

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: Darrell Davis

From: Dave Fisher, Planner

Date: July 15, 2025

Subject: Blue-line review for MLD0028-25: Sunrise View

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: **Jesse Bailey; James A. Sewell & Associates.**

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: Sunrise View		File No: MLD0028-25
Received by: Dave Fisher, Planner	Received from: Jesse Bailey; James A. Sewell & Associates	Date Received: 4/30/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	7/9/25	DF	Bonner County Planning Department
X	5/9/25	AB	Assessor's Office
X	5/9/25	MM	Bonner County Road & Bridge Department
X	5/28/25	MC	GIS Department
X	5/19/25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0028-25

DATE OF REPORT: 7/15/2025

APPLICANT: Darrell Davis

PARCEL #: RP58N01W368550A

SUBDIVISION NAME/LOTS: Sunrise View

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 9.236-acre parcel into one (1) 4.97-acre lot, one (1) 1.26-acre lot, one (1) 1.07-acre lot and one (1) 1.71-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 Bonner County GIS: An approved road name is required.
- 4 Per BCRC 12-412 (19): New lots created through any land division process shall include the sanitary restriction lift.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		1-Acre	Recreation (Rec)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	Yes
DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	N/A
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 Recreation (R).
3. The proposed lots will be served V.P. Inc. for water and individual septic for sewage.
4. The proposed lots will be served by Avista Utilities.
5. The proposed lots do not contain frontage on a watercourse.
6. The proposed lots do not have wetlands or submerged lands.
7. The proposed lots do contain slopes over 30%.
8. The proposed lots are accessed by a Fairway View Drive, a Bonner County owned and maintained, 55-foot wide, public right-of-way.
9. V.P. Inc. provided a letter, dated April 1, 2025, indicating they would provide water services to the proposed lots.

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 "M. D. Smith", written over a horizontal line.

Planning Department

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Blueline Review Letter

July 15, 2025

Jesse Bailey
James A. Sewell & Associates
600 4th St W
Newport, WA 99156

SUBJECT: MLD0028-25: Sunrise View

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 05/14/2025: 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

May 9, 2025

Bonner County Planning Dept
SUNRISE VIEW
MLD0028-25
SECTION 36, TOWNSHIP 58 NORTH, RANGE 1 WEST
RP58N01W368550A

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

Thursday, May 8, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – SUNRISE VIEW (MLD0028-25)**
SECTION 36, TOWNSHIP 58N, RANGE 1W

To Whom It May Concern:

The proposed Olympic Drive is not an approved road name. This road name is already used and cannot be extended upon. 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>

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 NECESSARILY IS 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 N074°27'31"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 N074°27'31"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, 50.35 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 78°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 89°28'30", 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 85°41'27", AND CHORD WHICH BEARS S02°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 S82°23'37"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 S82°03'03"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:
N19.30 FEET ALONG A 1180.00 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 EASEMENTS 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--00199476)
2. ASSESSMENTS FOR THE GEM STATE WATER, IF ANY.
 3. ASSESSMENTS FOR THE CITY UTILITIES, IF ANY.
 4. ASSESSMENTS FOR THE V.P., INC. UTILITY, IF ANY.
 5. 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), 6. 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).
 7. 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).
 8. 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.
 9. 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. #224087.
 10. 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).
 11. 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.
 12. 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)
 13. 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)
 14. 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)
 15. 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.
 16. 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).
 17. 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).
 18. 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.
 19. AN AGREEMENT BY AND BETWEEN NORTHERN LIGHTS AND HIDDEN LAKE PROPERTIES, SETTING FORTH TERMS, INST. #700159.
 20. AN AGREEMENT BY AND BETWEEN VERIZON, INC. AND HIDDEN LAKE PROPERTIES, SETTING FORTH TERMS, INST. #700160.
 21. AN AGREEMENT BY AND BETWEEN AVISTA UTILITIES AND HIDDEN LAKE PROPERTIES, SETTING FORTH TERMS, INST. #700161.
 22. 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.
 23. 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.
 24. 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, R16W 1N, B.M.	SHEET TITLE:	SUNRISE VIEW	DATE: 2025-05-25
	DRINK:	NONE	REB
	CHECK:	JMB	
	ATTN:	JMB	
	DATE:	2025-05-25	

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


SHT. 1 of 2

Summary of comments: MLD0028-25 Blueline Plat.pdf

Page:1

 Number: 1 Author: david.fisher Subject: Note Date: 2025-07-10 07:21:25

Is there a #1?

 Number: 2 Author: david.fisher Subject: Note Date: 2025-07-09 15:59:49

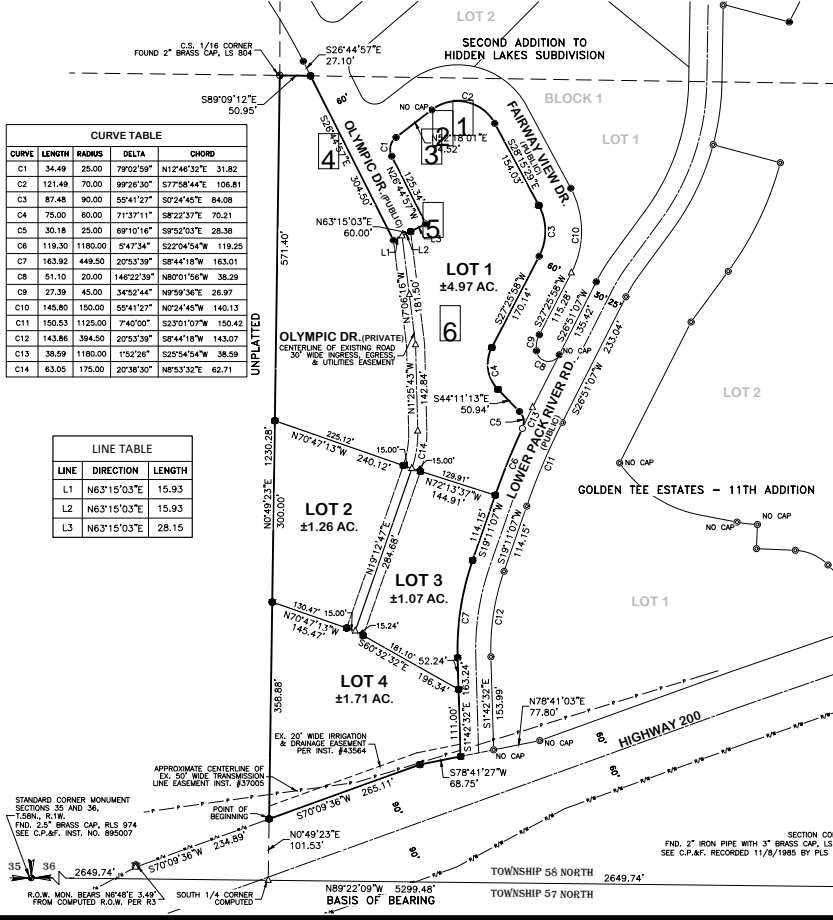
Sanitary restriction lift required.

 Number: 3 Author: david.fisher Subject: Note Date: 2025-07-10 07:15:26

COMMISSIONERS'

SUNRISE VIEW

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



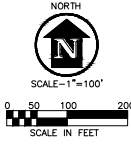
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	34.49	25.00	79°02'59"	N12°46'32"E 31.82
C2	121.49	70.00	99°26'30"	S77°58'44"E 106.81
C3	87.48	90.00	55°41'27"	S02°44'56"E 84.08
C4	75.00	60.00	71°37'11"	S82°23'37"E 70.21
C5	30.18	25.00	89°10'16"	S69°20'03"E 28.38
C6	119.30	110.00	54°19'34"	S22°04'54"W 119.25
C7	163.92	449.50	20°53'39"	S84°41'18"W 163.01
C8	51.10	30.00	146°22'34"	N80°01'56"W 38.29
C9	27.39	45.00	34°52'44"	N99°39'36"E 26.97
C10	145.80	150.00	59°41'27"	N02°30'16"W 140.13
C11	150.53	1125.00	74°00'00"	S23°01'07"W 150.42
C12	143.86	394.50	20°53'39"	S84°41'18"W 143.07
C13	38.59	1180.00	1°52'28"	S29°54'54"W 38.59
C14	63.05	175.00	20°36'30"	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 1.000137379660.

- REFERENCES**
1. RECORD OF SURVEY INST. NO. 234435
 2. PLAT OF "SECOND ADDITION TO HIDDEN LAKES SUBDIVISION", BK. 5, PG. 58, INST. #460566.
 3. RECORD OF SURVEY INST. #831975
 4. 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**
- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
 - 2) CURRENT ZONING DISTRICT IS RECREATION (R).
 - 3) CURRENT LAND USE IS RESORT COMMUNITY (0-2.5 AC).
 - 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
 - 5) WATER SERVICE IS PROVIDED BY V.P. INC.
 - 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
 - 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
 - 8) PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT.
 - 9) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
 - 10) PROJECT IS WITHIN FLOOD ZONE X PER FIRM PANEL 16017C0733E.
 - 11) LOWER PACK RIVER ROAD IS PUBLIC, AND COUNTY MAINTAINED.
 - 12) FARWAY VIEW DRIVE IS PUBLIC, AND COUNTY MAINTAINED.
 - 13) HIGHWAY 200 IS A STATE OWNED AND MAINTAINED PUBLIC RIGHT-OF-WAY.
 - 14) 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.

PRELIMINARY
RUSSELL E. BADGLEY 12458 PLS 12458
STATE OF IDAHO
RECORDED'S CERTIFICATE

SECTION 36, TWP 58N, R1G 1W, B.M. SHEET TITLE: **SUNRISE VIEW**
James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160
DATE: 2-25-25
SCALE: 1"=100'
DRAWN: JMB
CHECKED: JMB
REVISION: 1-1-2025
DATE: 2-25-25
SHEET 2 OF 2



Number: 1 Author: Monica Carash Date: 2025-05-08 09:15:43

This piece of road is Fairway View Drive



Number: 2 Author: Matt Mulder Date: 2025-05-09 07:40:55

Check County GIS map to see how Fairway View Drive and Olympic drive are situated in relation to each other. Olympic Drive is incorrectly applied here. A new road name will be needed to be applied everywhere that is currently labeled Olympic Drive on this plat.



Number: 3 Author: Matt Mulder Date: 2025-05-09 07:50:29

Add a note to the plat for the section of road to be constructed within the existing public ROW that states: "This section of road will be constructed to the privately maintained public road County standards as detailed in Section 7 of the B.C. Road Standards Manual v2.1. It has not been constructed to County standards for County maintenance. This section of road shall be maintained at the sole expense of the property owners."



Number: 4 Author: Matt Mulder Date: 2025-05-09 08:03:50

An engineered stormwater plan will be required for the improvements within the existing public ROW. Stormwater will need to be stored in designated areas outside of the public ROW. Easements on private property for this purpose will be necessary.



Number: 5 Author: Matt Mulder Date: 2025-05-09 07:45:48

Applicant will need to apply for an encroachment permit to construct the section of road within the existing public ROW. This section of road will need to be constructed to the requirements of Section 7 of the Bonner County Road Standards Manual for a local access road with less than 50 ADT.



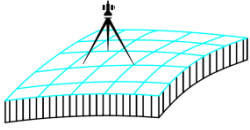
Number: 6 Author: Monica Carash Date: 2025-05-08 09:15:04

road name required. Olympic Drive is already used



Number: 7 Author: david.fisher Subject: Note Date: 2025-07-10 07:20:34

5, 6, & 11 already included in Owner's Cert.



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 16th, 2025

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

Re: Plat Review – MLD0028-25 – Sunrise View

Dear Planning Dept.,

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

- 1) Confirm Surveyor's Narrative requirements are met.

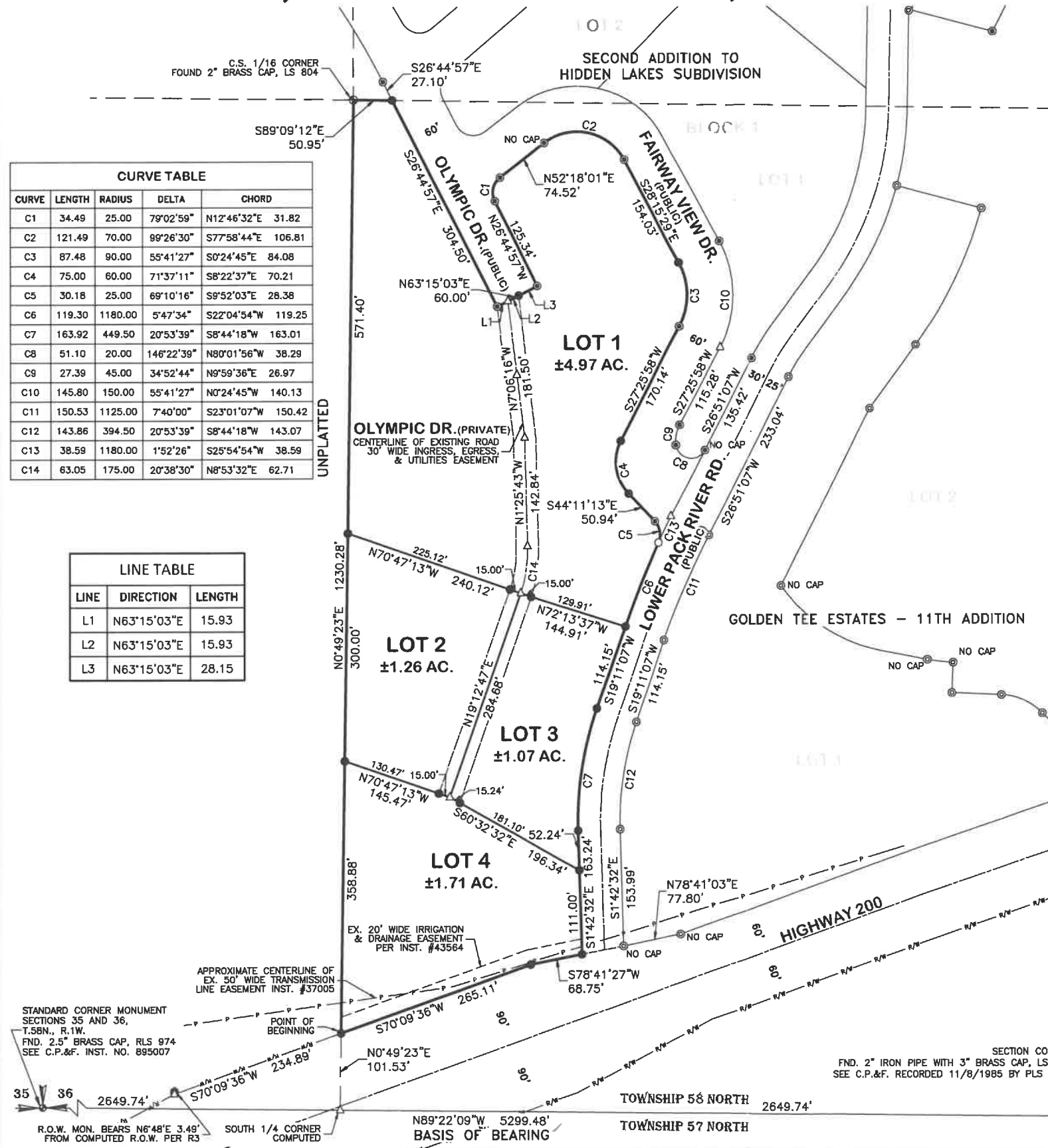
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

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"	N8°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.

RUSSELL E. BADGLEY
PRELIMINARY
12458
STATE OF IDAHO
RUSSELL E. BADGLEY
PLS 12458
RECORDER'S
CERTIFICATE

SECTION 36, TWP 58N, R1W, B.M.	SHEET TITLE: SUNRISE VIEW	DATE: 4-30-25
		SCALE: 1"=100'
		DRAWN: REB
		CHECKED: JMB
		PROJ. NO.: 03384-21-001
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		CAD FILE NO.: S-DAVIS-MLD
		SHT. 2 OF 2

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: _____

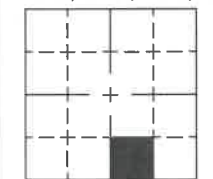
NOTARY PUBLIC

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



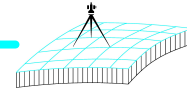
James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 4-30-25
SCALE: NONE
DRAWN: REB
CHECKED: JMB
PROD. NO.: 13384-21-001
CAG FILE NO.: S-DAVIS-MLD

SHT. 1 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 #

15686

Date

5/19/2025

Bill To:

Sewell

Project / Job #

25-001AX Review MLD0028-25 - Sunrise View

Please submit payment by: 6/3/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0028-25 - Sunrise View	

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%]

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: _____

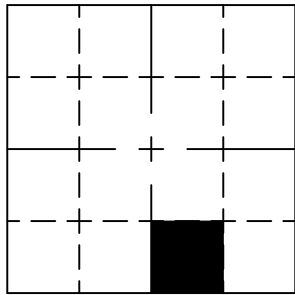
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

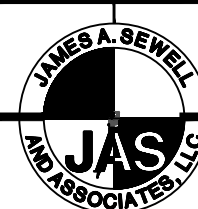
- (PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 5010500-0019947e)
- ASSESSMENTS FOR THE GEM STATE WATER, IF ANY.
 - ASSESSMENTS FOR THE TIC UTILITIES, IF ANY.
 - ASSESSMENTS FOR THE V.P. INC. UTILITY, IF ANY.
 - EASEMENT, RESTRICTIONS AND PROVISIONS CONTAINED IN THOSE CERTAIN 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

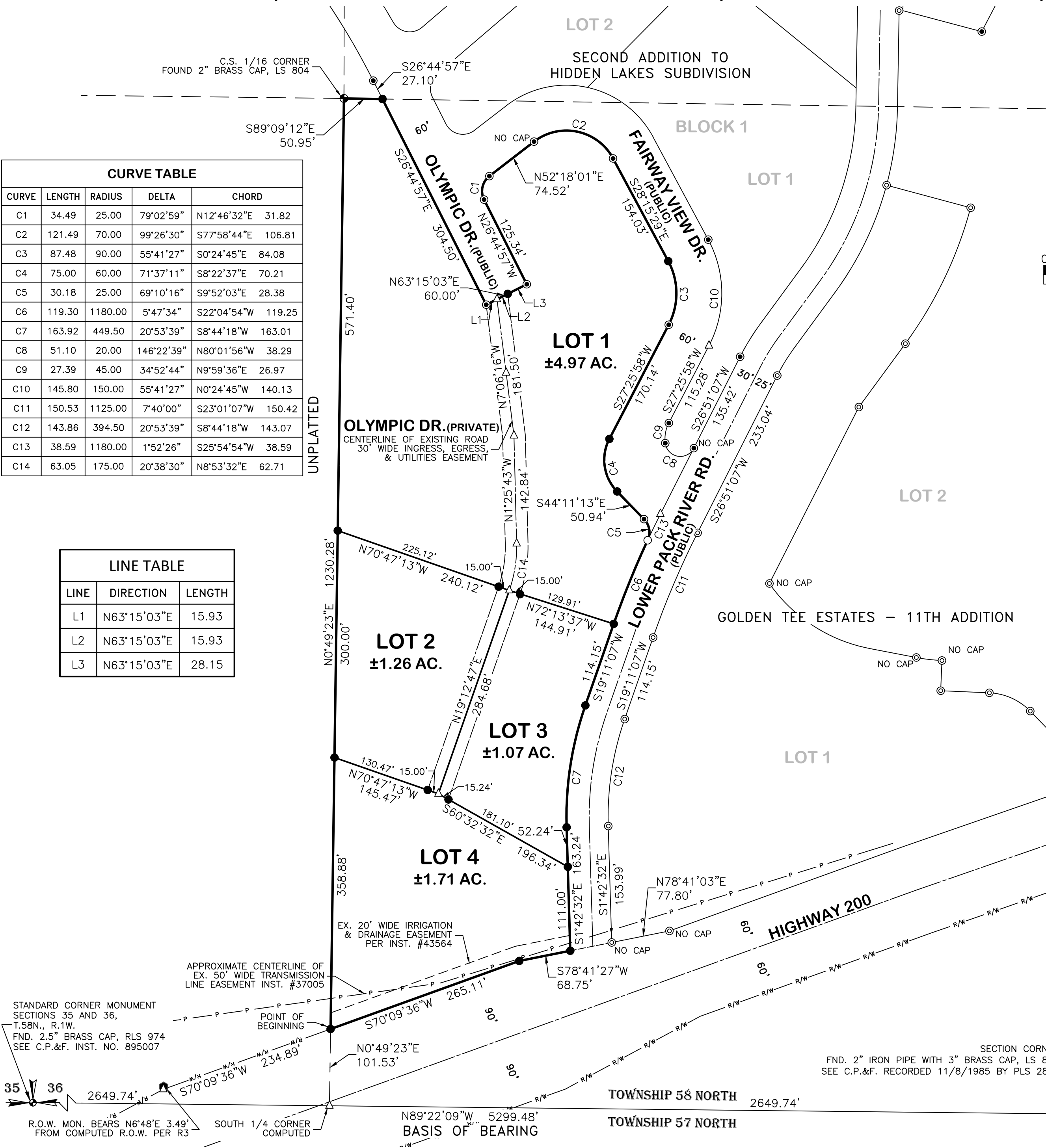


James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

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

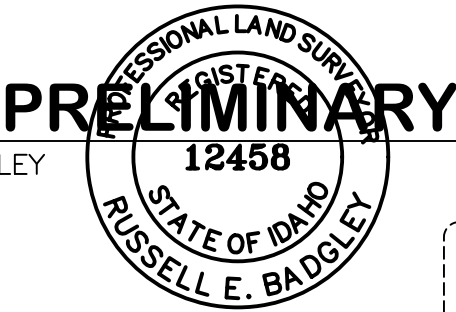
-SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
-FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
-FOUND 3/4" REBAR WITH NO CAP
-FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, SLS 17407 UNLESS OTHERWISE NOTED
-FOUND 2" BRASS CAP BY LS 804
-FOUND CONCRETE & BRASS CAP RIGHT-OF-WAY MONUMENT
-COMPUTED POINT
- (.....)RECORD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

SUNRISE VIEW – CLOSURE REPORT 4-30-25

Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 198408.94'

Error distance: 0.02'

Error direction: N54°06'46"E

Area: 392816.72 Sq. Ft.

Point of Beginning

Easting: 2464770.11'

Northing: 2429360.86'

Side 1: Line

Direction: N0°49'23"E

Distance: 1230.28'

Side 2: Line

Direction: S89°09'12"E

Distance: 50.95'

Side 3: Line

Direction: S26°44'57"E

Distance: 304.50'

Side 4: Line

Direction: N63°15'03"E

Distance: 60.00'

Side 5: Line

Direction: N26°44'57"W

Distance: 125.34'

Side 6: Curve

Curve direction: Clockwise

Radius: [25.00']

Arc length: 34.49'

Delta angle: 79°02'59"

Tangent: [20.63']

Chord direction: N12°46'32"E

Chord distance: 31.82'

Side 7: Line

Direction: N52°18'01"E

Distance: 74.52'

Side 8: Curve

Curve direction: Clockwise
Radius: [70.00']
Arc length: 121.49'
Delta angle: 99°26'30"
Tangent: [82.60']
Chord direction: S77°58'44"E
Chord distance: 106.81'

Side 9: Line

Direction: S28°15'29"E
Distance: 154.03'

Side 10: Curve

Curve direction: Clockwise
Radius: [90.00']
Arc length: 87.48'
Delta angle: 55°41'27"
Tangent: [47.55']
Chord direction: S0°24'45"E
Chord distance: 84.08'

Side 11: Line

Direction: S27°25'58"W
Distance: 170.14'

Side 12: Curve

Curve direction: Counter-clockwise
Radius: [60.00']
Arc length: 75.00'
Delta angle: 71°37'11"
Tangent: [43.29']
Chord direction: S8°22'37"E
Chord distance: 70.21'

Side 13: Line

Direction: S44°11'13"E
Distance: 50.94'

Side 14: Curve

Curve direction: Clockwise
Radius: [25.00']
Arc length: 30.18'
Delta angle: 69°10'16"

Tangent: [17.24']
Chord direction: S9°52'03"E
Chord distance: 28.38'

Side 15: Curve

Curve direction: Counter-clockwise
Radius: [1179.99']
Arc length: 119.30'
Delta angle: 5°47'34"
Tangent: [59.70']
Chord direction: S22°04'54"W
Chord distance: 119.25'

Side 16: Line

Direction: S19°11'07"W
Distance: 114.15'

Side 17: Curve

Curve direction: Counter-clockwise
Radius: [449.49']
Arc length: 163.92'
Delta angle: 20°53'39"
Tangent: [82.88']
Chord direction: S8°44'18"W
Chord distance: 163.01'

Side 18: Line

Direction: S1°42'32"E
Distance: 163.24'

Side 19: Line

Direction: S78°41'27"W
Distance: 68.75'

Side 20: Line

Direction: S70°09'36"W
Distance: 265.11'
Easting: 2464770.12'
Northing: 2429360.87'

Mapcheck 2: LOT 1

Closure Summary

Precision, 1 part in: 240595.98'
Error distance: 0.01'

Error direction: N58°35'52"E

Area: 216625.78 Sq. Ft.

Point of Beginning

Easting: 2464787.78'

Northing: 2430591.01'

Side 1: Line

Direction: S89°09'12"E

Distance: 50.95'

Side 2: Line

Direction: S26°44'57"E

Distance: 304.50'

Side 3: Line

Direction: N63°15'03"E

Distance: 60.00'

Side 4: Line

Direction: N26°44'57"W

Distance: 125.34'

Side 5: Curve

Curve direction: Clockwise

Radius: [25.00']

Arc length: 34.49'

Delta angle: 79°02'59"

Tangent: [20.63']

Chord direction: N12°46'32"E

Chord distance: 31.82'

Side 6: Line

Direction: N52°18'01"E

Distance: 74.52'

Side 7: Curve

Curve direction: Clockwise

Radius: [70.00']

Arc length: 121.49'

Delta angle: 99°26'30"

Tangent: [82.60']

Chord direction: S77°58'44"E

Chord distance: 106.81'

Side 8: Line

Direction: S28°15'29"E

Distance: 154.03'

Side 9: Curve

Curve direction: Clockwise

Radius: [90.00']

Arc length: 87.48'

Delta angle: 55°41'27"

Tangent: [47.55']

Chord direction: S0°24'45"E

Chord distance: 84.08'

Side 10: Line

Direction: S27°25'58"W

Distance: 170.14'

Side 11: Curve

Curve direction: Counter-clockwise

Radius: [60.00']

Arc length: 75.00'

Delta angle: 71°37'11"

Tangent: [43.29']

Chord direction: S8°22'37"E

Chord distance: 70.21'

Side 12: Line

Direction: S44°11'13"E

Distance: 50.94'

Side 13: Curve

Curve direction: Clockwise

Radius: [25.00']

Arc length: 30.18'

Delta angle: 69°10'16"

Tangent: [17.24']

Chord direction: S9°52'03"E

Chord distance: 28.38'

Side 14: Curve

Curve direction: Counter-clockwise

Radius: [1179.99']

Arc length: 119.30'

Delta angle: 5°47'34"

Tangent: [59.70']

Chord direction: S22°04'54"W

Chord distance: 119.25'

Side 15: Line

Direction: N72°13'37"W

Distance: 129.91'

Side 16: Line

Direction: N72°13'37"W

Distance: 15.00'

Side 17: Line

Direction: N70°47'13"W

Distance: 15.00'

Side 18: Line

Direction: N70°47'13"W

Distance: 225.12'

Side 19: Line

Direction: N0°49'23"E

Distance: 571.40'

Easting: 2464787.79'

Northing: 2430591.02'

Mapcheck 3: LOT 2

Closure Summary

Precision, 1 part in: 193327.66'

Error distance: 0.01'

Error direction: S63°04'29"E

Area: 54884.20 Sq. Ft.

Point of Beginning

Easting: 2464779.57'

Northing: 2430019.67'

Side 1: Line

Direction: S70°47'13"E

Distance: 240.12'

Side 2: Line

Direction: S19°12'47"W

Distance: 284.68'

Side 3: Line

Direction: N70°47'13"W

Distance: 15.00'

Side 4: Line

Direction: N70°47'13"W

Distance: 130.47'

Side 5: Line

Direction: N0°49'23"E

Distance: 300.00'

Easting: 2464779.58'

Northing: 2430019.67'

Mapcheck 4: LOT 3

Closure Summary

Precision, 1 part in: 459556.22'

Error distance: 0.00'

Error direction: N18°56'39"E

Area: 46668.95 Sq. Ft.

Point of Beginning

Easting: 2465144.31'

Northing: 2429896.42'

Side 1: Line

Direction: S19°11'07"W

Distance: 114.15'

Side 2: Curve

Curve direction: Counter-clockwise

Radius: [449.49']

Arc length: 163.92'

Delta angle: 20°53'39"

Tangent: [82.88']

Chord direction: S8°44'18"W

Chord distance: 163.01'

Side 3: Line

Direction: S1°42'32"E

Distance: 52.24'

Side 4: Line

Direction: N60°32'32"W

Distance: 196.34'

Side 5: Line

Direction: N19°12'47"E

Distance: 284.68'

Side 6: Line

Direction: S72°13'37"E
Distance: 15.00'
Side 7: Line
Direction: S72°13'37"E
Distance: 129.91'
Easting: 2465144.31'
Northing: 2429896.42'

Mapcheck 5: LOT 4

Closure Summary

Precision, 1 part in: 215091.71'
Error distance: 0.01'
Error direction: N4°35'56"E
Area: 74624.74 Sq. Ft.

Point of Beginning

Easting: 2464770.11'
Northing: 2429360.86'

Side 1: Line

Direction: N0°49'23"E
Distance: 358.88'

Side 2: Line

Direction: S70°47'13"E
Distance: 130.47'

Side 3: Line

Direction: S70°47'13"E
Distance: 15.00'

Side 4: Line

Direction: S60°32'32"E
Distance: 196.34'

Side 5: Line

Direction: S1°42'32"E
Distance: 111.00'

Side 6: Line

Direction: S78°41'27"W
Distance: 68.75'

Side 7: Line

Direction: S70°09'36"W
Distance: 265.11'

Easting: 2464770.11'
Northing: 2429360.87'