



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0028-25

RECEIVED:

4/30/25
DF

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Sunrise View

APPLICANT INFORMATION:

Landowner's name: Darrell Davis

Mailing address: [REDACTED]

City: Dover

State: ID

Zip code: 83825

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey

Company name: James A. Sewell & Associates, LLC

Mailing address: 600 4th Street West

City: Newport

State: WA

Zip code: 99156

Telephone: 509-447-3626

Fax:

E-mail: jbailey@jasewell.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Russell Badgley, PLS 12458

Company name: James A. Sewell & Associates, LLC

Mailing address: 1319 N. Division Ave.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: rbadgley@jasewell.com

PARCEL INFORMATION:

Section #: 36

Township: 58

Range: 1W

Parcel acreage: 9.01

Parcel # (s): RP58N01W368550A

Legal description: Tax 8

Current zoning: Recreation

Current use: Residential

What zoning districts border the project site?

North:Rec	East:Rec
South:Rec	West:Ag-10
Comprehensive plan designation:Resort Comm.	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 1 to 2 acre residential lots with structures	
South:Highway 200	
East:Idaho Club Golf Course	
West: 160 Acre residential lot with structures	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:Travel Northeast on Highway 200 from Pondoray for approximateley 5 miles; Turn left onto Lower Pack River Road; turn left on Fairway View Drive and property will be on the left.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : Minor Land Division to create four platted lots.		
Proposed lots: 4		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:4.97	2.81:1
Lot #2	Proposed acreage:1.26	2.53:1
Lot #3	Proposed acreage:1.07	2.99:1
Lot #4	Proposed acreage:1.71	2.18:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>The proposal would be to split the existing parcel into four platted lots.</u>		

SITE INFORMATION:

Please provide a detailed description of the following land features:	
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: <u>The subject property is relatively flat.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>n/a</u>	
Springs & wells: <u>n/a</u>	

Existing structures (size & use): _____

Land cover (timber, pastures, etc): _____

Are wetlands present on site? ☐ Yes ☒ No Source of information: Wetland Mapper

Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE DFIRM MAP: 16017C0735E

Other pertinent information (attach additional pages if needed): _____

ACCESS INFORMATION:

Please check the appropriate boxes:

☒ Private Easement ☐ Existing ☒ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: 30' wide private access easement to be known as Olympic Drive

☒ Public Road ☒ Existing ☐ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: 60' wide public Right-of-way of Olympic Drive, 60' wide public Right-of-way of Fairway View Drive, and 55' wide public Right-of-way known as Lower Pack River Road

☐ Combination of Public Road/Private Easement ☐ Existing ☐ Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

Is public road dedication proposed as part of this minor land division?

☐ Yes ☒ No

List existing access and utility easements on the subject property.

50' wide transmission line easement #37005; 20' wide irrigation & drainage easement #43564

SERVICES:

Sewage disposal will be provided by:

☐ Existing Community System - List name of sewer district or provider and type of system: _____☐ Proposed Community System - List type & proposed ownership: _____☒ Individual system - List type: Individual Sewer System _____Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Individual Septic System w/ leach field

Will the sanitary restriction be lifted by the Panhandle Health District?


☐ Yes ☒ No

Water will be supplied by:

☒ Existing public or community system - List name of provider: V.P. Inc. _____☐ Proposed Community System - List type & proposed ownership: _____☐ Individual well _____Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

Which power company will serve the project site? Avista

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Representative Date: 4/30/2025

Landowner's signature: _____ Date: _____

SUNRISE VIEW

SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SUNRISE VIEW" 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 _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS

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 _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT _____.M. IN

BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER



RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DARRELL DAVIS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "SUNRISE VIEW", LOCATED IN SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN; THENCE N89°22'09"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, 2649.74 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 36; THENCE N0°49'23"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 36, 101.53 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 200, AND THE POINT OF BEGINNING; THENCE CONTINUING N0°49'23"E ALONG SAID WEST LINE, 1230.28 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 36; THENCE S89°09'12"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 50.95 FEET TO THE WESTERLY RIGHT-OF-WAY OF BERRY DRIVE (SHOWN AS OLYMPIC DRIVE ON THE PLAT OF THE SECOND ADDITION TO HIDDEN LAKES); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

S26°44'57"E, 304.50 FEET;
N63°15'03"E, 60.00 FEET;
N26°44'57"W, 125.34 FEET;
34.49 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 79°02'59", AND CHORD WHICH BEARS N12°46'32"E 31.82 FEET, TO THE WESTERLY RIGHT-OF-WAY OF FAIRWAY VIEW DRIVE AS SHOWN ON THE PLAT OF THE SECOND ADDITION TO HIDDEN LAKES;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:

N52°18'01"E, 74.52 FEET;
121.49 FEET ALONG A 70.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 99°26'30", AND CHORD WHICH BEARS S77°58'44"E 106.81 FEET;
S28°15'29"E, 154.03 FEET;
87.48 FEET ALONG A 90.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 55°41'27", AND CHORD WHICH BEARS S0°24'45"E 84.08 FEET;
S27°25'58"W, 170.14 FEET;
75.00 FEET ALONG A 60.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 71°37'11", AND CHORD WHICH BEARS S8°22'37"E 70.21 FEET;
S44°11'13"E, 50.94 FEET;
30.18 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 69°10'16", AND CHORD WHICH BEARS S9°52'03"E 28.38 FEET, TO THE WESTERLY RIGHT-OF-WAY OF LOWER PACK RIVER ROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

119.30 FEET ALONG A 1180.00 FOOT RADIUS, CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 5°47'34", AND CHORD WHICH BEARS S22°04'54"W 119.25 FEET;
S19°11'07"W, 114.15 FEET;
163.92 FEET ALONG A 449.50 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°53'39", AND CHORD WHICH BEARS S8°44'18"W 163.01 FEET;
S1°42'32"E, 163.24 FEET TO THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY 200;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES:

S78°41'27"W, 68.75 FEET;
S70°09'36"W, 265.11 FEET TO THE POINT OF BEGINNING;

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY V.P. INC.

THE 30' WIDE INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF ALL OF THE LOT OWNERS.

DARRELL DAVIS

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED DARRELL DAVIS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

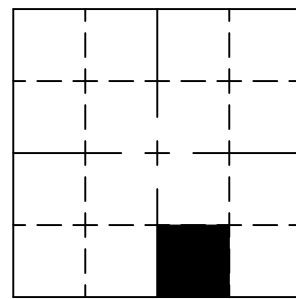
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

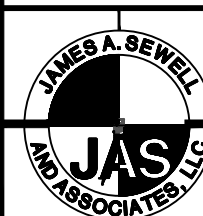
- (PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 5010500-0019947e)
- ASSESSMENTS FOR THE GEM STATE WATER, IF ANY.
 - ASSESSMENTS FOR THE TIC UTILITIES, IF ANY.
 - ASSESSMENTS FOR THE V.P. INC. UTILITY, IF ANY.
 - EASEMENT, RESTRICTIONS AND PROVISIONS CONTAINED IN THOSE CERTAIN RIGHT OF WAY DEEDS TO THE STATE OF IDAHO RECORDED AS INST. NO'S 91635(NOT ADJACENT), 43564(PLOTTED HEREON), 47678(NOT ADJACENT).
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO THE WASHINGTON WATER POWER COMPANY, IN DEED INST. #37005(APPROXIMATELY PLOTTED HEREON).
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN STATES POWER COMPANY, IN DEED INST. #45785(NOT IN THE SAME SECTION).
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO MOUNTAIN STATES POWER COMPANY, IN DEED INST. #47565.
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED INST. #224287.
 - AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICE, POWER SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED INST. #308814.(N/A)
 - AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICE, POWER SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED INST. #321029.
 - AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN INST. #355874: PURPOSE: ACCESS AND MAINTENANCE FOR A SEWER LAGOON.(NOT ON PROPERTY)
AMENDED EASEMENT RECORDED AS INSTRUMENT NO. 405071.(NOT ON PROPERTY)
 - AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED AS INST. #355875.
PURPOSE: 30 FOOT EASEMENT FOR SEWER MAINTENANCE.
AMENDED EASEMENT RECORDED APRIL 30, 1992 UNDER INSTRUMENT NO. 405070.(NOT ON PROPERTY)
 - AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED AS INST. #405072.
PURPOSE: IRRIGATION TREATMENT (NOT ON PROPERTY)
 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, IN DOCUMENT RECORDED AS INST. #567929, AND AS MODIFIED BY INST. NO'S. 570644, 573265, 589235 AND 706466
 - AN EASEMENT OVER SAID LAND FOR A NATURAL GAS PIPELINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO AVISTA UTILITIES, IN DEED INST. #571247. (CROSSES THE PROPERTY SOMEWHERE ALONG THE SOUTHERN END).
 - AN EASEMENT OVER SAID LAND FOR A NATURAL GAS PIPELINE AND APPURTENANCES, AS GRANTED TO AVISTA UTILITIES, IN DEED INST. #573501. (CROSSES THE PROPERTY SOMEWHERE ALONG THE SOUTHERN END).
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED INST. #577924.
 - AN AGREEMENT BY AND BETWEEN NORTHERN LIGHTS AND HIDDEN LAKE PROPERTIES, SETTING FORTH TERMS, INST. #700159.
 - AN AGREEMENT BY AND BETWEEN VERIZON, INC. AND HIDDEN LAKE PROPERTIES, SETTING FORTH TERMS, INST. #700160.
 - AN AGREEMENT BY AND BETWEEN AVISTA UTILITIES AND HIDDEN LAKE PROPERTIES, SETTING FORTH TERMS, INST. #700161.
 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, IN DOCUMENT RECORDED AS INST. #714739, AND AS MODIFIED BY INST. NO'S: 736375, 739204, 808450, 843973, 937327, 991763, 991764, 991825, 992218, 1001271, 1002208 AND 1014288.
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED INST. #962966.
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED INST. #1034216.

SECTION 36, TWP 58N, RNG 1W, B.M.



SHEET TITLE:

SUNRISE VIEW

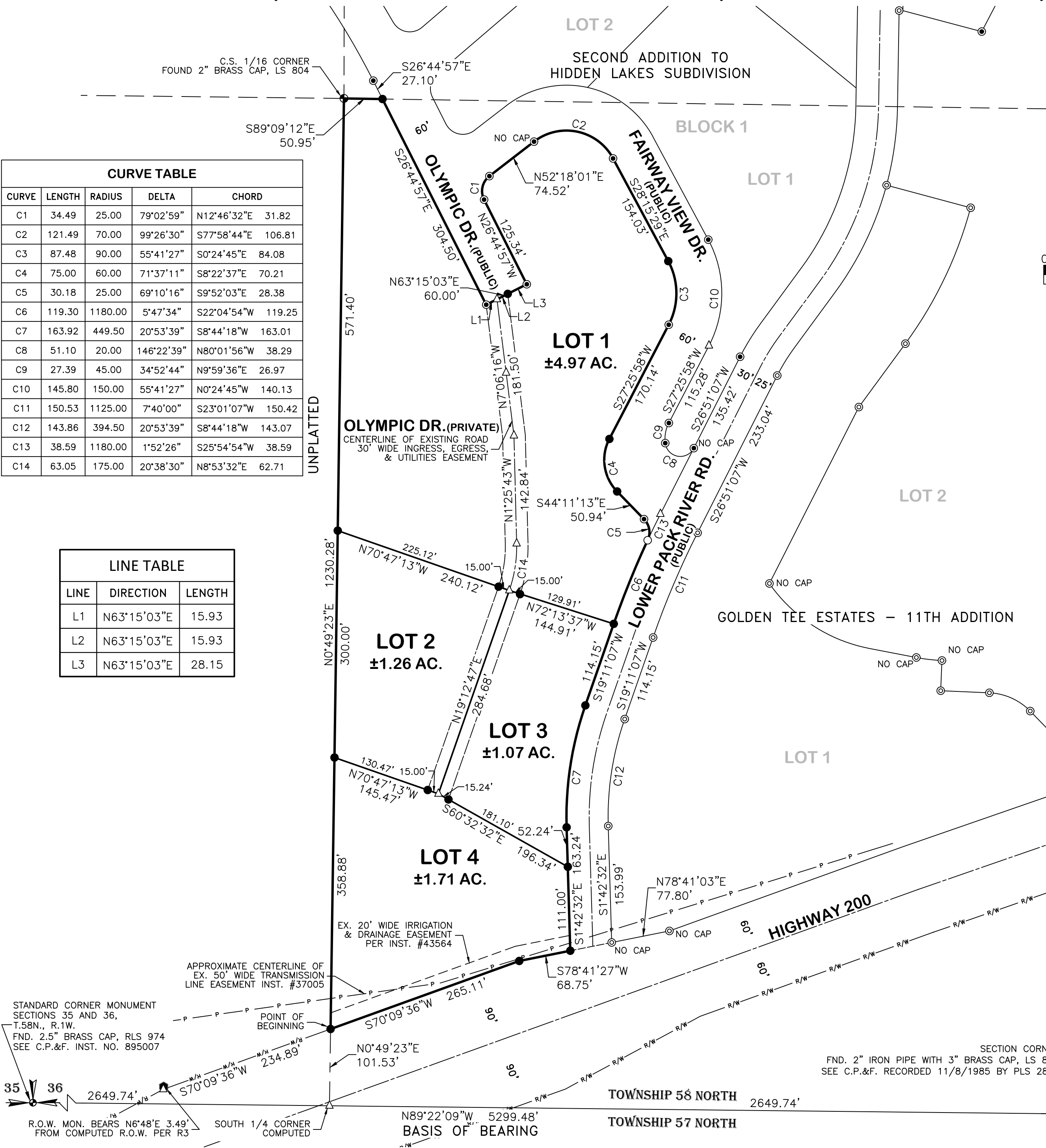


James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 4-30-25
SCALE: NONE
DRAWN: REB
CHECKED: JMB
PROJ. NO.: 03384-21-001
CAD FILE NO.: S-DAVIS-MLD
SHT. 1 OF 2

SUNRISE VIEW

SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	
C1	34.49	25.00	79°02'59"	N12°46'32"E	31.82
C2	121.49	70.00	99°26'30"	S77°58'44"E	106.81
C3	87.48	90.00	55°41'27"	S0°24'45"E	84.08
C4	75.00	60.00	71°37'11"	S8°22'37"E	70.21
C5	30.18	25.00	69°10'16"	S9°52'03"E	28.38
C6	119.30	1180.00	5°47'34"	S22°04'54"W	119.25
C7	163.92	449.50	20°53'39"	S8°44'18"W	163.01
C8	51.10	20.00	146°22'39"	N80°01'56"W	38.29
C9	27.39	45.00	34°52'44"	N9°59'36"E	26.97
C10	145.80	150.00	55°41'27"	N0°24'45"W	140.13
C11	150.53	1125.00	7°40'00"	S23°01'07"W	150.42
C12	143.86	394.50	20°53'39"	S8°44'18"W	143.07
C13	38.59	1180.00	1°52'26"	S25°54'54"W	38.59
C14	63.05	175.00	20°38'30"	N8°53'32"E	62.71

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N63°15'03"E	15.93
L2	N63°15'03"E	15.93
L3	N63°15'03"E	28.15

BASIS OF BEARING

THE SOUTH LINE OF SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.000137379860.

REFERENCES

- RECORD OF SURVEY INST. NO. 234435
- PLAT OF "SECOND ADDITION TO HIDDEN LAKES SUBDIVISION", BK. 5, PG. 58, INST. #460566.
- RECORD OF SURVEY INST. #831975
- PLAT OF "GOLDEN TEE ESTATES - ELEVENTH ADDITION", BK. 17, PG. 34, INST. #990251.

LEGEND

-SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
-FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
-FOUND 3/4" REBAR WITH NO CAP
-FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, SLS 17407 UNLESS OTHERWISE NOTED
-FOUND 2" BRASS CAP BY LS 804
-FOUND CONCRETE & BRASS CAP RIGHT-OF-WAY MONUMENT
-COMPUTED POINT
- (.....)RECORD DIMENSION PER REFERENCE SHOWN

NOTES

- ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- CURRENT ZONING DISTRICT IS RECREATION (R).
- CURRENT LAND USE IS RESORT COMMUNITY (0-2.5 AC).
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- WATER SERVICE IS PROVIDED BY V.P. INC.
- SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT.
- WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- PROJECT IS WITHIN FLOOD ZONE X PER FIRM PANEL 16017C0735E.
- LOWER PACK RIVER ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- FAIRWAY VIEW DRIVE IS PUBLIC, AND COUNTY MAINTAINED.
- HIGHWAY 200 IS A STATE OWNED AND MAINTAINED PUBLIC RIGHT-OF-WAY.
- THE INGRESS, EGRESS, AND UTILITIES EASEMENT IS FOR THE BENEFIT OF ALL OF THE LOTS.

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 36, 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 PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES. DATED THIS ____ DAY OF _____, 2025.



RECORDER'S CERTIFICATE

SECTION 36, TWP 58N, RNG 1W, B.M.

SHEET TITLE:

SUNRISE VIEW

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE:
4-30-25

SCALE:
1"=100'

DRAWN:
REB

CHECKED:
JMB

PROJ. NO.:
03384-21-001

CAD FILE NO.:
S-DAVIS-MLD

SHT. 2 OF 2