

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: Ellen Ambrose

From: Kyle Snider, Planner

Date: April 16, 2025

Subject: Blue-line review for MLD0015-25: Ellen's Acres

Attached are comments from various agencies that have completed the preliminary review of the referenced plat.

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Dan Provolt, Provolt Land Surveying.**

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

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

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

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

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

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Blueline Review Routing Form

Plat Name: Ellen's Acres		File No: MLD0015-25
Received by: Kyle Snider, Planner	Received from: Dan Provolt	Date Received: 3/24/2025

Blueline Review

Completed	Date	Initial	Department/ Office
See staff report	04/14/2025	KS	Bonner County Planning Department
Comment	3/28/25	AB	Assessor's Office
Comment	3-26-25	MM	Bonner County Road & Bridge Department
Road name required	3/25/2025	MC	GIS Department
X	4/7/2025	KR	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0015-25**

DATE OF REPORT: 4/16/2025

APPLICANT: Ellen Ambrose

PARCEL #: RP56N02W270700A

SUBDIVISION NAME/LOTS: Ellen's Acres

SUMMARY OF PROPOSAL:

Divide one (1) 10.00-acre parcel into two (2) 5.00-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 BCRC 12-646 (C): Please show the "initial point" and description thereof.
4. Per BCRC 12-646 (D): Show the status of the adjoining properties.
5. Per GIS comment, a road name will be required.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5.00-acres Rural 5 (R-5)**

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

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

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

lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with 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 accessed from Liberty Lane, a privately owned and privately maintained right-of-way and a 30' wide easement.
4. The proposed lots are served by individual well and individual septic.
5. The proposed lots are served by Avista Utilities and Sagle Fire District.
6. The proposed lots do not contain any mapped wetlands and are within SFHA Zone X per FIRM Panel Number 16017C0950E, Effective Date 11/18/2009.

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 15, 2025

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

SUBJECT: MLD0015-25: Ellen's Acres

Dear Dan,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - KS 04/07/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0950E 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,

Kyle Snider
Planner



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

March 28, 2025

Bonner County Planning Dept
ELLEN'S ACRES
MLD0015-25
SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST
RP56N02W270700A

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.

Fill section/township/range in first paragraph owner's certificate

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 25, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – ELLEN’S ACRES (MLD0015-25)**
SECTION 27, TOWNSHIP 56N, RANGE 2W

To Whom It May Concern:

The easement labeled A & B will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

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>

ELLEN'S ACRES

SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN.

SURVEYOR'S NOTE

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

SURVEY REFERENCES

1. RECORD OF SURVEY BY PLS 5713, INST. NO. 654859
2. RECORD OF SURVEY BY PLS 7879, INST. NO. 765801

PURPOSE OF SURVEY/NARRATIVE

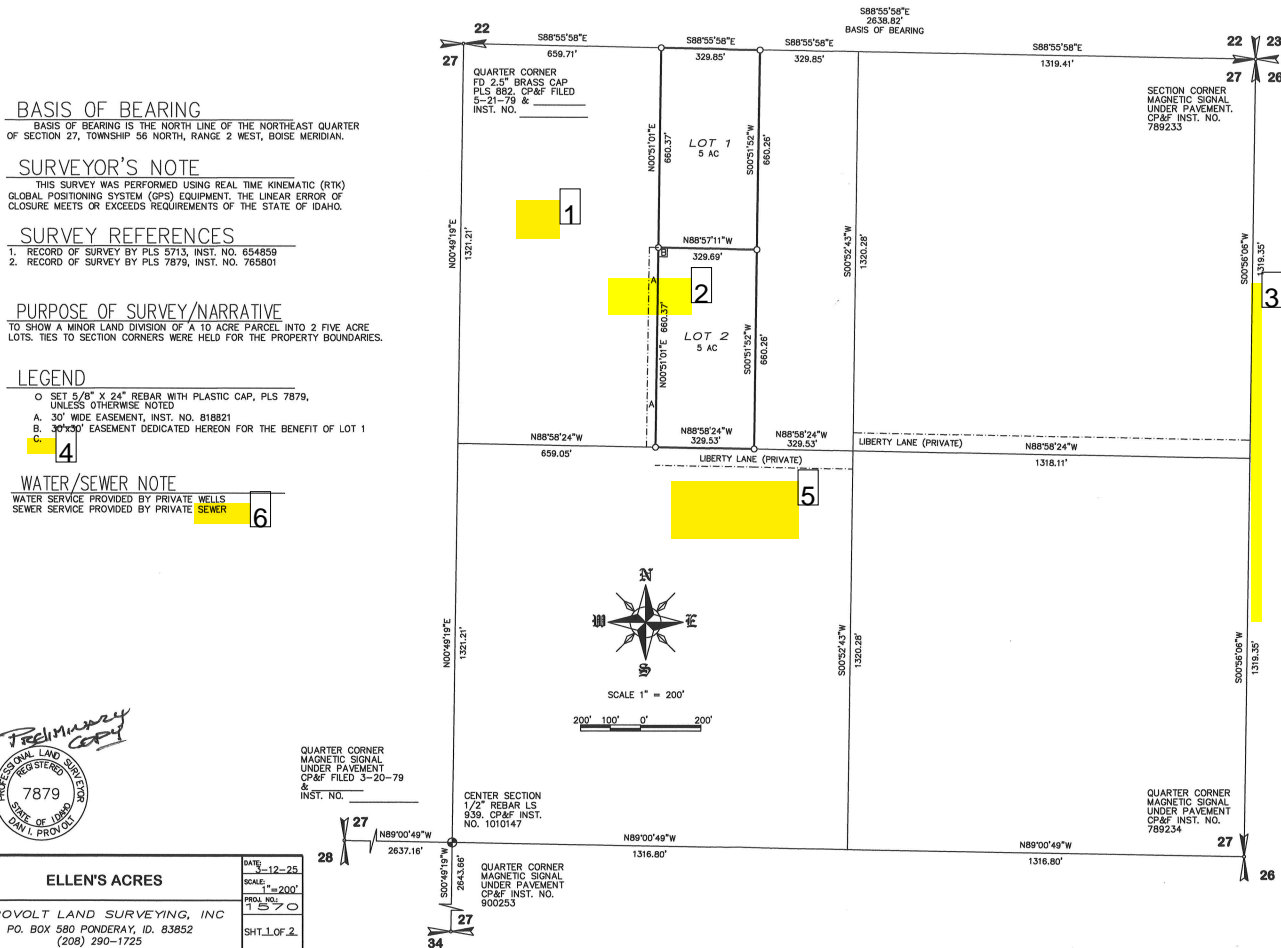
TO SHOW A MINOR LAND DIVISION OF A 10 ACRE PARCEL INTO 2 FIVE ACRE LOTS. TIES TO SECTION CORNERS WERE HELD FOR THE PROPERTY BOUNDARIES.

LEGEND

- O SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- A. 30' WIDE EASEMENT, INST. NO. 818821
- B. 30' WIDE EASEMENT DEDICATED HEREON FOR THE BENEFIT OF LOT 1
- C. 30' WIDE EASEMENT DEDICATED HEREON FOR THE BENEFIT OF LOT 2

WATER/SEWER NOTE

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



Summary of comments: MLD0015-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-04-14 16:31:32

BCRC 12-646. D: Show status of adjoining property.



Number: 2 Author: Monica Carash Date: 2025-03-25 15:08:58

Road name required



Number: 3 Author: Matt Mulder Date: 2025-03-26 16:38:43

Show S Sagle Rd, mark it as public road.



Number: 4 Author: Kyle Snider Subject: Highlight Date: 2025-04-14 15:43:45

Is there a C note on the plat?



Number: 5 Author: Kyle Snider Subject: Highlight Date: 2025-04-14 15:42:11

Show initial point.



Number: 6 Author: Kyle Snider Subject: Highlight Date: 2025-04-16 07:29:29

Based on the application this should read private septic systems.

ELLEN'S ACRES

SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT ELLEN L. AMBROSE, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS ELLEN AMBROSE, 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 "ELLEN'S ACRES" LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

ELLEN L. AMBROSE

NOTES

SUBJECT TO THE FOLLOWING:

1. ROAD MAINTENANCE AGREEMENT RECORDED APRIL 1, 1994 AT INST. NO. 443059
2. AN EASEMENT GRANTED TO JOHN M. AND ELLEN L. AMBROSE FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES RECORDED NOVEMBER 19, 2011 AT INST. NO. 818821

3. 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 27, TOWNSHIP 56 NORTH, RANGE 2 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 "ELLEN'S ACRES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF ____, 20__.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20__.

APPROVED THIS ____ DAY OF ____, 20__.

BONNER COUNTY TREASURER

BY: _____

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF ____, 20__.

CHAIR, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

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

INSTRUMENT No. _____ FEE: _____

BOOK ____ PAGE ____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF ____, 20__, BEFORE ME PERSONALLY APPEARED ELLEN L. AMBROSE KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

S.27, T.56N., R.2W., B.M.	ELLEN'S ACRES	DATE: 12-25-2012 BOOK: NONE PAGE: JP
	PROVOLT LAND SURVEYING, INC. P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	PROVOLT 12-25-2012 FILED S-110-AMBROSE SHT 2 OF 2



Number: 1 Author: Andrea Ballard Date: 2025-03-28 10:26:04

FILL sec/township/range



Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-04-16 07:26:57

Missing note?



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 25th, 2025

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

Re: Plat Review – MLD0015-25 – Ellen's Acres

Dear Planning Dept.,

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

- 1) Dedicate easements in owner's cert.
- 2) Confirm no easement 'C.'
- 3) Show status of adjacent property.
- 4) Complete NW Sec. corner info.
- 5) Confirm PLSS corners used for breakdown meet Idaho code for maintenance and reporting.

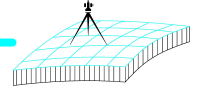
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15579

Date

4/7/2025

Bill To:

Provolt

Project / Job #

25-001Ai Review MLD0015-25 - Ellen's Acre

Please submit payment by: 4/22/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0015-25 - Ellen's Acres	

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%]

SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

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1. RECORD OF SURVEY BY PLS 5713, INST. NO. 654859
2. RECORD OF SURVEY BY PLS 7879, INST. NO. 765801

TO SHOW A MINOR LAND DIVISION OF A 10 ACRE PARCEL INTO 2 FIVE ACRE
LOTS. TIES TO SECTION CORNERS WERE HELD FOR THE PROPERTY BOUNDARIES.

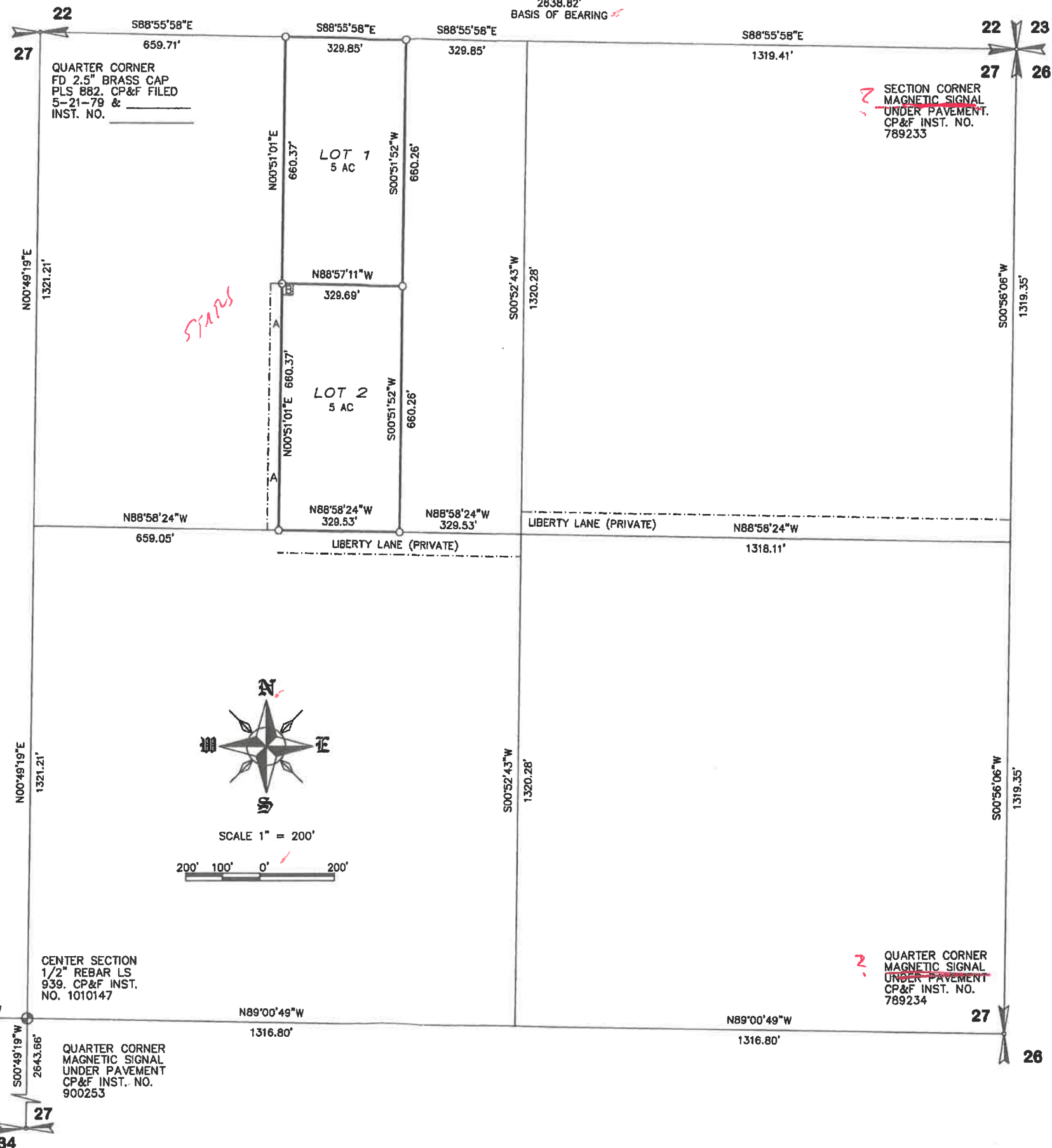
○ SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,
UNLESS OTHERWISE NOTED

A. 30' WIDE EASEMENT, INST. NO. 818821

B. 30'x30' EASEMENT DEDICATED HEREON FOR THE BENEFIT OF LOT 1

C.

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



Preliminary Copy



PROFESSIONAL LAND SURVEYOR
REGISTERED
7879
STATE OF IDAHO
DAN I. PROVOLT

QUARTER CORNER
MAGNETIC SIGNAL
UNDER PAVEMENT
CP&F FILED 3-20-79
& _____
INST. NO.

CENTER SECTION
1/2" REBAR LS
939. CP&F INST.
NO. 1010147

QUARTER CORNER
MAGNETIC SIGNAL
~~UNDER PAYEMENT~~
CP&F INST. NO.
789234

ELLEN'S ACRES

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

DATE: 3-12-25
SCALE: 1"=200'
PROJ. NO.: 1570
SHT 1 OF 2

ELLEN'S ACRES

SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

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ELLEN L. AMBROSE

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- 3.

SURVEYOR'S CERTIFICATE

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DATED THIS DAY OF 20

DAN I. PROVOLT, PLS 7879



SANITARY RESTRICTIONS

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COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20 APPROVED THIS DAY OF 20

BONNER COUNTY TREASURER

BY:

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF 20

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

CHAIR, BOARD OF COUNTY COMMISSIONERS

ACKNOWLEDGMENT

STATE OF COUNTY OF

ON THIS DAY OF 20, BEFORE ME PERSONALLY APPEARED ELLEN L. AMBROSE KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "ELLEN'S ACRES" 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

RECORDER'S CERTIFICATE

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

INSTRUMENT No. FEE:

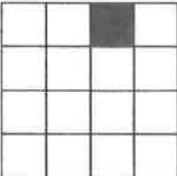
BOOK PAGE

COUNTY RECORDER

BY DEPUTY

RECORDER'S CERTIFICATE

S.27, T.56N., R.2W., B.M.



ELLEN'S ACRES

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

DATE: 3-12-25
SCALE: NONE
DRAWING: JP
PROJ. NO.: 1570
CAD FILE: S-MLD-AMBROSE
SHT 2 OF 2

Inverse With Area

Mon Feb 24 09:45:52 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			2374802.13	2428471.12	
	S 88°57'11" E	329.69			
PP			2374796.10	2428800.75	
	S 00°51'52" W	660.26			
PP			2374135.92	2428790.79	
	N 88°58'24" W	329.53			
PP			2374141.83	2428461.32	
	N 00°51'01" E	660.37			
PP			2374802.13	2428471.12	
Closure Error Distance>			0.0000		
Total Distance Inversed>			1979.85		

Area: 217644.4, 5.00

PntNo	Bearing	Distance	Northing	Easting	Description
PP			2375462.43	2428480.92	
	S 88°55'58" E	329.85			
PP			2375456.29	2428810.71	
	S 00°51'52" W	660.26			
PP			2374796.10	2428800.75	
	N 88°57'11" W	329.69			
PP			2374802.13	2428471.12	
	N 00°51'01" E	660.37			
PP			2375462.43	2428480.92	
Closure Error Distance>			0.0000		
Total Distance Inversed>			1980.17		

Area: 217751.8, 5.00

ELLEN'S ACRES

SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN.

SURVEYOR'S NOTE

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

SURVEY REFERENCES

- RECORD OF SURVEY BY PLS 5713, INST. NO. 654859
- RECORD OF SURVEY BY PLS 7879, INST. NO. 765801

PURPOSE OF SURVEY/NARRATIVE

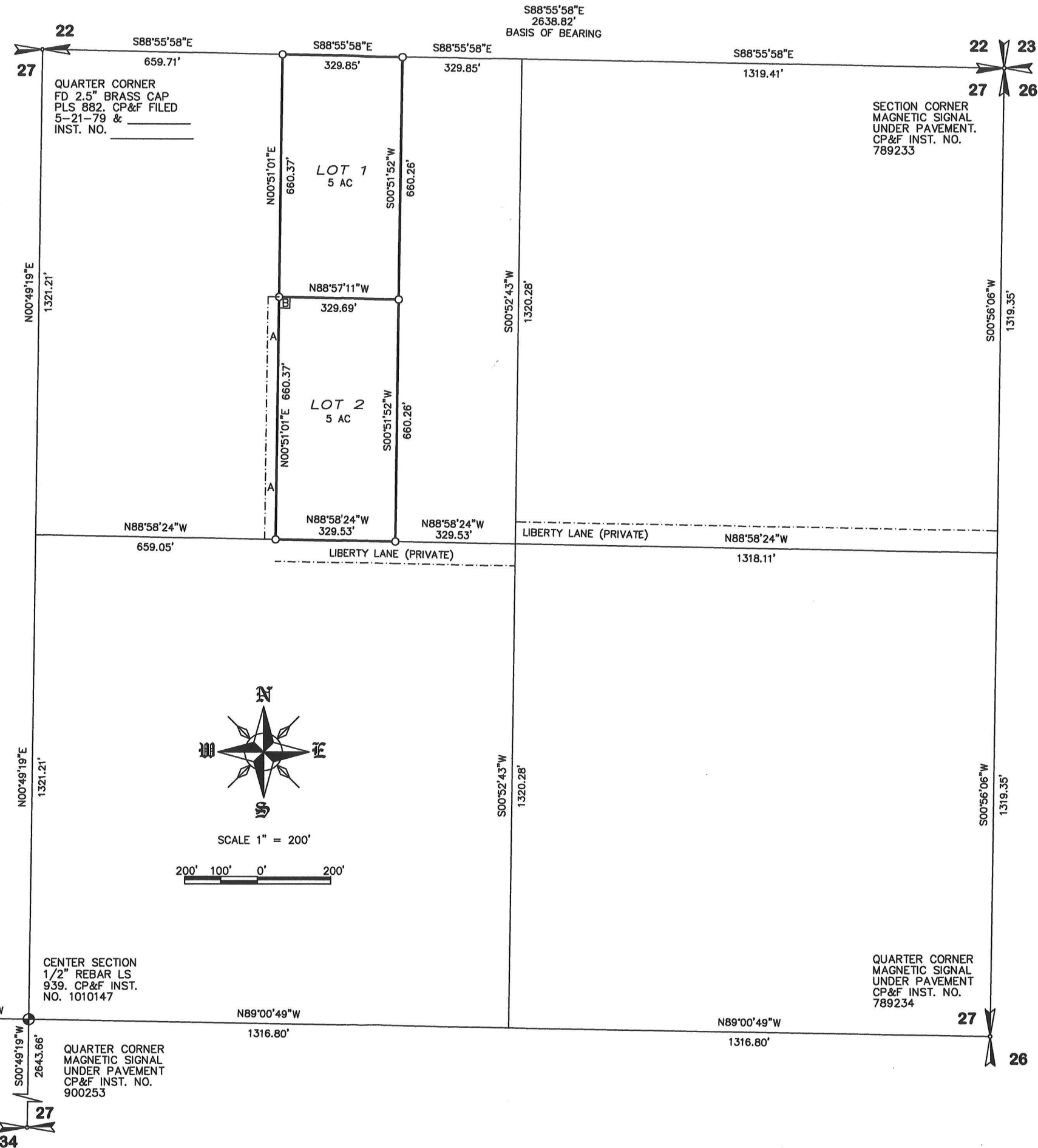
TO SHOW A MINOR LAND DIVISION OF A 10 ACRE PARCEL INTO 2 FIVE ACRE LOTS. TIES TO SECTION CORNERS WERE HELD FOR THE PROPERTY BOUNDARIES.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- A. 30' WIDE EASEMENT, INST. NO. 818821
- B. 30'x30' EASEMENT DEDICATED HEREON FOR THE BENEFIT OF LOT 1
- C.

WATER/SEWER NOTE

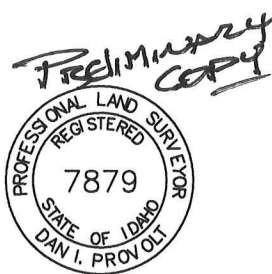
WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER



QUARTER CORNER
MAGNETIC SIGNAL
UNDER PAVEMENT
CP&F FILED 3-20-79
&
INST. NO. _____

CENTER SECTION
1/2" REBAR LS
939. CP&F INST.
NO. 1010147

QUARTER CORNER
MAGNETIC SIGNAL
UNDER PAVEMENT
CP&F INST. NO.
900253



ELLEN'S ACRES

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

DATE: 3-12-25
SCALE: 1"=200'
PROJ. NO.: 1570
SHT. 1 OF 2

ELLEN'S ACRES

SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT ELLEN L. AMBROSE, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS ELLEN AMBROSE, 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 "ELLEN'S ACRES" LOCATED IN A PORTION OF SECTION , TOWNSHIP , RANGE , BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

ELLEN L. AMBROSE

NOTES

SUBJECT TO THE FOLLOWING:

- ROAD MAINTENANCE AGREEMENT RECORDED APRIL 1, 1994 AT INST. NO. 443059
- AN EASEMENT GRANTED TO JOHN M. AND ELLEN L. AMBROSE FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES RECORDED NOVEMBER 29, 2011 AT INST. NO. 818821
-

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 27, TOWNSHIP 56 NORTH, RANGE 2 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



ACKNOWLEDGMENT

STATE OF COUNTY OF

ON THIS DAY OF , 20__ , BEFORE ME PERSONALLY APPEARED ELLEN L. AMBROSE KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "ELLEN'S ACRES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF , 20__.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20__ . APPROVED THIS DAY OF , 20__.

BONNER COUNTY TREASURER

BY:

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

CHAIR, 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:

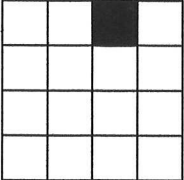
BOOK PAGE

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.27, T.56N., R.2W., B.M.



ELLEN'S ACRES

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

DATE: 3-12-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1570
CAD FILE: S-MLD-AMBROSE
SHT. 2 OF 2