

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blue-line Collective Report Memorandum

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To: William Dixon

From: Dave Fisher, Planner

Date: June 9, 2025

**Subject: Blue-line review for MLD0030-25: Dixon's Bodie Division**

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, LLC.**

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.

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### 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: <b>Dixon's Bodie Division</b>		File No: <b>MLD0030-25</b>
Received by: Dave Fisher, Planner	Received from: Jesse Bailey; James A. Sewell & Associates	Date Received: 5/12/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	6/2/25	DF	Bonner County Planning Department
Comment	5/20/25	AD	Assessor's Office
Comment	5-15-25	MM	Bonner County Road & Bridge Department
X	5/15/25	MC	GIS Department
X	5/30/25	TG	County Surveyor





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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** **MLD0030-25** **DATE OF REPORT:** 6/9/2025  
**APPLICANT:** William Dixon **PARCEL #:** RP56N05W146751A  
**SUBDIVISION NAME/LOTS:** Dixon's Bodie Division

### SUMMARY OF PROPOSAL:

This project divides one (1) 9.87-acre parcel into one (1) 4.93-acre lot and one (1) 4.94-acre lot.

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**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.

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### 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): Initial point to be shown.
- 4 Per BCRC 12-646(D): All street lines and streets contiguous to subdivision to be shown, as well as status of adjoining properties.
- 5 Per BCRC 12-411: All structures shall be setback 25 feet from all streets and rights-of-way. The proposed location of the new easement would constitute a zoning violation on the buildings within the newly established setback. Relocate the proposed easement. Alternatively, the buildings shall be removed or relocated to meet the 25-foot street setback.

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### STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		5-Acres	Rural 5 (R-5)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	N/A
DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	Yes
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

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**FINDINGS:**

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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 Rural 5 (R-5).
3. The proposed lots will be served individual well for water and individual septic for sewage.
4. The proposed lots will be served by Avista Utilities and West Pend Oreille Fire District.
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 not contain slopes over 15%.
8. The proposed lots are accessed by Bodie Canyon Road, a 60-foot wide, Bonner County owned and maintained, public right-of-way.
9. The parent parcel is aliquottly defined as 10-acres, and each proposed lot is 1/128 aliquot division of the section minimum site area.

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**NOTICE OF ADMINISTRATIVE DECISION:**

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Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

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

Planning Department



# Bonner County Planning Department

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## Blueline Review Letter

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June 9, 2025

Jesse Bailey  
James A. Sewell & Associates, LLC  
600 4<sup>th</sup> St W  
Newport, WA 99156

**SUBJECT: MLD0030-25: Dixon's Bodie Division**

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 05/20/2025: 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,

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 20, 2025

Bonner County Planning Dept  
DIXON'S BODIE DIVISION  
MLD0030-25  
SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST  
RP56N05W146751A

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.

See comment. Re: R/W acreage

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer  
Cadastral Technician  
Bonner County Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto: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](mailto:gisgroup@bonnercountyid.gov)

Thursday, May 15, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – DIXON’S BODIE DIVISION (MLD0030-25)**  
**SECTION 14, TOWNSHIP 56N, RANGE 5W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

Address Administrator  
Bonner County GIS Department,  
A Division of the Bonner County Assessor  
Bonner County, ID  
1500 Highway 2 Suite 115 Sandpoint, ID 83864  
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



DIXON'S BODIE DIVISION

SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DIXON'S BODIE DIVISION" 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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WILLIAM J. DIXON, A MARRIED MAN, AS HIS SEPARATE PROPERTY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "DIXON'S BODIE DIVISION", LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER.

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

WILLIAM J. DIXON

OWNER'S ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED WILLIAM J. DIXON, A MARRIED MAN, AS HIS 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

RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

SUBJECT TO INSTRUMENT NO.

43878 RIGHT OF WAY DEED  
RECORDED: NOVEMBER 14, 1916

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 14, TOWNSHIP 56 NORTH, RANGE 5 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.



DATE

TODD J. POCOCK  
PLS No. 4371057

SECTION 14, TWP 56N, R16E S14M	SHEET TITLE:	DATE: 05-09-25
	DIXON'S BODIE DIVISION	FILED: NONE
		DRAWN: JMB
		CHECKED: JMB
		PROCESSED: TJP
		QUALITY: 95-01
		COPIES: 100
		FILED: 100
		DATE: 05-09-25
		SHEET: 2



## Summary of comments: MLD0030-25 Blueline Plat.pdf

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No Comments.



SECTION 14, TOP 54N, R6E, S14E, M	SHEET TITLE: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">DIXON'S BODIE DIVISION</div> <div style="text-align: center; font-weight: bold; font-size: 1.5em;">James A. Swell and Associates, LLC</div> <div style="text-align: center; font-weight: bold;">ENGINEERS - SURVEYORS - PLANNERS</div> <div style="text-align: center;">NEWPORT, WASHINGTON, 99156, (509) 447-3626</div>	05-09-25 05-250 DRAWING: JMB CHECKED: TJP PREPARED: TJP 0479-25-001 05-250-001 05-250-002 05-250-003 05-250-004 05-250-005 05-250-006 05-250-007 05-250-008 05-250-009 05-250-010 05-250-011 05-250-012 05-250-013 05-250-014 05-250-015 05-250-016 05-250-017 05-250-018 05-250-019 05-250-020 05-250-021 05-250-022 05-250-023 05-250-024 05-250-025 05-250-026 05-250-027 05-250-028 05-250-029 05-250-030 05-250-031 05-250-032 05-250-033 05-250-034 05-250-035 05-250-036 05-250-037 05-250-038 05-250-039 05-250-040 05-250-041 05-250-042 05-250-043 05-250-044 05-250-045 05-250-046 05-250-047 05-250-048 05-250-049 05-250-050 05-250-051 05-250-052 05-250-053 05-250-054 05-250-055 05-250-056 05-250-057 05-250-058 05-250-059 05-250-060 05-250-061 05-250-062 05-250-063 05-250-064 05-250-065 05-250-066 05-250-067 05-250-068 05-250-069 05-250-070 05-250-071 05-250-072 05-250-073 05-250-074 05-250-075 05-250-076 05-250-077 05-250-078 05-250-079 05-250-080 05-250-081 05-250-082 05-250-083 05-250-084 05-250-085 05-250-086 05-250-087 05-250-088 05-250-089 05-250-090 05-250-091 05-250-092 05-250-093 05-250-094 05-250-095 05-250-096 05-250-097 05-250-098 05-250-099 05-250-100 05-250-101 05-250-102 05-250-103 05-250-104 05-250-105 05-250-106 05-250-107 05-250-108 05-250-109 05-250-110 05-250-111 05-250-112 05-250-113 05-250-114 05-250-115 05-250-116 05-250-117 05-250-118 05-250-119 05-250-120 05-250-121 05-250-122 05-250-123 05-250-124 05-250-125 05-250-126 05-250-127 05-250-128 05-250-129 05-250-130 05-250-131 05-250-132 05-250-133 05-250-134 05-250-135 05-250-136 05-250-137 05-250-138 05-250-139 05-250-140 05-250-141 05-250-142 05-250-143 05-250-144 05-250-145 05-250-146 05-250-147 05-250-148 05-250-149 05-250-150 05-250-151 05-250-152 05-250-153 05-250-154 05-250-155 05-250-156 05-250-157 05-250-158 05-250-159 05-250-160 05-250-161 05-250-162 05-250-163 05-250-164 05-250-165 05-250-166 05-250-167 05-250-168 05-250-169 05-250-170 05-250-171 05-250-172 05-250-173 05-250-174 05-250-175 05-250-176 05-250-177 05-250-178 05-250-179 05-250-180 05-250-181 05-250-182 05-250-183 05-250-184 05-250-185 05-250-186 05-250-187 05-250-188 05-250-189 05-250-190 05-250-191 05-250-192 05-250-193 05-250-194 05-250-195 05-250-196 05-250-197 05-250-198 05-250-199 05-250-200 05-250-201 05-250-202 05-250-203 05-250-204 05-250-205 05-250-206 05-250-207 05-250-208 05-250-209 05-250-210 05-250-211 05-250-212 05-250-213 05-250-214 05-250-215 05-250-216 05-250-217 05-250-218 05-250-219 05-250-220 05-250-221 05-250-222 05-250-223 05-250-224 05-250-225 05-250-226 05-250-227 05-250-228 05-250-229 05-250-230 05-250-231 05-250-232 05-250-233 05-250-234 05-250-235 05-250-236 05-250-237 05-250-238 05-250-239 05-250-240 05-250-241 05-250-242 05-250-243 05-250-244 05-250-245 05-250-246 05-250-247 05-250-248 05-250-249 05-250-250
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 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-02 11:00:56


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Show Initial Point

 Number: 2 Author: david.fisher Subject: Note Date: 2025-06-09 14:10:27


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Show statuses of all adjoining properties, either unplatted or name of subdivision.

 Number: 3 Author: david.fisher Subject: Note Date: 2025-06-03 08:07:04


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Proposed easement is blocked by multiple structures as shown on the site plan. This would make them non-conforming. The structures would need to be removed, the easement moved, or narrowed so that the proposed easement is not blocked, and structures do not fall within it.

 Number: 4 Author: Alicia Deabenderfer Date: 2025-05-20 13:50:50


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does this acreage include portion in the public R/W? If so please provide Gross & Net acreages

 Number: 5 Author: Matt Mulder Date: 2025-05-15 14:33:20

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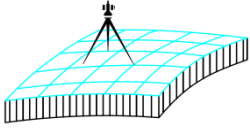
Extend the centerline and northern ROW boundary line "R/W" out further on both sides to match what is shown by the southern boundary line.

 Number: 6 Author: david.fisher Subject: Note Date: 2025-06-02 11:03:17

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Show both street lines, and status of adjoining properties this side of road.





## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

May 14<sup>th</sup>, 2025

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

Re: Plat Review – MLD0030-25 – Dixon's Bodie Division

Dear Planning Dept.,

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

- 1) Status of adjoining land.
  - a. Unplatted or platted
- 2) Set Center  $\frac{1}{4}$  and file CP&F as it is used for the breakdown.
- 3) Dedicate easement specifically in the owner's cert...title companies are scrutinizing new platted easements lately.

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

Sincerely,

Tyson L.A. Glahe, PLS







# DIXON'S BODIE DIVISION

## SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DIXON'S BODIE DIVISION" 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

### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WILLIAM J. DIXON, A MARRIED MAN, AS HIS SEPARATE PROPERTY; IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "DIXON'S BODIE DIVISION", LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER.

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

WILLIAM J. DIXON

### OWNER'S ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED WILLIAM J. DIXON, A MARRIED MAN, AS HIS 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

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### SUBJECT TO INSTRUMENT NO.

43878 RIGHT OF WAY DEED  
RECORDED: NOVEMBER 14, 1916

### 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 14, TOWNSHIP 56 NORTH, RANGE 5 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.



DATE

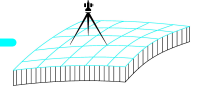
TODD J. POCOCK  
PLS No. 4371057

SECTION 14, TWP 56N, RNG 5W, B.M.	SHEET TITLE: <b>DIXON'S BODIE DIVISION</b>	DATE: 05-09-25 SCALE: NONE DRAWN: JMB CHECKED: TJP PROJ. NO.: 04173-25-001 CAD FILE NO. DIXON-MLD-2025 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](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #

15689

Date

5/30/2025

Bill To:

Sewell

Project / Job #

25-001AZ Review MLD0030-25 - Dixon's Bodi

Please submit payment by: 6/14/2025

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0030-25 -Dixon's Bodie Division	

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% ]



DIXON'S BODIE DIVISION

SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "DIXON'S BODIE DIVISION" 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. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO.\_\_\_\_\_ FEE:\_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

SUBJECT TO INSTRUMENT NO.

43878 RIGHT OF WAY DEED  
RECORDED: NOVEMBER 14, 1916

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 14, TOWNSHIP 56 NORTH, RANGE 5 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.

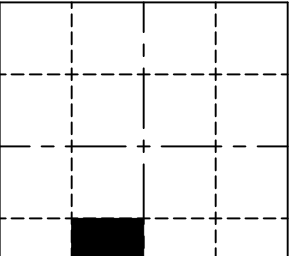

DATED THIS\_\_ DAY OF\_\_\_\_\_, 2025.

BLUELINE REVIEW

DATE

TODD J. POCOCK  
PLS No. 4371057



SECTION 14, TWP 56N, RNG 5W.,B.M.	SHEET TITLE:		DATE: 05-09-25
	DIXON'S BODIE DIVISION		SCALE: NONE
		<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB
			CHECKED: TJP
			PROJ.NO.: 04175-25-001 CAD FILE NO. DIXON-MLD-2025
			SHT 1 OF 2



# DIXON'S BODIE DIVISION

SECTION 14, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N05W146751A AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

## SURVEYOR'S NOTES

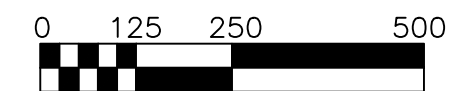
- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0858E EFFECTIVE DATE 11/18/2009.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.

## BASIS OF BEARING

BEING FROM THE SOUTHEAST SECTION CORNER TO THE SOUTH QUARTER CORNER AS SHOWN ON "BODIE CANYON ACRES". RECORDED AS INSTRUMENT NO. 424289, IN BOOK 4, PAGE 168 ON MAY 10TH, 1993 BY PLS NO. 775. RECORDS OF BONNER COUNTY, IDAHO.



SCALE-1"=250'



SCALE IN FEET

## LEGEND

- \* ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 4371057  
 O ..... FOUND 3/4" REBAR WITH 2" ALUMINUM CAP STAMPED "PE/LS 775",  
 UNLESS OTHERWISE NOTED.  
 ● ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 20538  
 ( ) ..... INFORMATION AS SHOWN ON THE PLAT OF "BODIE CANYON ACRES",  
 RECORDED AS INSTRUMENT NO. 424289 BY PLS NO. 775. RECORDED  
 ON MAY 10TH, 1993 IN BOOK 4, PAGE 168. RECORDS OF BONNER  
 COUNTY, IDAHO.

## CORNER NOTES

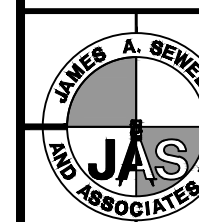
- ① ..... FOUND ALUMINUM CAP, PLS NO. 775 ON SECTION LINE, BEARS 7.15' SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF BODIE CANYON ROAD
- ② ..... FOUND CONCRETE MONUMENT WITH ALUMINUM CAP, PLS NO. 775, BEARS 2.87' FROM THE NORTH RIGHT-OF-WAY LINE OF BODIE CANYON ROAD AND 8.08' NORTH OF THE SECTION LINE
- ③ ..... FOUND ALUMINUM CAP, PLS NO. 775, BEARS 6.58' NORTH OF SECTION LINE

RECORDER'S  
CERTIFICATE

SECTION 14, TWP 56N, RNG 5W.,B.M.

SHEET TITLE:

**DIXON'S BODIE DIVISION**



**James A. Sewell and Associates, LLC**  
ENGINEERS - SURVEYORS - PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE: 05-09-25

SCALE:  
1"=250'

RAWN: JMB

CHECKED: JMB  
TIP

ROJ.NO.:  
4175-25-001

AD FILE NO.  
JYON MLD 2025

IXON-MLD-2025

SHT2 OF 2

10/10/2016



## CLOSURES 5-5-25

### Mapcheck 1: DIXONS BODIE DIVISION

#### Closure Summary

Error distance: 0.01'  
Area: 429867.30 Sq. Ft.

#### Side 1: Line

Direction: N0°01'03"E  
Distance: 1305.80'

#### Side 2: Line

Direction: S89°29'02"E  
Distance: 327.35'

#### Side 3: Line

Direction: S0°07'27"E  
Distance: 665.50'

#### Side 4: Line

Direction: S0°18'24"E  
Distance: 638.36'

#### Side 5: Line

Direction: N89°49'45"W  
Distance: 332.60'

### Mapcheck 2: LOT 1

#### Closure Summary

Error distance: 0.00'  
Area: 214853.82 Sq. Ft.

#### Side 1: Line

Direction: N0°01'03"E  
Distance: 649.13'

#### Side 2: Line

Direction: S89°58'57"E  
Distance: 328.96'

#### Side 3: Line

Direction: S0°07'27"E  
Distance: 11.67'

#### Side 4: Line

Direction: S0°18'24"E  
Distance: 638.36'

#### Side 5: Line

Direction: N89°49'45"W  
Distance: 332.60'



Mapcheck 3: LOT 2

Closure Summary

Error distance: 0.01'  
Area: 215013.94 Sq. Ft.

Side 1: Line

Direction: N0°01'03"E  
Distance: 656.67'

Side 2: Line

Direction: S89°29'02"E  
Distance: 327.35'

Side 3: Line

Direction: S0°07'27"E  
Distance: 653.82'

Side 4: Line

Direction: N89°58'57"W  
Distance: 328.96'