

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: Richard & Nicole LeDrew Family Trust

From: Dave Fisher, Planner

Date: July 2, 2025

Subject: Blue-line review for MLD0017-25: LeDrew Acres

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: Le Drew Acres		File No: MLD0017-25
Received by: Dave Fisher, Planner	Received from: Dan Provolt; Provolt Land Surveying	Date Received: 3/25/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	6/12/25	DF	Bonner County Planning Department
X	3/26/25	AB	Assessor's Office
X	326-25	MM	Bonner County Road & Bridge Department
X	3/25/2025	MC	GIS Department
X	4/7/25	KR	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0017-25** **DATE OF REPORT:** 7/2/2025
APPLICANT: Richard And Nicole Ledrew Family Trust **PARCEL #:** RP58N01W264200A
SUBDIVISION NAME/LOTS: Le Drew Acres

SUMMARY OF PROPOSAL:

This project is a 1/64 aliquot division, dividing one (1) approximate 20-acre parcel into one (1) 9.92-acre lot and one (1) 9.94-acre lot.

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 (F): The lengths and bearings of all lot lines to be shown.
- 4 Per BCRC 12-646 (L): All FEMA flood information to be shown.
- 5 Per BCRC 12-646 (M): Water and Sewer information to be included.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	10-Acres	Agricultural/Forestry 10 (A/F-
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:	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 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 will be served by Avista Utilities and Northside Fire District.
5. The proposed lots do not contain frontage on any lake/river/stream.
6. The proposed lots are accessed by Thimbleberry Lane, a privately owned and maintained easement.
7. The proposed lots do not contain mapped wetlands.

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,

A handwritten signature in black ink, appearing to be a stylized 'S' followed by a horizontal line.

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

July 2, 2025

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

SUBJECT: MLD0017-25: LeDrew Acres

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 04/07/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0735E 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 26, 2025

Bonner County Planning Dept
LE DREW ACRES
MLD0017-25
SECTION 26, TOWNSHIP 58 NORTH, RANGE 1 WEST
RP58N01W264200A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard
Cadastral Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Tuesday, March 25, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – LE DREW ACRES (MLD0017-25)**
SECTION 26, TOWNSHIP 58N, 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.

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>

LE DREW ACRES

SECTION 26 TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY RLS 974, INST.
NO. 231174, RECORDS OF BONNER COUNTY, IDAHO

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 INST. NO. 231174
2. RECORD OF SURVEY INST. NO. 784690
3. RECORD OF SURVEY INST. NO. 980137

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF AN
ALIQUOT 19.87 ACRE PARCEL INTO 2 ALIQUOT LOTS. REFERENCED SURVEYS,
DEED INST. NO. 997224 AND FIELD TIES WERE USED TO CALCULATE THE
PROPERTY BOUNDARIES



SCALE 1" = 200'

200' 100' 0' 200'

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,
UNLESS OTHERWISE NOTED
- 6" WIDE EASEMENT, IDAHO DEPT. OF PUBLIC WORKS RIGHT OF WAY
- ▲ FOUND 1/2" DIA. REBAR WITH PLASTIC CAP, PLS 974
- ▼ FOUND 5/8" DIA. REBAR WITH PLASTIC CAP, PLS 7877

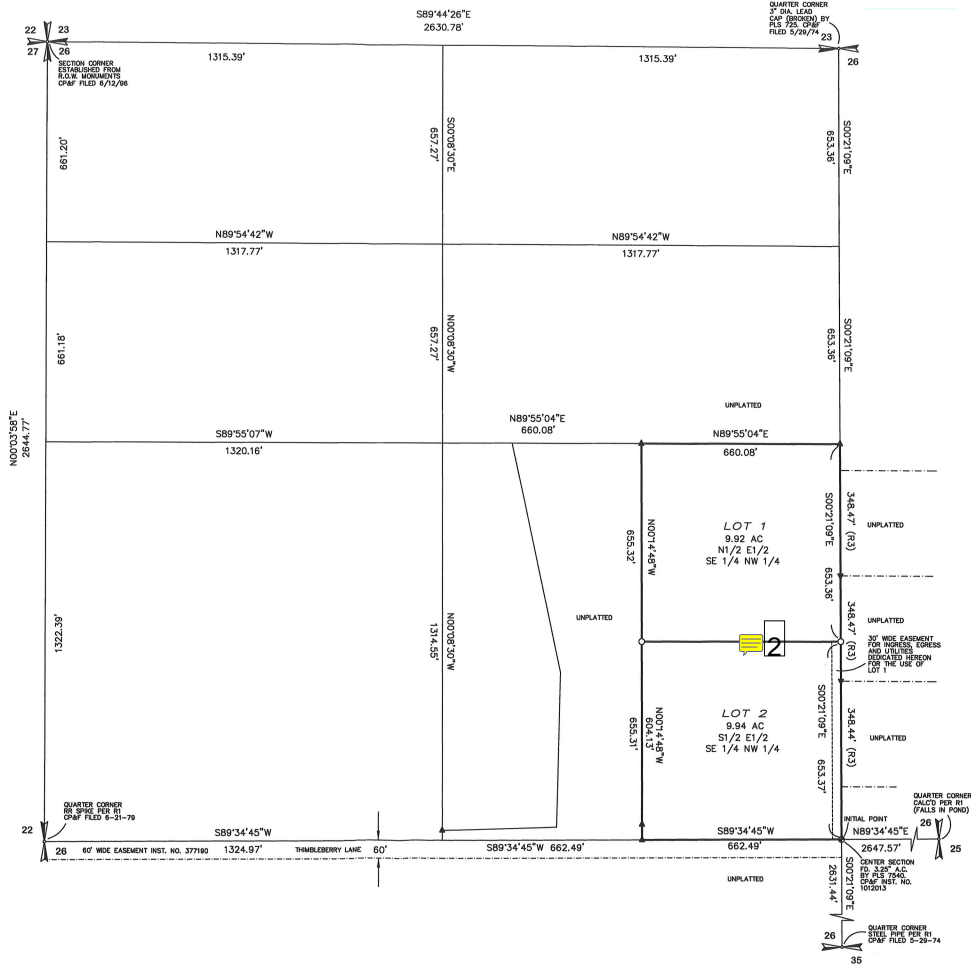
3



LE DREW ACRES


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

DATE: 03-24-20
SCALE: 1"=200'
PROV. INST. NO. 153-3-1
SHT. 1 OF 2




Summary of comments: MLD0017-25 Blueline Plat Reviewed.pdf


Page:1

 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-12 14:09:36

This doesn't appear to be shown on the plat anywhere.

 Number: 2 Author: david.fisher Subject: Note Date: 2025-06-12 13:06:36

Length/Bearing of new line.

 Number: 3 Author: david.fisher Subject: Note Date: 2025-06-12 13:10:00

FEMA SFHA Zone X, per FIRM 16017C0735E, effective 11/18/2009

LE DREW ACRES

SECTION 26 TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THE RICHARD AND NICOLE LEDREW FAMILY TRUST 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 "LEDREW ACRES" LOCATED IN A PORTION OF SECTION 26, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SUBJECT TO AND TOGETHER WITH AN EASEMENT 30.00 FEET IN WIDTH FOR THE BENEFIT OF LOT 1

RICHARD WAYNE LEDREW- TRUSTEE, RICHARD AND
NICOLE LEDREW FAMILY TRUST

NICOLE ELEANOR FITCH LEDREW- TRUSTEE, RICHARD AND
NICOLE LEDREW FAMILY TRUST

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____ IN THE YEAR OF 20____
BEFORE ME PERSONALLY APPEARED RICHARD WAYNE LEDREW AND NICOLE ELEANOR FITCH LEDREW, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE RICHARD AND NICOLE LEDREW FAMILY TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

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

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

NOTARY PUBLIC

NOTES

SUBJECT TO THE FOLLOWING:

1. TERMS AND CONDITIONS, IF ANY, CONTAINED IN AGREEMENT BY AND BETWEEN ALVIN C. JACOBSON AND VIVIAN E. JACOBSON AND LAURENCE R. DAVIS AND VIOLA E. DAVIS, RECORDED JULY 12, 1972 AT INST. NO. 141789
2. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED FEBRUARY 4, 1990 AT INST. NO. 224684
3. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS INC. RECORDED JUNE 30, 1984 AT INST. NO. 256841
4. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS INC. RECORDED NOVEMBER 29, 1984 AT INST. NO. 295898
5. A JOINT USE AND ROAD MAINTENANCE AGREEMENT RECORDED APRIL 9, 1992 AT INST. NO. 404042. SAID DOCUMENT WAS RE-RECORDED SEPTEMBER 10, 1992 AT INST. NO. 411960
6. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO AVISTA CORPORATION A WASHINGTON CORPORATION RECORDED AUGUST 10, 1999 AT INST. NO. 549987
7. RECORD OF SURVEY RECORDED APRIL 13, 2011 AT INST. NO. 808344



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 26, TOWNSHIP 58 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 "LEDREW 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____.

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.58N., R.3W., B.M.




LE DREW ACRES

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

REV. 24-25
NONE
JP
PROV. INST.
11-18-2015
S.25, T.58N., R.3W., B.M.
S.25, T.58N., R.3W., B.M.
SHT 2 OF 2

 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-12 13:10:47

Water & Sewer service note.

 Number: 2 Author: david.fisher Subject: Note Date: 2025-06-12 13:45:27

Please use Chair, or Chairwoman



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 – MLD0017-25 – Le Drew Acres

Dear Planning Dept.,

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

- 1) Show Basis of Bearing on linework.
- 2) Show bearing & dist. on new line.

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

Sincerely,

Tyson L.A. Glahe, PLS

LE DREW ACRES

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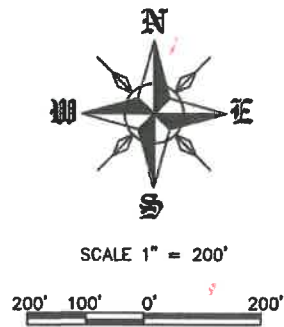
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LEGEND

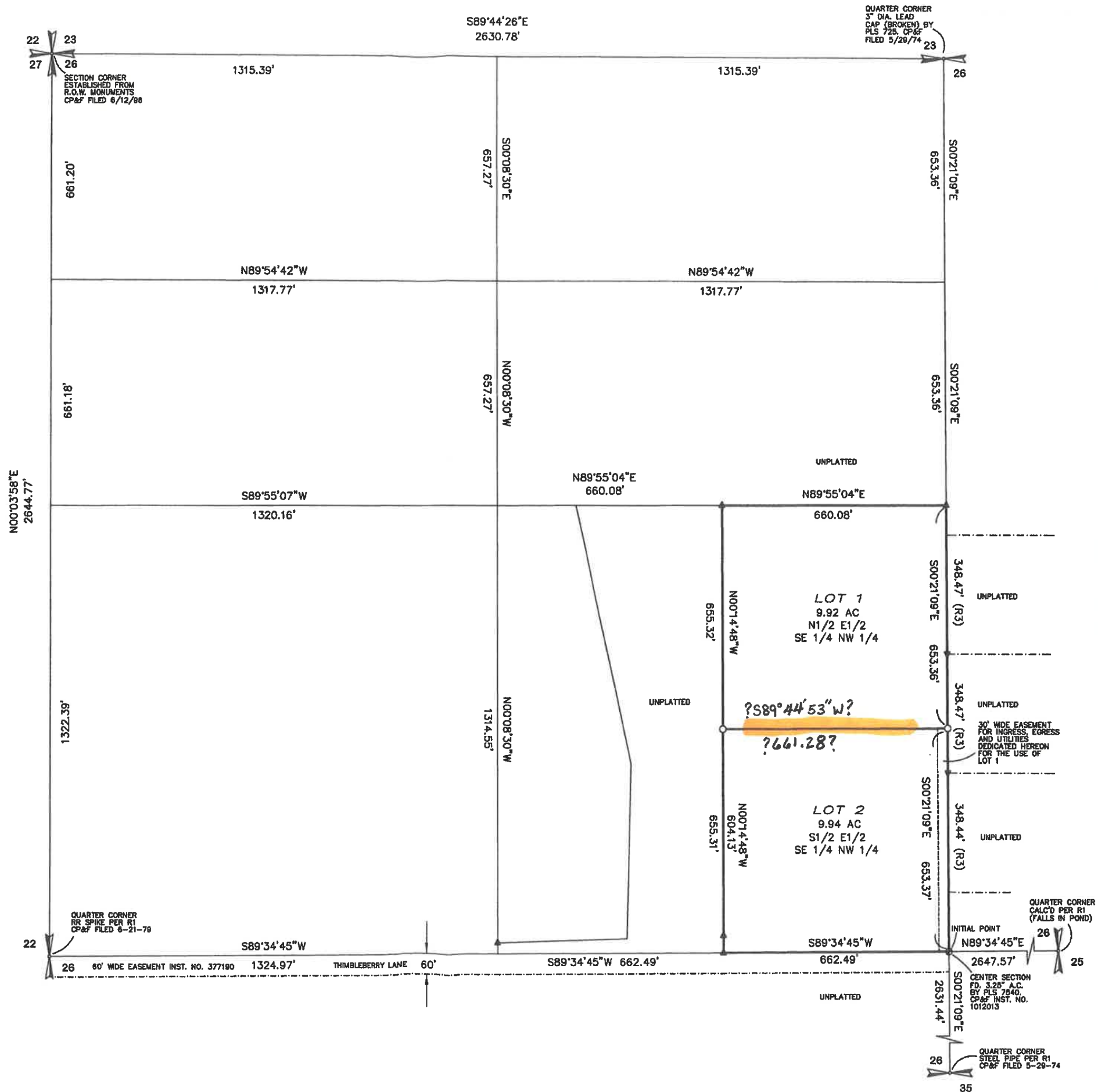
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MONUMENT
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PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 03-24-25
SCALE: 1"=200'
PROJ. NO.: 1531
SHT. 1 OF 2



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ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

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DAN I. PROVOLT, PLS 7879



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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

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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: _____

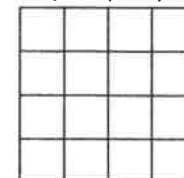
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

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



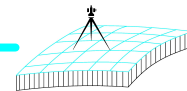
LE DREW ACRES

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

DATE: 03-24-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1531
CAD FILE: S-MID-LEDREW
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 #

15576

Date

4/7/2025

Bill To:

Provolt

Project / Job #

25-001AF Review MLD0017-25 - Le Drew 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
MLD0017-25 - Le Drew 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%]

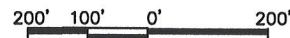
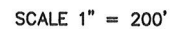
**SECTION 26 TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO**

BASIS OF BEARING IS THE RECORD OF SURVEY BY RLS 974, INST.
NO. 231174, RECORDS OF BONNER COUNTY, IDAHO

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

1.	RECORD OF SURVEY INST. NO. 231174
2.	RECORD OF SURVEY INST. NO. 784690
3.	RECORD OF SURVEY INST. NO. 980137

THE PURPOSE OF THIS SURVEY IS TO SHOW A MINOR LAND DIVISION OF AN ALIQUOT 19.87 ACRE PARCEL INTO 2 ALIQUOT LOTS. REFERENCED SURVEYS, DEED INST. NO. 997224 AND FIELD TIES WERE USED TO CALCULATE THE PROPERTY BOUNDARIES



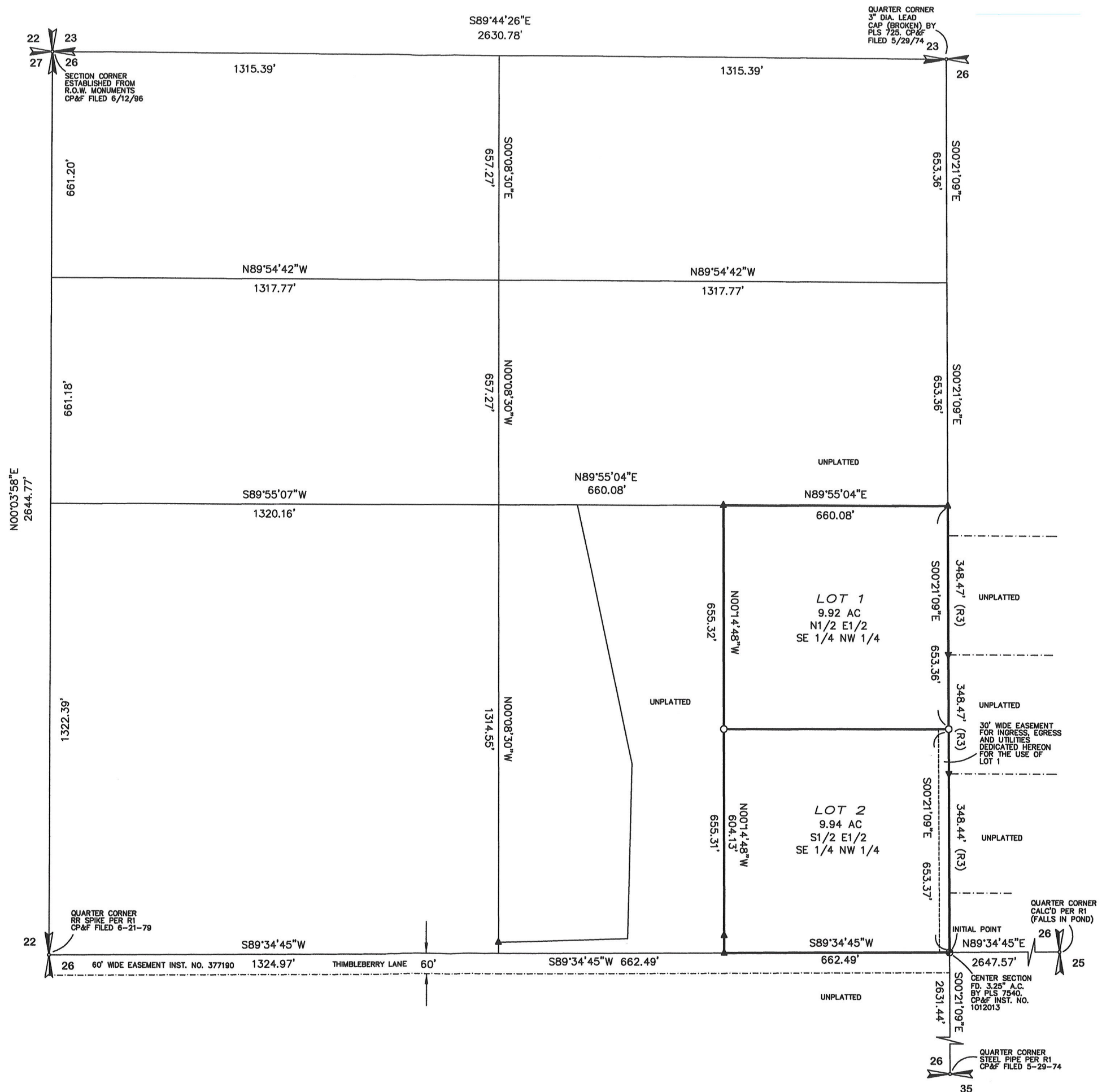
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND IDAHO DEPT. OF PUBLIC WORKS RIGHT OF WAY MONUMENT
- ▲ FOUND 1/2" DIA. REBAR WITH PLASTIC CAP, PLS 974
- ▼ FOUND 5/8" DIA. REBAR WITH PLASTIC CAP, PLS 7877



LE DREW ACRES

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

DATE: 03-24-25
SCALE: 1"=200'
PROJ. NO.: 1531
SHT 1 OF 2



LE DREW ACRES

SECTION 26 TOWNSHIP 58 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THE RICHARD AND NICOLE LEDREW FAMILY TRUST 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 "LEDREW ACRES " LOCATED IN A PORTION OF SECTION 26, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SUBJECT TO AND TOGETHER WITH AN EASEMENT 30.00 FEET IN WIDTH FOR THE BENEFIT OF LOT 1

RICHARD WAYNE LEDREW- TRUSTEE, RICHARD AND
NICOLE LEDREW FAMILY TRUST

NICOLE ELEANOR FITCH LEDREW- TRUSTEE, RICHARD AND
NICOLE LEDREW FAMILY TRUST

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____,
BEFORE ME PERSONALLY APPEARED RICHARD WAYNE LEDREW AND NICOLE ELEANOR FITCH LEDREW, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE RICHARD AND NICOLE LEDREW FAMILY TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

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

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

NOTARY PUBLIC

NOTES

SUBJECT TO THE FOLLOWING:

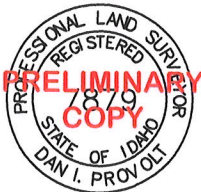
1. TERMS AND CONDITIONS, IF ANY, CONTAINED IN AGREEMENT BY AND BETWEEN ALVIN C. JACOBSON AND VIVIAN E. JACOBSON AND LAURENCE R. DAVIS AND VIOLA E. DAVIS, RECORDED JULY 12, 1972 AT INST. NO. 141789
2. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED FEBRUARY 4, 1980 AT INST. NO. 224684
3. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS INC. RECORDED JUNE 30, 1984 AT INST. NO. 256841
4. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO NORTHERN LIGHTS INC. RECORDED NOVEMBER 29, 1984 AT INST. NO. 295896
5. A JOINT USE AND ROAD MAINTENANCE AGREEMENT RECORDED APRIL 9, 1992 AT INST. NO. 404042. SAID DOCUMENT WAS RE-RECORDED SEPTEMBER 10, 1992 AT INST. NO. 411960
6. AN EASEMENT FOR PUBLIC UTILITIES GRANTED TO AVISTA CORPORATION A WASHINGTON CORPORATION RECORDED AUGUST 10, 1999 AT INST. NO. 549987
7. RECORD OF SURVEY RECORDED APRIL 13, 2011 AT INST. NO. 808344

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 26, TOWNSHIP 58 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 "LEDREW 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____.

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: _____

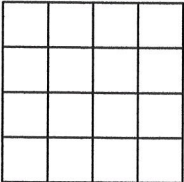
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

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



LE DREW ACRES

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

DATE: 03-24-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1531
CAD FILE: S-MLD-LEDREW
SHT. 2 OF 2

PntNo	Bearing	Distance	Northing	Easting	Description
507			14728.75	-4265.69	
	N 89°55'04" E	660.08			
505			14729.69	-3605.62	
	S 00°21'09" E	653.36			
PP			14076.34	-3601.60	
	S 89°44'53" W	661.28			
PP			14073.43	-4262.87	
	N 00°14'48" W	655.32			
507			14728.75	-4265.69	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2630.05					

Area: 432310.5, 9.92

PntNo	Bearing	Distance	Northing	Easting	Description
PP			14073.43	-4262.87	
	N 89°44'53" E	661.28			
PP			14076.34	-3601.60	
	S 00°21'09" E	653.36			
504			13423.00	-3597.58	
	S 89°34'45" W	662.49			
PP			13418.13	-4260.05	
	N 00°14'48" W	655.31			
PP			14073.43	-4262.87	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2632.44					

Area: 433094.6, 9.94