O. BOX 580 PONDERAY, ID. 83852	DRAWN: DP
	(208) 290-1725	FILED: 10/30
		DATE FILED: 10/30
		SHEET: 2 OF 2



Number: 1 Author: Alicia Deabenderfer Date: 2025-09-05 07:33:18
LLC



Number: 2 Author: david.fisher Subject: Note Date: 2025-10-02 13:36:10
Water and sewer provider note required.



Number: 3 Author: david.fisher Subject: Note Date: 2025-10-02 13:35:03
FEMA SFHA zones AE and X per FIRM Panel 16017C0750E, effective 11/18/2009



Number: 4 Author: david.fisher Subject: Note Date: 2025-10-02 13:38:56
List Sanitary Restriction



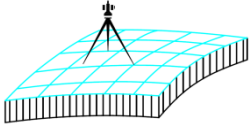
Number: 5 Author: david.fisher Subject: Note Date: 2025-10-02 13:24:55
Chair



Number: 6 Author: Alicia Deabenderfer Date: 2025-09-05 08:12:07
needs correct info



Number: 7 Author: david.fisher Subject: Note Date: 2025-10-02 13:46:10
Update file, date, grid.



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

September 25th, 2025

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

Re: Plat Review – MLD0014-25 – Ambridge Court

Dear Planning Dept.,

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

- 1) Check owners name in owner's certificate.
- 2) Complete Sanitary Restriction note.
- 3) 1/2" rebar need replaced with minimum 5/8" x 24".
- 4) Show width of Nancy Road.

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

Sincerely,

Tyson L.A. Glahe, PLS

AMBRIDGE COURT

A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION
SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS TIES TO FOUND MONUMENTS AS SHOWN.

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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2. AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION BK.3, PG.70

PURPOSE OF SURVEY/NARRATIVE

TO SHOW A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH
BAY ADDITION INTO 2 LOTS. FIELD TIED MONUMENTS AND REFERENCED
SURVEYS WERE USED TO CALCULATE PROPERTY BOUNDARIES.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
 - FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 12458
 - ▲ FOUND 1/2" REBAR, NO CAP
 - FOUND 5/8" REBAR, NO CAP
 - ▼ FOUND 1.5" ALUM. CAP, PLS 6019
- HWL APPROX. HIGH WATER LINE

- COMMON AREA
- DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

LINE	BEARING	DISTANCE
L1	S55°17'19"E	3.71'
L2	S23°26'42"E	29.00'
L3	N66°33'18"E	29.00'
L4	S81°13'43"E	20.25'
L5	S81°14'33"E	61.05'
L6	S08°07'35"E	27.13'
L7	S17°49'59"W	15.97'
L8	S02°42'41"E	20.66'
L9	S21°16'57"W	19.27'
L10	S26°05'10"W	22.65'
L11	S81°13'43"E	5.67'
L12	S06°31'52"E	33.09'
L13	S12°14'58"W	17.97'
L14	S02°26'53"W	9.02'
L15	S23°26'38"W	39.88'
L16	S81°13'43"E	60.38'
L17	N81°13'43"W	58.37'
L18	S69°22'27"E	44.34'
L19	S27°37'15"W	27.43'
L20	S11°05'37"E	17.19'
L21	S29°16'52"E	9.57'
L22	S39°17'14"E	8.30'
L23	S50°35'57"W	13.72'
L24	S13°18'43"W	12.99'
L25	S02°26'53"W	38.81'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.00'	150.09'	149.78'	N15°39'08"E	12°50'06"
C2	670.00'	148.25'	147.95'	N28°24'52"E	12°40'39"
C3	530.00'	11.84'	11.84'	N34°39'04"E	0°11'56"

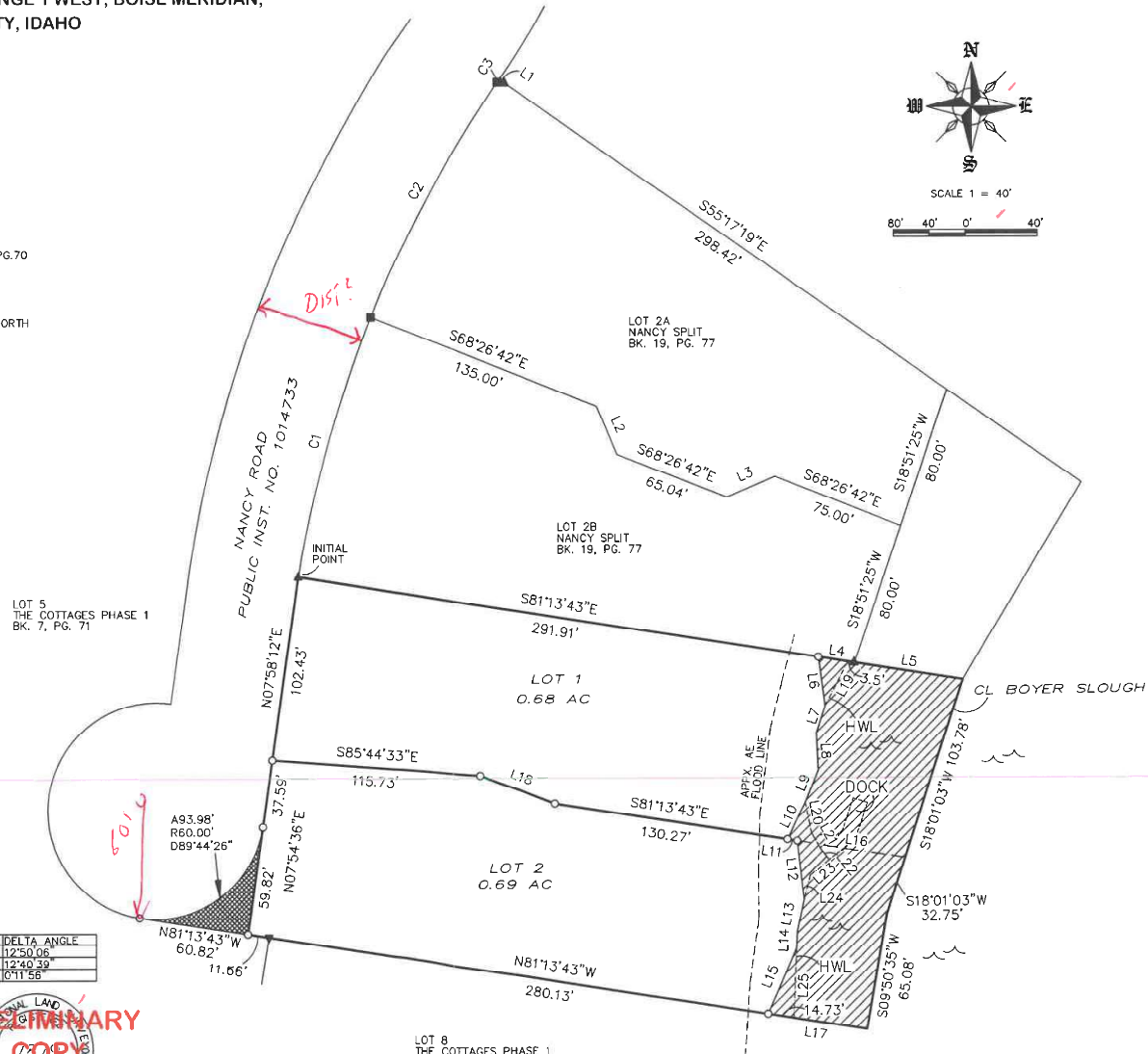
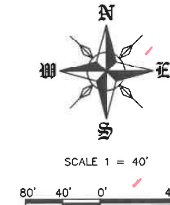
AMBRIDGE COURT

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

DATE:
08-07-25
SCALE:
1"=40'
PROJ. NO.:
1559
SHT. 1 OF 2



LOT 8
THE COTTAGES PHASE 1
BK. 7, PG. 71



AMBRIDGE COURT

A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION
SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT NANCY ROAD IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "AMBRIDGE COURT" LOCATED IN A PORTION OF SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, AMENDED PLAT OF BLOCKS 1 AND 2, NORTH BAY ADDITION, RECORDED IN BOOK 3 OF PLATS, PAGE 70, RECORDS OF BONNER COUNTY, IDAHO.

THE COMMON AREA DEPICTED HEREON IS HEREBY DEDICATED TO THE LOT OWNERS.

THE AREA SHOWN ALONG THE WEST LINE OF LOT 2 ADJACENT TO THE EAST LINE OF NANCY ROAD IS DEDICATED HEREON TO THE PUBLIC FOR ROAD PURPOSES

BLAKE AMBRIDGE - MANAGER, NANCY ROAD LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED BLAKE AMBRIDGE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF THE NANCY ROAD LLC WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT [HE] EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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. LIENS, LEVIES AND ASSESSMENTS OF KOOTENAI PONDERAY SEWER DISTRICT
2. LIENS, LEVIES AND ASSESSMENTS OF THE KOOTENAI PONDERAY SEWER DISTRICT LID NO. 1
3. ANY DIFFERENCE IN THE MEAN HIGH WATER LINE OF THE LAKE PEND OREILLE/BOYER SLOUGH AND THE MEANDER LINE AS SHOWN BY GOVERNMENT SURVEY
4. ANY QUESTION OF LOCATION, BOUNDARY, OR AREA RELATED TO THE LAKE PEND OREILLE/BOYER SLOUGH, INCLUDING BUT NOT LIMITED TO, ANY PAST OR FUTURE CHANGES IN IT.
5. RIGHTS OF THE STATE OF IDAHO IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR FORMER BED OF THE LAKE PEND OREILLE/BOYER SLOUGH, IF IT IS NAVIGABLE.
6. A PERPETUAL RIGHT OF WAY AND EASEMENT RECORDED JULY 31, 1952 AND APRIL 21, 1953 IN BOOK 18 OF MISCELLANEOUS AT PAGE 477 AND BOOK 20 OF MISCELLANEOUS AT PAGE 59
7. AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO. INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 17, 1968 AT INST. NO. 116085
8. AMENDED PLAT OF BLOCKS 1 AND 2, NORTH BAY ADDITION, RECORDED IN BOOK 3 OF PLATS, PAGE 70, RECORDS OF BONNER COUNTY, IDAHO AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO. INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED OCTOBER 17, 1974 AT INST. NO. 161135
10. ENCROACHMENT PERMIT NO. L-96-S-1154 RECORDED AUGUST 20, 1997 AT INST. NO. 500126
11. RECORD OF SURVEY RECORDED MARCH 6, 1998 AT INST. NO. 520308
12. A PERPETUAL RIGHT OF WAY AND EASEMENT RECORDED SEPTEMBER 25, 1998 AT INST. NO. 531798
13. TRANSFER OF ENCROACHMENT PERMIT NO. L-96-S-1154A RECORDED JUNE 29, 2017 AT INST. NO. 907400
14. TRANSFER OF ENCROACHMENT PERMIT NO. L-96-S-1154B RECORDED DECEMBER 11, 2019 AT INST. NO. 950219

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 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "AMBRIDGE COURT" 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

TBD ?

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 _____

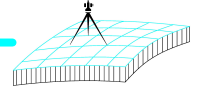
COUNTY RECORDER BY DEPUTY



S.25, T.56N., R.3W., B.M.	AMBRIDGE COURT	DATE: 08-04-18
		SCOPE: NONE
		DRAWN: DP
	PROVOLT LAND SURVEYING, INC.	PROJ. NO.: 1000
	P.O. BOX 580 PONDERAY, ID. 83852	CAD FILE
	(208) 290-1725	C-PLAT SURVEY
		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) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

16041

Date

9/26/2025

Bill To:

Provolt

Project / Job #

25-001BS Review MLD0014-25 - Ambridge Cou

Please submit payment by: 9/26/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Rate	Qty	Amount
County Surveyor Review	265.00		265.00
Copies & Recording Fees	43.14		43.14
MLD0014-25 - Ambridge Court			

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%]

AMBRIDGE COURT

A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION
SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS TIES TO FOUND MONUMENTS AS SHOWN.

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

- PLAT OF NANCY SPLIT, BY PLS 12458, BK. 19, PG. 77
- AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION BK.3, PG.70

PURPOSE OF SURVEY/NARRATIVE

TO SHOW A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION INTO 2 LOTS. FIELD TIED MONUMENTS AND REFERENCED SURVEYS WERE USED TO CALCULATE PROPERTY BOUNDARIES.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 12458
- ▲ FOUND 1/2" REBAR, NO CAP
- FOUND 5/8" REBAR, NO CAP
- ▼ FOUND 1.5" ALUM. CAP, PLS 6019
- HWL APROX. HIGH WATER LINE
- ▨ COMMON AREA
- ▩ DEDICATED TO THE PUBLIC FOR ROAD PUPOSES

LINE	BEARING	DISTANCE
L1	S55°17'19"E	3.71'
L2	S23°26'42"E	29.00'
L3	N66°33'18"E	29.00'
L4	S81°13'43"E	20.25'
L5	S81°14'33"E	61.05'
L6	S08°07'35"E	27.13'
L7	S17°49'55"W	15.97'
L8	S02°42'41"E	20.66'
L9	S21°16'57"W	19.27'
L10	S26°05'10"W	22.65'
L11	S81°13'43"E	5.67'
L12	S06°31'52"E	33.09'
L13	S12°14'59"W	17.97'
L14	S02°26'53"W	9.02'
L15	S23°26'38"W	39.88'
L16	S81°13'43"E	60.38'
L17	N81°13'43"W	55.37'
L18	S69°22'27"E	44.34'
L19	S27°37'15"W	27.43'
L20	S11°05'37"E	17.19'
L21	S29°16'52"E	9.57'
L22	S39°17'14"E	8.30'
L23	S50°35'57"W	13.72'
L24	S13°18'43"W	12.99'
L25	S02°26'53"W	38.81'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.00'	150.09'	149.78'	N15°39'08"E	12°50'06"
C2	670.00'	148.25'	147.95'	N28°24'52"E	12°40'39"
C3	530.00'	1.84'	1.84'	N34°39'04"E	0°11'56"

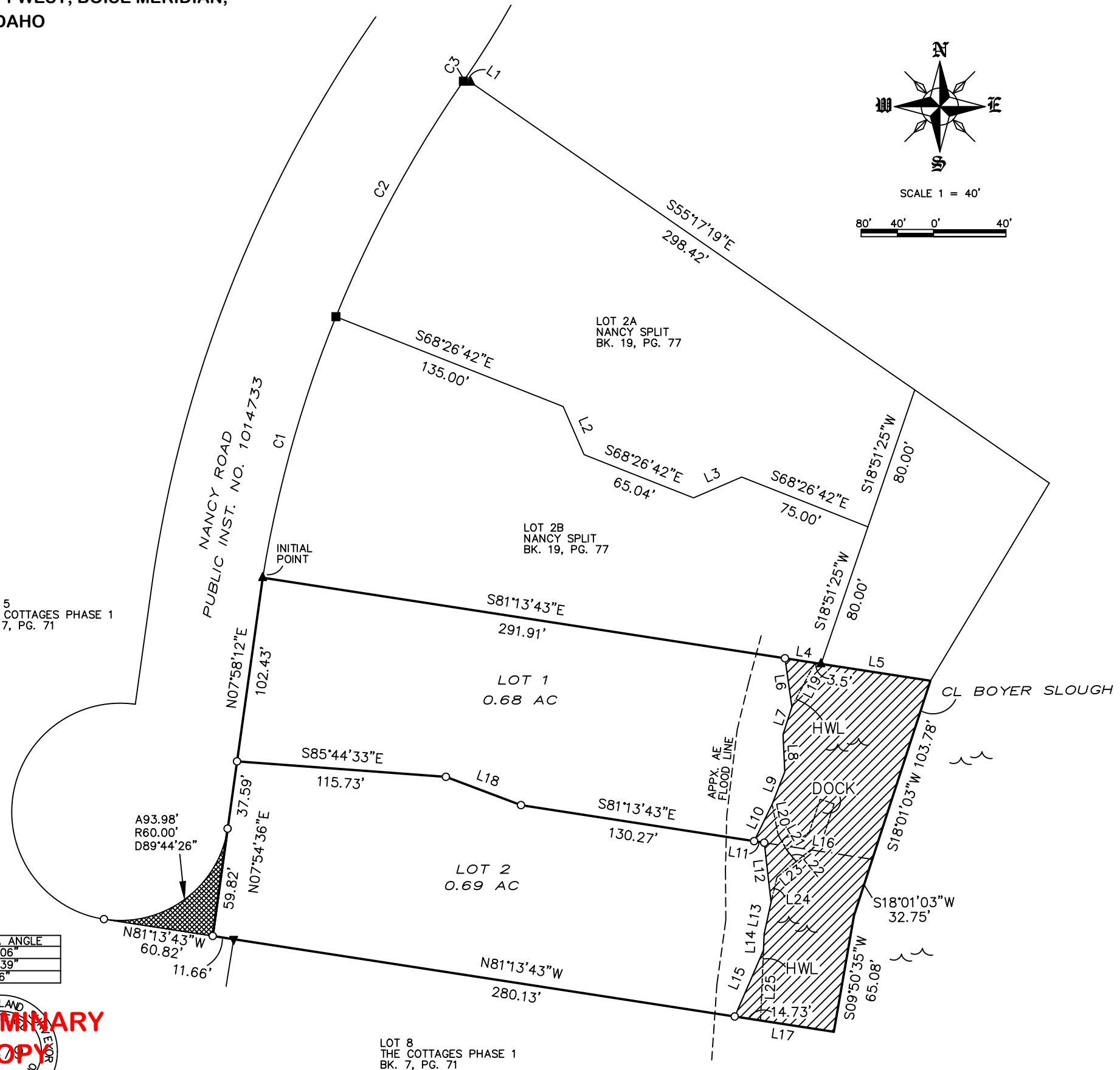
AMBRIDGE COURT

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

DATE:
08-07-25
SCALE:
1"=40'
PROJ. NO.:
1559
SHT. 1 OF 2



LOT 5
THE COTTAGES PHASE 1
BK. 7, PG. 71



AMBRIDGE COURT

A REPLAT OF LOT 1, AMENDED PLAT OF BLOCKS 1 & 2 OF NORTH BAY ADDITION
SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT NANCY ROAD IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "AMBRIDGE COURT" LOCATED IN A PORTION OF SECTION 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 1, AMENDED PLAT OF BLOCKS 1 AND 2, NORTH BAY ADDITION, RECORDED IN BOOK 3 OF PLATS, PAGE 70, RECORDS OF BONNER COUNTY, IDAHO.

THE COMMON AREA DEPICTED HEREON IS HEREBY DEDICATED TO THE LOT OWNERS.

THE AREA SHOWN ALONG THE WEST LINE OF LOT 2 ADJACENT TO THE EAST LINE OF NANCY ROAD IS DEDICATED HEREON TO THE PUBLIC FOR ROAD PURPOSES

BLAKE AMBRIDGE — MANAGER, NANCY ROAD LLC

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____,
BEFORE ME PERSONALLY APPEARED BLAKE AMBRIDGE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF THE NANCY ROAD LLC WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT [HE] EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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. LIENS, LEVIES AND ASSESSMENTS OF KOOTENAI PONDERAY SEWER DISTRICT
2. LIENS, LEVIES AND ASSESSMENTS OF THE KOOTENAI PONDERAY SEWER DISTRIC LID NO. 1
3. ANY DIFFERENCE IN THE MEAN HIGH WATER LINE OF THE LAKE PEND OREILLE/BOYER SLOUGH AND THE MEANDER LINE AS SHOWN BY GOVERNMENT SURVEY
4. ANY QUESTION OF LOCATION, BOUNDARY, OR AREA RELATED TO THE LAKE PEND OREILLE/BOYER SLOUGH, INCLUDING BUT NOT LIMITED TO, ANY PAST OR FUTURE CHANGES IN IT.
5. RIGHTS OF THE STATE OF IDAHO IN AND TO THAT PORTION OF SAID PREMISES, IF ANY, LYING IN THE BED OR FORMER BED OF THE LAKE PEND OREILLE/BOYER SLOUGH, IF IT IS NAVIGABLE.
6. A PERPETUAL RIGHT OF WAY AND EASEMENT RECORDED JULY 31, 1952 AND APRIL 21, 1953 IN BOOK 18 OF MISCELLANEOUS AT PAGE 477 AND BOOK 20 OF MISCELLANEOUS AT PAGE 59
7. AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO. INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 17, 1968 AT INST. NO. 116085
8. AMENDED PLAT OF BLOCKS 1 AND 2, NORTH BAY ADDITION, RECORDED IN BOOK 3 OF PLATS, PAGE 70, RECORDS OF BONNER COUNTY, IDAHO
9. AN EASEMENT GRANTED TO PACIFIC POWER AND LIGHT CO. INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED OCTOBER 17, 1974 AT INST. NO. 161135
10. ENCROACHMENT PERMIT NO. L-96-S-1154 RECORDED AUGUST 20, 1997 AT INST. NO. 509126
11. RECORD OF SURVEY RECORDED MARCH 6, 1998 AT INST. NO. 520308
12. A PERPETUAL RIGHT OF WAY AND EASEMENT RECORDED SEPTEMBER 25, 1998 AT INST. NO. 531798
13. TRANSFER OF ENCROACHMENT PERMIT NO. L-96-S-1154A RECORDED JUNE 29, 2017 AT INST. NO. 907400
14. TRANSFER OF ENCROACHMENT PERMIT NO. L-96-S-1154B RECORDED DECEMBER 11, 2019 AT INST. NO. 950219

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 7, TOWNSHIP 57 NORTH, RANGE 1 WEST, 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "AMBRIDGE COURT" 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

TBD

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: _____

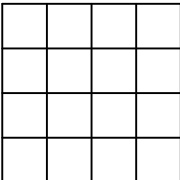
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.25, T.56N., R.3W., B.M.



AMBRIDGE COURT

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

DATE: 09-04-18
SCALE: NONE
DRAWN: DP
PROJ. NO.: 1030
CAD FILE: S-PLAT-SILSBY
SHT 2 OF 2

PntNo	Bearing	Distance	Northing	Easting	Description
PP			4206.26	4898.27	
	S 81°13'43" E	291.91			
PP			4161.75	5186.76	
	S 08°07'35" E	27.13			
PP			4134.89	5190.60	
	S 17°49'55" W	15.97			
PP			4119.69	5185.71	
	S 02°42'41" E	20.66			
PP			4099.05	5186.69	
	S 21°16'57" W	19.27			
PP			4081.09	5179.69	
	S 26°05'10" W	22.65			
PP			4060.75	5169.73	
	N 81°13'43" W	130.27			
PP			4080.61	5040.98	
	N 69°22'27" W	44.34			
PP			4096.23	4999.48	
	N 85°44'33" W	115.73			
PP			4104.82	4884.07	
	N 07°58'12" E	102.43			
PP			4206.26	4898.27	

Closure Error Distance> 0.0000

Total Distance Inversed> 790.36

Area: 29638.4, 0.68

PntNo	Bearing	Distance	Northing	Easting	Description
PP			4104.82	4884.07	
	S 85°44'33" E	115.73			
PP			4096.23	4999.48	
	S 69°22'27" E	44.34			
PP			4080.61	5040.98	
	S 81°13'43" E	135.95			
PP			4059.88	5175.34	
	S 06°31'52" E	33.09			
PP			4027.01	5179.10	
	S 12°14'59" W	17.97			
PP			4009.44	5175.29	
	S 02°26'53" W	9.02			
PP			4000.44	5174.90	
	S 23°26'38" W	39.88			
PP			3963.85	5159.04	
	N 81°13'43" W	291.79			
PP			4008.35	4870.67	
	N 07°54'36" E	97.40			
PP			4104.82	4884.07	
Closure Error Distance> 0.0000					
Total Distance Inversed> 785.16					

Area: 29852.1, 0.69

PntNo	Bearing	Distance	Northing	Easting	Description
PP			4161.75	5186.76	
	S 81°14'21" E	81.30			
PP			4149.37	5267.11	
	S 18°01'03" W	136.53			
PP			4019.53	5224.88	
	S 09°50'35" W	65.08			
PP			3955.41	5213.76	
	N 81°13'43" W	55.37			
PP			3963.85	5159.04	
	N 23°26'38" E	39.88			
PP			4000.44	5174.90	
	N 02°26'53" E	9.02			
PP			4009.44	5175.29	
	N 12°14'59" E	17.97			
PP			4027.01	5179.10	
	N 06°31'52" W	33.09			
PP			4059.88	5175.34	
	N 81°13'43" W	5.67			
PP			4060.75	5169.73	
	N 26°05'10" E	22.65			
PP			4081.09	5179.69	
	N 21°16'57" E	19.27			
PP			4099.05	5186.69	
	N 02°42'41" W	20.66			
PP			4119.69	5185.71	
	N 17°49'55" E	15.97			
PP			4134.89	5190.60	
	N 08°07'35" W	27.13			
PP			4161.75	5186.76	
Closure Error Distance> 0.0000					
Total Distance Inversed> 549.59					

Area: 11850.4, 0.27