

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: Russell Harms

From: Kyle Snider, Planner

Date: June 10, 2025

Subject: Blue-line review for MLD0022-25: Harms Plat

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: **Truxton Glahe, Glahe and Associates, 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: Harms Plat		File No: MLD0022-25
Received by: Kyle Snider, Planner	Received from: Truxton Glahe, Glahe & Associates	Date Received: 04/21/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	06/09/20 25	KS	Bonner County Planning Department
Comment	4/29/25	AB	Assessor's Office
Comment	4-25-25	MM	Bonner County Road & Bridge Department
Road name required	4/24/202 5	MC	GIS Department
X	05/02/20 25	LB	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0022-25**

DATE OF REPORT: 6/10/2025

APPLICANT: Russell Harms

PARCEL #: RP56N05W116150A

SUBDIVISION NAME/LOTS: Harms Plat

SUMMARY OF PROPOSAL:

Divide one (1) 40-acre parcel into one (1) 9.86-acre lot, one (1) 9.89-acre lot and a 20-acre remainder parcel.

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): Show the "initial point" and description thereof.
4. Per BCRC 12-612 (F): Record a Waiver of Land Division for the 20-acre remainder.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **10 acres** **Rural 10 (R-10)**

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
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: **No**

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-10.
3. The proposed lots are located off a 25' access easement that will need to be named per GIS comment.
4. The proposed lots are served by individual wells, individual septic tanks, and West Pend Oreille Fire District.
5. The proposed lots contain an intermittent stream and associated R4SBC Wetlands.
6. The proposed lots contain slopes ranging from 0-30+%.
7. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0858E, Effective Date 11/18/2009.
8. The proposed lots are a 1/64 aliquot division of the section minimum site area per BCRC 12-411 (6).

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

June 09, 2025

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

SUBJECT: MLD0022-25: Harms Plat

Dear Truxton,

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 04/28/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0858E 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

April 29, 2025

Bonner County Planning Dept
HARMS PLAT
MLD0022-25
SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST
RP56N05W116150A

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.

Review Surveyor's Narrative #3

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

Thursday, April 24, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – HARMS PLAT (MLD0022-25)**
SECTION 11, TOWNSHIP 56N, RANGE 5W

To Whom It May Concern:

The proposed 25' Access Easement 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>



Summary of comments: MLD0022-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Matt Mulder Date: 2025-04-25 09:39:09

Label Slippery Slope Trail as a private road. Show all relevant easement instrument numbers for the roads accessing these properties. Select road names for the un-named roads.



Number: 2 Author: Monica Carash Date: 2025-04-24 16:35:54

Road name required



Number: 3 Author: Kyle Snider Subject: Highlight Date: 2025-06-09 12:03:57

Show initial point.



Number: 4 Author: Andrea Ballard Date: 2025-04-29 10:48:11

review this

HARMS PLAT

LYING IN A PORTION OF SECTION 11,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT RUSSELL HARMS, A MARIED MAN, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS HARMS PLAT BEING A PORTION OF SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

RUSSELL HARMS _____ DATE _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN _____ OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR _____

SANITARY RESTRICTION

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR _____

WATER AND SEWER NOTE

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

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

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

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

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

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

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

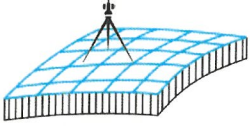
FILED THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ A.M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF _____ GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____
\$ _____ FEE



1/4				Section				Township				Range				BOWMAN				IDAHO				HARMS PLAT			
11				56				N				5				W				GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Drawn By: N/A Checked By: YLGL Drawn By: TBLG Sheet: 2 of 2			
PROJECT # 25-037 NAME: HARMS PLAT																FILED DATE: 4/21/2025											





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

May 1, 2025

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

Re: Plat Review – MLD0022-25 – Harms Plat

Dear Planning Dept.,

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

- 1) The basis of bearing should be identified along some line on the plat.
- 2) The southwest corner should be described and the CPF should be filed and recording info cited (or a blank line provided for concurrent recording).
- 3) Surveyor's Narrative note 1 states 3 conforming lots. But this appears to be a 2-lot plat with a 20-ac remainder. Ensure that a waiver of land division is obtained, per BCRC 12-612F.
- 4) Surveyor's Narrative note 3 disclaims representing ownership or easements, yet plats are required to include these.
- 5) The Surveyor's Narrative should also explain how the boundary lines were established and which records were controlling. Adjoining surveys of record should be referenced.
- 6) If the 25' Access Easement is existing, the recording info should be cited. If new, this should be stated and dedicated in the Owner's Certificate. Pins should be set to mark its location unless it is over an existing road.
- 7) It is unclear if the subdivision has legal access by means of either private or public rights-of-way. This should be shown.
- 8) The location of any easements of record that fall within the plat should be shown when possible.
- 9) Other items marked in red on plat copy.

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

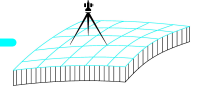
Sincerely,

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

Joel L. Andring, PLS

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 #

15589

Date

5/2/2025

Bill To:

Glahe

Project / Job #

25-001AP Review MLD0022-25 - Harms Plat

Please submit payment by: 5/17/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0022-25 - Harms Plat	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



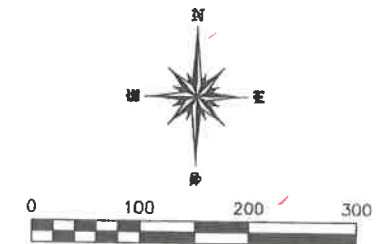
THANK YOU FOR YOUR BUSINESS

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%]

LYING IN A PORTION OF SECTION 11,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

 SECTIONAL CORNER, AS NOTED.

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
 FOUND 5/8" REBAR AND CAP, PLS 5362
 FOUND 3 1/4" BRONZE CAP
 WATER SPIGOT
 GAS VALVE

A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

B) WETLANDS, CATEGORY "R4SBC," ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

C) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0858E, EFFECTIVE 11/18/2009.

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE PLAT CERTIFICATE, FILE NO. N-68331, GUARANTEE NO. 5010500-0020131e, DATED FEBRUARY 6, 2025.

1. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES. RECORDED JUNE 6, 1996, INST. NO. 486331. (NOT SHOWN ON MAP)
2. EASEMENTS CONTAINED WITHIN A RECORD OF SURVEY. RECORDED NOVEMBER 21, 1997, INST. NO. 514512. (NOT SHOWN ON MAP)
3. AN INGRESS, EGRESS AND UTILITIES EASEMENT. RECORDED JANUARY 14, 2005, INST. NO. 668263. (NOT SHOWN ON MAP)
4. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES. RECORDED JUNE 30, 2008, INST. NO. 754167. (NOT SHOWN ON MAP)
5. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "EASEMENT AGREEMENT." DATED AUGUST 3, 2009, INST. NO. 782477. (NOT SHOWN ON MAP)
6. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES. RECORDED NOVEMBER 9, 2016, INST. NO. 897712. (NOT SHOWN ON MAP)



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

Scale: $1'' = 100'$	
Checked By: TLG	Drawn By: TDLG
Sheet: 1 of 2	



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

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000820931. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°53'07" AT THE SOUTHWEST CORNER OF SECTION 11.

1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 819985, RECORDED AT BONNER COUNTY, TAKING SAID PROPERTY AND DIVIDING INTO THREE (3) CONFORMING LOTS.

2) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING LEICA OPUS AND TRIMBLE BUSINESS CENTER.

3) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.

$\frac{1}{4}$	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	<h1>HARMS PLAT</h1>	
	11	56 N	5 W				
PROJECT #: 25-037 HARMS				OREGON	WASHINGTON		Scale: 1" = 100'
DRAWING NAME: 25-037_HARMS_MLD_TDLG.DWG				Plot Date: 4/21/2025			Checked By: TLAG Drawn By: TDLG Sheet: 1 of 3

HARMS PLAT

LYING IN A PORTION OF SECTION 11,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT RUSSELL HARMS, A MARRIED MAN, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'HARMS PLAT' BEING A PORTION OF SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

RUSSELL HARMS

DATE

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF , 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF , 2025.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

WATER AND SEWER NOTE

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

ACKNOWLEDGMENT

STATE OF

COUNTY OF

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

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF , 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

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

COUNTY RECORDER BY DEPUTY

\$ FEE



1/4	Section	Township	Range	MONTANA	IDAHO
11	11	56 N	5 W	OREGON	WASHINGTON
PROJECT #: 25-037 HARMS DRAWING NAME: 25-037_HARMS_MLD_TDLG.DWG				Plot Date: 4/21/2025	
HARMS PLAT					Scale: N/A
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-285-4474					Checked By: TLAG Drawn By: TDLG Sheet: 2 of 2

Polyline Report - Lot 1
2025
Project: Harms, Russell
Location: T56N R5W S11
Job No: 25-037

Mon Apr 21 09:32:13

Northing	Easting	Bearing	Distance
2387774.785	2335409.080		
		N 00°43'44" E	650.791
2388425.524	2335417.359		
		S 89°33'26" E	661.531
2388420.411	2336078.870		
		S 01°07'41" W	652.441
2387768.097	2336066.027		
		N 89°25'00" W	656.981
2387774.785	2335409.080		

Closure Error Distance> 0.00000

Total Distance> 2621.744

Polyline Area: 429567.642 sq ft, 9.8615 acres

Polyline Report - Lot 2
2025
Project: Harms, Russell
Location: T56N R5W S11
Job No: 25-037

Mon Apr 21 09:32:22

Northing	Easting	Bearing	Distance
2387768.097	2336066.027		
		N 01°07'41" E	652.441
2388420.411	2336078.870		
		S 89°33'26" E	661.531
2388415.299	2336740.382		
		S 01°31'30" W	654.123
2387761.408	2336722.974		
		N 89°25'00" W	656.981
2387768.097	2336066.027		

Closure Error Distance> 0.00000

Total Distance> 2625.076

Polyline Area: 430633.682 sq ft, 9.8860 acres

Polyline Report - Exterior
09:32:50 2025
Project: Harms, Russell
Location: T56N R5W S11
Job No: 25-037

Mon Apr 21

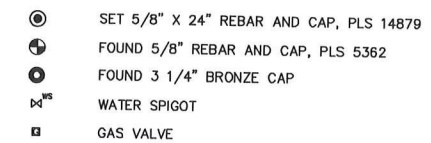
Northing	Easting	Bearing	Distance
2388425.524	2335417.359		
		S 89°33'26" E	1323.062
2388415.299	2336740.382		
		S 01°31'30" W	654.123
2387761.408	2336722.974		
		N 89°25'00" W	1313.962
2387774.785	2335409.080		
		N 00°43'44" E	650.791
2388425.524	2335417.359		

Closure Error Distance> 0.00000

Total Distance> 3941.938

Polyline Area: 860201.324 sq ft, 19.7475 acres

LYING IN A PORTION OF SECTION 11,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

B) WETLANDS, CATEGORY "R4SBC," ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0858E, EFFECTIVE 11/18/2009.

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE PLAT CERTIFICATE, FILE NO. N-68331, GUARANTEE NO. 5010500-0020131e, DATED FEBRUARY 6, 2025.

1. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES. RECORDED JUNE 6, 1996, INST. NO. 486331. (NOT SHOWN ON MAP)
2. EASEMENTS CONTAINED WITHIN A RECORD OF SURVEY. RECORDED NOVEMBER 21, 1997, INST. NO. 514512. (NOT SHOWN ON MAP)
3. AN INGRESS, EGRESS AND UTILITIES EASEMENT. RECORDED JANUARY 14, 2005, INST. NO. 668263. (NOT SHOWN ON MAP)
4. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES. RECORDED JUNE 30, 2008, INST. NO. 754167. (NOT SHOWN ON MAP)
5. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "EASEMENT AGREEMENT." DATED AUGUST 3, 2009, INST. NO. 782477. (NOT SHOWN ON MAP)
6. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES. RECORDED NOVEMBER 9, 2016, INST. NO. 897712. (NOT SHOWN ON MAP)



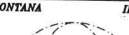
GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1" = 100'	
Checked By: TLG	Drawn By: TDLG
Sheet: 1 of 2	

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

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000820931. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°53'07" AT THE SOUTHWEST CORNER OF SECTION 11.

- 1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 919995, RECORDED AT BONNER COUNTY, TAKING SAID PROPERTY AND DIVIDING INTO THREE (3) CONFORMING LOTS.
- 2) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- 3) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.

1/A	SECTION	TOWNSHIP	RANGE	<div>MONTANAIDAHO</div> <div></div> <div>OREGONWASHINGTON</div>	HARMS PLAT	Scale: <div>1" = 100'</div>
11	56 N	5 W	PROJECT #: 25-037 HARMS	GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Checked By: TLG	Drawn By: TDLG
DRAWING NAME: 25-037_HARMS_MLD_TDLG.DWG				Plot Date: 4/21/2025	Sheet: 1 of 2	

HARMS PLAT

LYING IN A PORTION OF SECTION 11,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT RUSSELL HARMS, A MARRIED MAN, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'HARMS PLAT' BEING A PORTION OF SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

RUSSELL HARMS

DATE

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

WATER AND SEWER NOTE

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

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

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

COUNTY RECORDER BY DEPUTY

\$ FEE



TYSON L.A. GLAHE, PLS 14879

DATE

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	HARMS PLAT	
	11	56 N	5 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-285-4474	Scale: N/A
PROJECT #: 25-037 HARMS DRAWING NAME: 25-037_HARMS_MLD_TDLG.DWG				Plot Date: 4/21/2025		Checked By: TLAG Drawn By: TDLG	Sheet: 2 of 2