

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: Howard Hurlbut

From: Dave Fisher, Planner

Date: May 27, 2025

Subject: Blue-line review for MLD0033-25: Upland Acre

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: **Truxton Glahe; Glahe & Associates.**

Please submit payment of **\$265** 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: Upland Acre		File No: MLD0033-25
Received by: Dave Fisher, Planner	Received from: Truxton Glahe; Glahe & Associates	Date Received: 5/13/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	5/22/25	DF	Bonner County Planning Department
X	5/20/25	AD	Assessor's Office
Comments	5-15-25	MM	Bonner County Road & Bridge Department
Letter & comments	5/15/25	MC	GIS Department
X	5/21/25	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0033-25 **DATE OF REPORT:** 5/27/2025
APPLICANT: Howard Hurlbut **PARCEL #:** RP57N02W171450A
SUBDIVISION NAME/LOTS: Upland Acre

SUMMARY OF PROPOSAL:

This project divides one (1) 4.38-acre parcel into one (1) 1.70-acre lot and one (1) 2.68-acre lot.

THE APPLICATION IS NOT consistent 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 subject to the conclusions required by BCRC and is administratively **DENIED**.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		2.5-acre	Suburban (S)
12-660 (D) (2) (f) Site area minimum:	No	Urban services:	No
DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	Yes
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	No
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		12-626.A Environmental Features:	Yes

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural Suburban (S).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots will be served by Northern Lights Inc. and Northside Fire District.
5. The proposed lots do not contain frontage on any lake/river/stream.
6. The proposed lots are accessed by Upland Drive, a Bonner County owned and maintained public right-of-way.
7. The proposed lots do contain wetlands.
8. Per BCRC 12-623 (B) (2): "Lots to be served by a new water system serving from two (2) to nine (9) lots: Documentation by an Idaho licensed professional engineer or professional geologist that the sources proposed for water supply have sufficient production capability to provide drinking water to the lots in the proposed subdivision."
The applicant has submitted a report from HMH engineering that states the proposed water system is sufficient to provide water to the proposed two lots. The application states that the proposed lots will be served by individual wells. No plat notes were included on the plat to indicate the existence of the water system, nor requirements or restrictions to ensure the new lots are served by the water system. It appears that the proposed lots are using the availability of a shared well, for drinking water only, as the justification of reduced lot sizes, although still proposing individual systems.
9. Per BCRC 12-412 (19): "New lots created through any land division process shall include the sanitary restriction lift."
This requirement applies to new lots served by urban water only. The proposed lots have not had the sanitary restriction lifted by Panhandle Health as required for reduced lot sizes.
10. Per BCRC 12-412, Table 4.2: Minimum lot size where urban sewer and water services are not available is 2 ½ acres.
11. Per BCRC 12-660 (D)(2)(b): "All proposed lots which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three hundred feet (300') in width shall maintain a depth to width ration of not greater than four point two to one (4.2:1).
Proposed Lot 2, has a calculated depth to width ratio of 4.258:1, where 3.2:1 is required and not meet this requirement.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application **IS NOT** in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein and is therefore administratively **DENIED**. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

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

Sincerely,



Planning Department

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

May 27, 2025

Truxton Glahe
Glahe & Associates
303 Church St
Sandpoint, ID 83864

SUBJECT: MLD0033-25: Upland Acre

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 16017C0715E 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
UPLAND ACRE
MLD0033-25
SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST
RP57N02W171450A

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,

Alicia Deabenderfer
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 15, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – UPLAND ACRE (MLD0033-25)**
SECTION 17, TOWNSHIP 57N, RANGE 2W

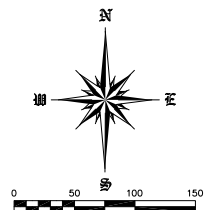
To Whom It May Concern:

An address is required for Lot 2. Please clarify what the structures are on this parcel. It is a possibility that a road name will be required but I cannot yet determine this. Please reach out to the GIS department.

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>

LYING IN A PORTION OF THE NORTHEAST ¼,
SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



(R1) RECORD OF SURVEY BY PLS 1947, INST. NO. 590097, 10/22/2001
(P1) PLAT OF DOCKINS BY PLS 14879, INST. NO. 915628, 12/12/2017

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE INSURANCE, INC. PLAT CERTIFICATE, ORDER NO. N-65874, GUARANTEE NO. G-2222-000090407, DATED MARCH 22, 2024.

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR HEREINAFTER TO BE ESTABLISHED, OR ANY PART AS DISCLOSED IN DEED FROM HUMBLER LUMBER COMPANY, A CORPORATION, RECORDED MAY 21, 1917, AS (INSTRUMENT) 62199, OFFICIAL RECORDS, 1917, 1918, ON MAP.

2. 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 RECORDED FEBRUARY 28, 1992, AS (INSTRUMENT) 414566, OFFICIAL RECORDS, 1992, ON MAP.

- 1) THE LOTS ARE FOR RESIDENTIAL USE ONLY.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS (CATEGORIZED AS PF01A), ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL AND ARE SHOWN APPROXIMATE.
- 4) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0715E, EFFECTIVE 11/18/2009.

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ONE 4.38 ACRE PARCEL INTO 2 NEW LOTS.

LINE	BEARING	DISTANCE
L1	N86°33'11"W	58.11'
L2	N82°18'17"W	54.38'
L3	N75°58'39"W	39.75'
L4	N72°35'05"W	77.74'
L5	N64°34'14"W	59.39'
L6	N52°50'24"W	45.06'
L7	N34°40'32"W	47.88'
L8	N02°11'59"W	23.69'
L9	N24°42'02"E	53.99'
L10	N55°27'14"W	13.18'
L11	N23°13'37"E	52.59'
L12	N61°57'02"W	14.36'

[illegible]

BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. THE PROJECT GPS CONTROL COORDINATES WERE DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000).

DISTANCES SHOWN ARE DERIVED USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000117784. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°38'06" AT THE NORTH & CORNER OF SECTION 17.

QUARTER SECTION CORNER, AS NOTED.

SET 5/8" x 24" REBAR AND PLASTIC CAP STAMPED PLS 14879

FOUND 5/8" REBAR AND CAP BY PE 7879

FOUND 5/8" REBAR, NO CAP

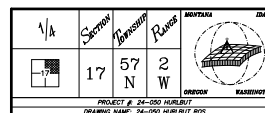
CALCULATED POINT, NOTHING SET

ELECTRIC METER

ELECTRIC JUNCTION BOX

WATER SPIGOT

WELL




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


Scale: 1"=50'	
Checked By: TLG	Drawn By: TRM
Plot Date: 5/7/2025	Sheet: 1 of 2

Summary of comments: MLD0033-25 Blueline Plat.pdf


Page:1

 Number: 1 Author: david.fisher Subject: Note Date: 2025-05-22 08:57:37

Distinct Subdivision Name required.

 Number: 2 Author: Matt Mulder Date: 2025-05-15 13:56:15

Is this a wider ROW area? Label, Show instrument number, show width.

 Number: 3 Author: david.fisher Subject: Note Date: 2025-05-22 07:32:34


Show location of overhead utility lines/easement.

 Number: 4 Author: Monica Carash Date: 2025-05-15 08:28:47

Address required for lot 2

 Number: 5 Author: Monica Carash Date: 2025-05-15 08:43:45

What are the structures on lot 2? It is a possibility that a road name will be needed.


 Number: 6 Author: Matt Mulder Date: 2025-05-15 14:11:15

Instrument #62199 stipulates 25ft wide easement for a roadway along the south line of the described parcel, which does not align with this 20ft called out running north and south. It also calls out "the right of the public to any and all easements and ROW for any and all public roads now established or existing." That also does not mentioned 20ft (or 40ft) width. The standard prescriptive easement would be 50ft. Where is this 20ft wide easement coming from?

If this is a prescriptive easement, show the centerline of the road.

Dedicate an additional easement for public ROW along frontage of Upland Drive to create 30ft on this side of centerline. How wide that additional easement needs to be will depend on the answers to the above comments. Current County standard width for this road would be 60ft total.

Show the total ROW widths and offsets from centerline on the plat.

 Number: 7 Author: Matt Mulder Date: 2025-05-15 14:00:00

The existing driveway approach has not been previously permitted. Applicants will need to apply for a residential driveway encroachment permit with the Bonner County Road & Bridge Department. The driveway approach onto Upland Drive will be inspected, and may need to be improved to meet current standards.

LYING IN A PORTION OF THE NORTHEAST $\frac{1}{4}$,
SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

KNOWN ALL MEN BY THESE PRESENTS THAT HOWARD IVAN HURLBUT, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'UPLAND ACRE' BEING A PORTION OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

ALSO, A DRAINFIELD OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 1.

HOWARD IVAN HURLBUT

DATE _____

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

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "UPLAND ACRE"
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

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.

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELLS.
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

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

PLANNING DIRECTOR

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

COUNTY RECORDER _____ BY DEPUTY _____
\$ _____
FEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC, PERSONALLY APPEARED HOWARD IVAN HURLBUT, KNOWN OR
IDENTIFIED TO ME, TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

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

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

3



GLAIE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

303 Church Street
Spokane, Idaho 83804
208-355-4474

UPLAND ACRE

Scale: **N/A**

Drafted By
TLAC

Plot Date
6/7/2025

Drawn By
TRM

Sheet: **2 of 2**



Number: 1 Author: david.fisher Subject: Note Date: 2025-05-22 07:40:13

Sanitary Restriction must be lifted.



Number: 2 Author: david.fisher Subject: Note Date: 2025-05-22 07:58:08

Water Service not consistent with supporting documentation on water system.



Number: 3 Author: david.fisher Subject: Note Date: 2025-05-22 07:36:54

Chairwoman, or Chair

HIGHLAND SURVEYING

May 21, 2025

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

Re: Plat Review – MLD0033-25 Upland Acre

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) Show CP&F for C ¼ S17. 55-1604, 55-1906 (5), 50-1304 (2g)
- 2) Provide Lot Closure report for Plat Boundary and drainfield easement. 55-1911, 50-1303
- 3) Show reasoning for how monuments at boundary corners and along Upland Drive came to be accepted. If from previous work for Dockins Plat, please make clear graphically and/or explain in surveyor's narrative. 55-1906(6b)
- 4) If plottable, show easement to Northern Lights, Inc. Inst No. 414556 per subdivision guarantee, otherwise state not-plottable. 50-1304(2h)
- 5) Revise subdivision name. Proposed subdivision name "Upland Acre" is similar to already recorded subdivision named "Upland Acres" under Book 13 of Plats, Page 55 and thus not distinct. 50-1307.
- 6) Show Sanitary Restriction Note. 50-1236.
- 7) Additional redline markups on blueline drawing.

When these items have been addressed, please resubmit plat for checking.

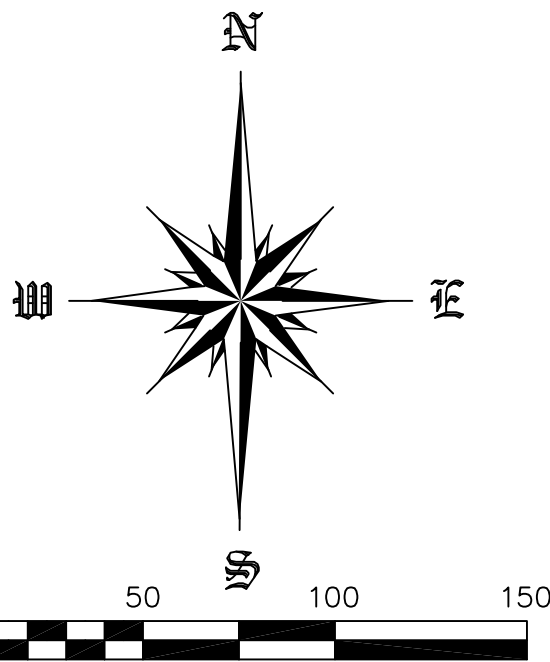
Sincerely,

A handwritten signature in dark ink, appearing to read 'Grant Dorman', with a stylized, flowing script.

Grant Dorman, PLS

UPLAND ACRE

LYING IN A PORTION OF THE NORTHEAST ¼,
SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



REFERENCES

- (R1) RECORD OF SURVEY BY PLS 1947, INST. NO. 590097, 10/22/2001
(P1) PLAT OF DOCKINS BY PLS 14879, INST. NO. 915628, 12/12/2017

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE INSURANCE, INC. PLAT CERTIFICATE, ORDER NO. N-65874, GUARANTEE NO. G-2222-000090407, DATED MARCH 22, 2024.

- THE RIGHT OF THE PUBLIC IN AND TO ANY AN ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART, AS DISCLOSED IN DEED FROM HUMBERD LUMBER COMPANY, A CORPORATION, RECORDED MAY 21, 1917, AS (INSTRUMENT) 62199, OFFICIAL RECORDS, AS SHOWN ON MAP.
- 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 RECORDED OCTOBER 28, 1992, AS (INSTRUMENT) 414556, OFFICIAL RECORDS, NOT SHOWN ON MAP.

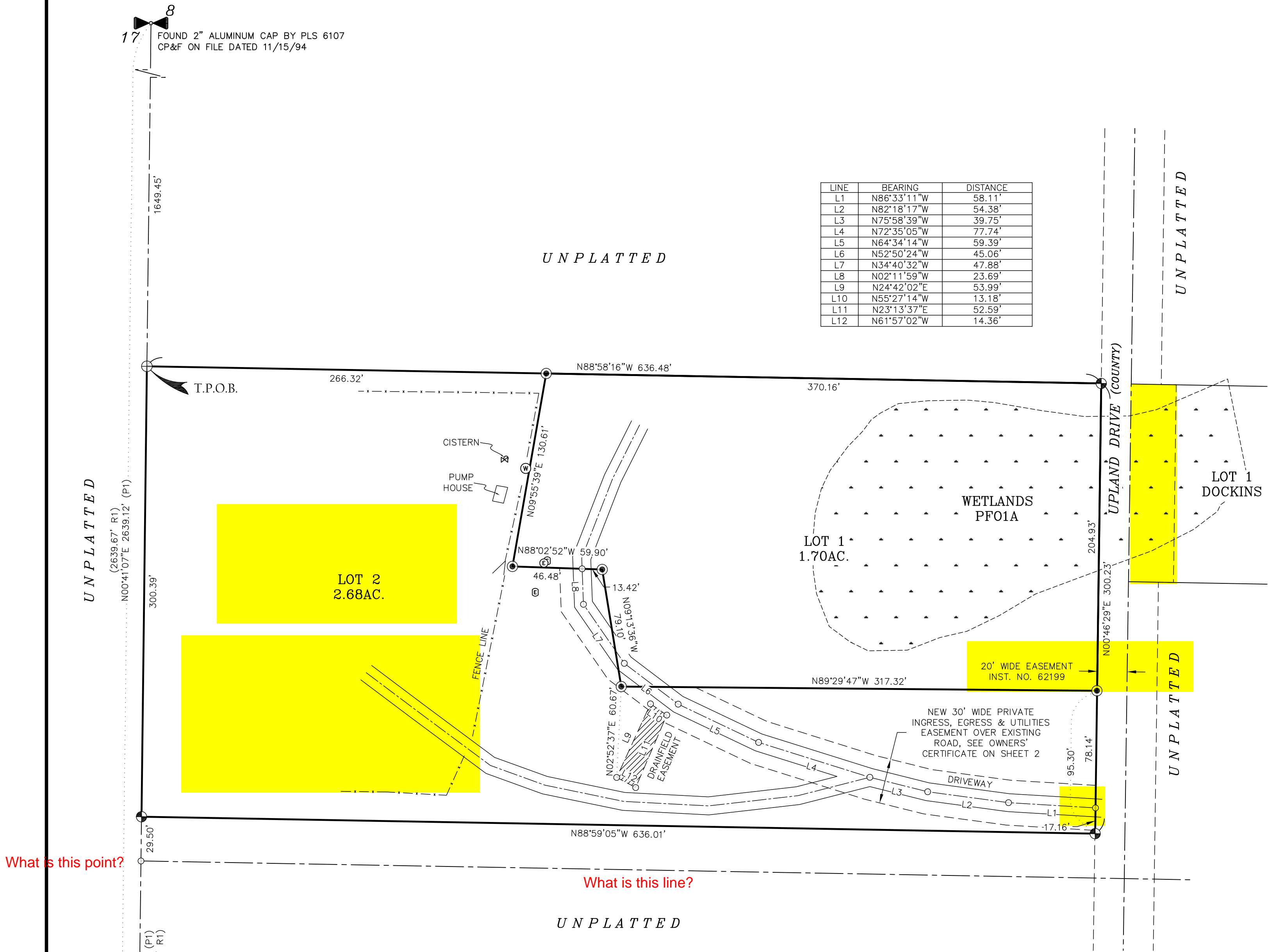
GENERAL NOTES:

- THE LOTS ARE FOR RESIDENTIAL USE ONLY.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS (CATEGORIZED AS PFO1A), ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL AND ARE SHOWN APPROXIMATE.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0715E, EFFECTIVE 11/18/2009.

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ONE 4.38 ACRE PARCEL INTO 2 NEW LOTS.

LINE	BEARING	DISTANCE
L1	N86°33'11"W	58.11'
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L6	N52°50'24"W	45.06'
L7	N34°40'32"W	47.88'
L8	N02°11'59"W	23.69'
L9	N24°42'02"E	53.99'
L10	N55°27'14"W	13.18'
L11	N23°13'37"E	52.59'
L12	N61°57'02"W	14.36'



What is this point?

What is this line?

LEGEND

- QUARTER SECTION CORNER, AS NOTED.
- SET 5/8" x 24" REBAR AND PLASTIC CAP STAMPED PLS 14879
- FOUND 5/8" REBAR AND CAP BY PE 7879
- FOUND 5/8" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- ELECTRIC METER
- ELECTRIC JUNCTION BOX
- WATER SPIGOT
- WELL

BASIS OF BEARING

BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. THE PROJECT GPS CONTROL COORDINATES WERE DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000).

DISTANCES SHOWN ARE GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000117784. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°38'06" AT THE NORTH ¼ CORNER OF SECTION 17.



1/4	Section	Township	Range	MONTANA	IDAHO
17	17	57 N	2 W	OREGON	WASHINGTON
PROJECT #: 24-050 HURLBUT DRAWING NAME: 24-050 HURLBUT ROS					
GLAZE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1"=50'	
Checked By: TLAG		Drawn By: TRM		Plot Date: 5/7/2025	
				Sheet: 1 of 2	

UPLAND ACRE

LYING IN A PORTION OF THE NORTHEAST ¼,
SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT HOWARD IVAN HURLBUT, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'UPLAND ACRE' BEING A PORTION OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17, MARKED WITH A 2" ALUMINUM CAP BY PLS 6107, CP&F ON FILE, DATED 11/15/94;

THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, SOUTH 00°41'07" WEST, A DISTANCE OF 1649.45 FEET TO A 5/8" REBAR, NO CAP, AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE, SOUTH 88°58'16" EAST, A DISTANCE OF 636.48 FEET, TO THE WEST RIGHT-OF-WAY OF UPLAND DRIVE, A COUNTY ROAD, MARKED BY A 5/8" REBAR AND CAP BY PLS 7879;

THENCE, ALONG SAID WEST RIGHT-OF-WAY OF UPLAND DRIVE, SOUTH 00°46'29" WEST, A DISTANCE OF 300.23 FEET, TO THE NORTH LINE OF THE SOUTH 30 FEET OF THE SOUTH 1/2 NW 1/4 SW 1/4 NE 1/4 OF SAID SECTION 17, MARKED WITH A 5/8" REBAR AND CAP BY PLS 7879;

THENCE LEAVING SAID WEST RIGHT-OF-WAY OF UPLAND DRIVE AND ALONG SAID NORTH LINE, NORTH 88°59'05" WEST, A DISTANCE OF 636.01 FEET, TO SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 17, MARKED BY A 5/8" REBAR AND CAP BY PLS 7879;

THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, NORTH 00°41'07" EAST, A DISTANCE OF 300.39 FEET TO THE TRUE POINT OF BEGINNING.

A NEW 30 FT. WIDE PRIVATE INGRESS, EGRESS, AND UTILITIES EASEMENT, OVER AN EXISTING ROAD AS SHOWN HEREON, IS HEREBY DEDICATED AS FOLLOWS:
THAT PORTION OF WHICH OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 1.

ALSO, A DRAINFIELD^Y OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 1.

Easement

HOWARD IVAN HURLBUT

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HOWARD IVAN HURLBUT, KNOWN OR IDENTIFIED TO ME, TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE



COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "UPLAND ACRE" 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

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELLS.
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

PLANNING DIRECTOR

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

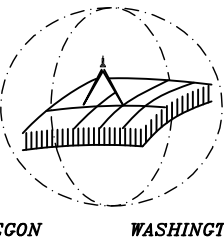
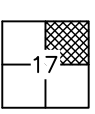
PLANNING DIRECTOR

RECORDER'S CERTIFICATE

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

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

1/4	Section	Township	Range	MONTANA IDAHO	 OREGON WASHINGTON
	17	57 N	2 W		
PROJECT #: 24-050 HURLBUT DRAWING NAME: 24-050 HURLBUT ROS					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					Scale: N/A Checked By: TLAG Plot Date: 5/7/2025 Drawn By: TRM Sheet: 2 of 2

INVOICE

Highland Surveying LLC

6811 Main St

Ste C

Bonnors Ferry, ID 83805-0432

info@highlandsurveying.net

+1 (208) 267-2080

HIGHLAND SURVEYING

316 - Bonner County:316-01 Bonner County Planning Department

Bill to

Glahe

Ship to

316-01 Bonner County Planning

Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

Invoice details

Invoice no.: 1021

Terms: Net 15

Invoice date: 05/21/2025

Due date: 06/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	Review MLD0033-25 Upland Acre	1	\$265.00	\$265.00

Total

\$265.00

Ways to pay

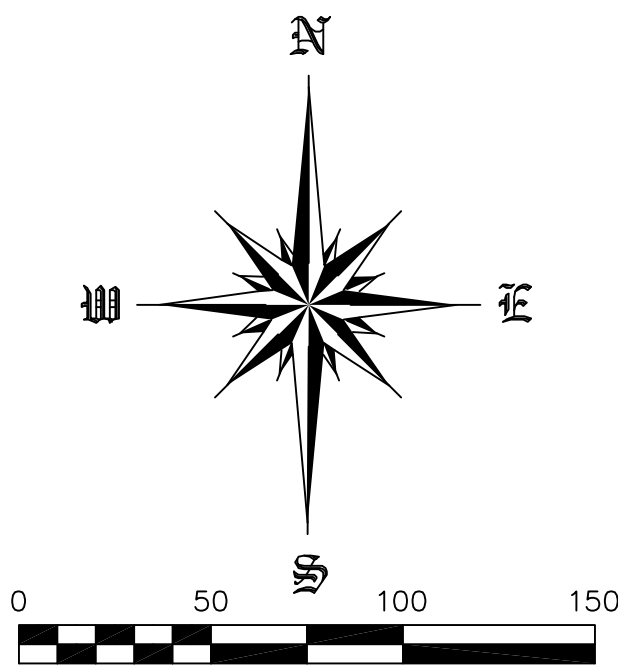


Thank you for choosing to work with us on your survey. We accept payments online with a card, bank transfer or check by mail.

View and pay

UPLAND ACRE

LYING IN A PORTION OF THE NORTHEAST ¼,
SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



REFERENCES

- (R1) RECORD OF SURVEY BY PLS 1947, INST. NO. 590097, 10/22/2001
(P1) PLAT OF DOCKINS BY PLS 14879, INST. NO. 915628, 12/12/2017

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE INSURANCE, INC. PLAT CERTIFICATE, ORDER NO. N-65874, GUARANTEE NO. G-2222-000090407, DATED MARCH 22, 2024.

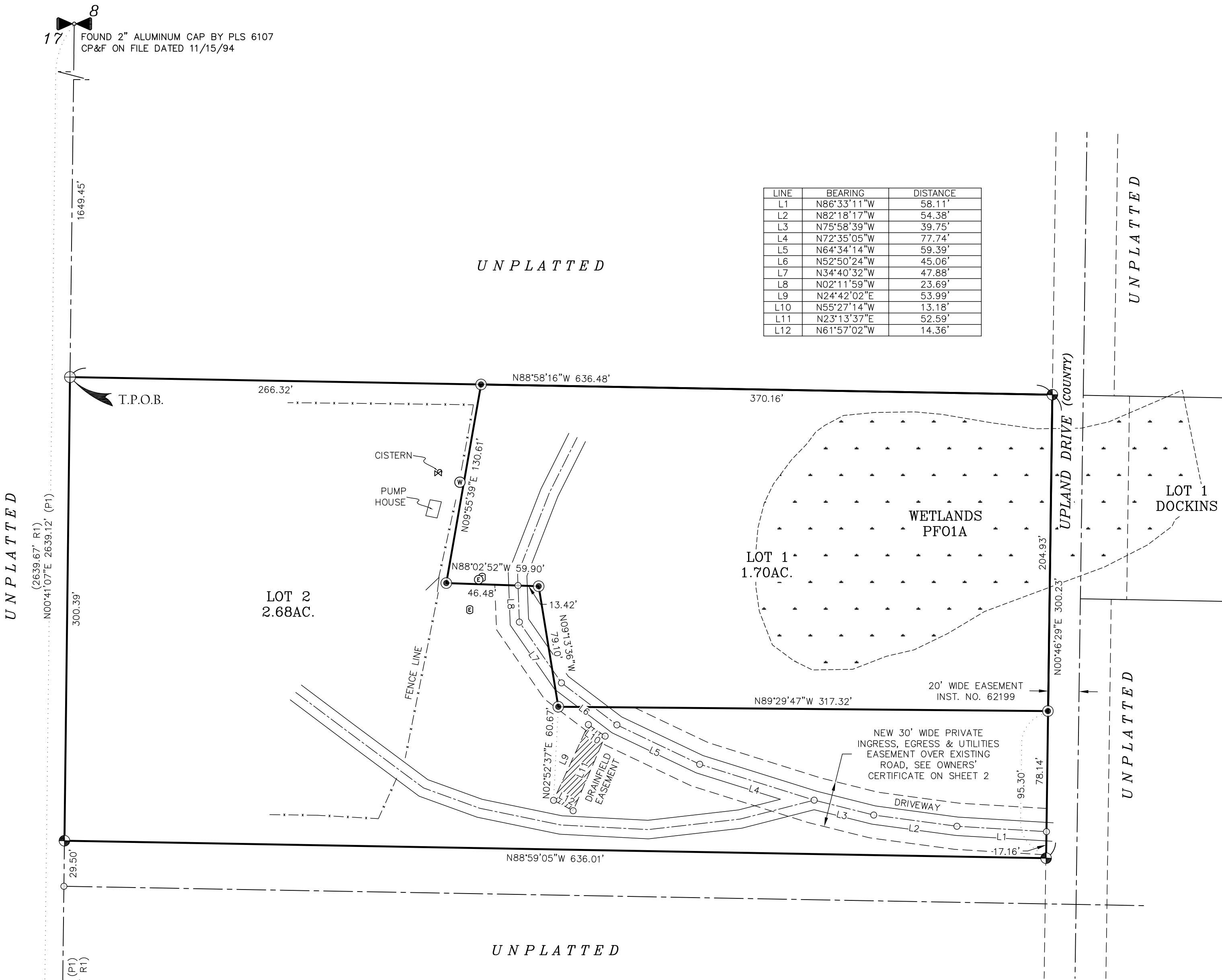
- THE RIGHT OF THE PUBLIC IN AND TO ANY AN ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART, AS DISCLOSED IN DEED FROM HUMBERD LUMBER COMPANY, A CORPORATION, RECORDED MAY 21, 1917, AS (INSTRUMENT) 62199, OFFICIAL RECORDS, AS SHOWN ON MAP.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED OCTOBER 28, 1992, AS (INSTRUMENT) 414556, OFFICIAL RECORDS, NOT SHOWN ON MAP.

GENERAL NOTES:

- THE LOTS ARE FOR RESIDENTIAL USE ONLY.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS (CATEGORIZED AS PFO1A), ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL AND ARE SHOWN APPROXIMATE.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0715E, EFFECTIVE 11/18/2009.

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ONE 4.38 ACRE PARCEL INTO 2 NEW LOTS.



BASIS OF BEARING

BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. THE PROJECT GPS CONTROL COORDINATES WERE DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000).

DISTANCES SHOWN ARE GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000117784. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°38'06\"

LEGEND

- QUARTER SECTION CORNER, AS NOTED.
- SET 5/8\"
- FOUND 5/8\"
- FOUND 5/8\"
- CALCULATED POINT, NOTHING SET
- ELECTRIC METER
- ELECTRIC JUNCTION BOX
- WATER SPIGOT
- WELL



1/4	Section	Township	Range	MONTANA	IDAHO
17	17	57 N	2 W	OREGON	WASHINGTON
PROJECT #: 24-050 HURLBUT DRAWING NAME: 24-050 HURLBUT ROS					
GLAZE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1\"	
Checked By: TLAG				Drawn By: TRM	
Plot Date: 5/7/2025				Sheet: 1 of 2	

UPLAND ACRE

LYING IN A PORTION OF THE NORTHEAST ¼,
SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT HOWARD IVAN HURLBUT, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'UPLAND ACRE' BEING A PORTION OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17, MARKED WITH A 2" ALUMINUM CAP BY PLS 6107, CP&F ON FILE, DATED 11/15/94;

THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, SOUTH 00°41'07" WEST, A DISTANCE OF 1649.45 FEET TO A 5/8" REBAR, NO CAP, AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE, SOUTH 88°58'16" EAST, A DISTANCE OF 636.48 FEET, TO THE WEST RIGHT-OF-WAY OF UPLAND DRIVE, A COUNTY ROAD, MARKED BY A 5/8" REBAR AND CAP BY PLS 7879;

THENCE, ALONG SAID WEST RIGHT-OF-WAY OF UPLAND DRIVE, SOUTH 00°46'29" WEST, A DISTANCE OF 300.23 FEET, TO THE NORTH LINE OF THE SOUTH 30 FEET OF THE SOUTH 1/2 NW 1/4 SW 1/4 NE 1/4 OF SAID SECTION 17, MARKED WITH A 5/8" REBAR AND CAP BY PLS 7879;

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THAT PORTION OF WHICH OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 1.

ALSO, A DRAINFIELD OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 1.

HOWARD IVAN HURLBUT

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HOWARD IVAN HURLBUT, KNOWN OR IDENTIFIED TO ME, TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

COUNTY TREASURER'S CERTIFICATE

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BONNER COUNTY TREASURER

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TYSON L.A. GLAHE, PLS 14879

DATE



COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

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BONNER COUNTY SURVEYOR

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PLANNING DIRECTOR

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

PLANNING DIRECTOR

RECORDER'S CERTIFICATE

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

COUNTY RECORDER

BY DEPUTY

\$ _____
FEE

1/4	Section	Township	Range	MONTANA	IDAHO
	17	57 N	2 W		
PROJECT #: 24-050 HURLBUT DRAWING NAME: 24-050 HURLBUT ROS					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A Checked By: TLAG Drawn By: TRM Plot Date: 5/7/2025 Sheet: 2 of 2	

LOT 1

Northing	Easting	Bearing	Distance
2412428.96	2417993.87		
		N 09°55'39" E	130.61
2412557.62	2418016.38		
		S 88°58'16" E	370.16
2412550.97	2418386.49		
		S 00°46'29" W	204.93
2412346.06	2418383.71		
		N 89°29'47" W	317.32
2412348.84	2418066.41		
		N 09°13'36" W	79.10
2412426.92	2418053.73		
		N 88°02'52" W	59.90
2412428.96	2417993.87		

Closure Error Distance> 0.0000
Total Distance> 1162.02
Polyline Area: 74226.2 sq ft, 1.704 acres

LOT 2

Northing	Easting	Bearing	Distance
2412157.68	2417525.77		
		N 00°41'07" E	300.39
2412458.05	2417529.36		
		S 88°58'16" E	266.32
2412453.26	2417795.63		
		S 09°55'39" W	130.61
2412324.61	2417773.12		
		S 88°02'52" E	59.90
2412322.57	2417832.98		
		S 09°13'36" E	79.10
2412244.49	2417845.66		
		S 89°29'47" E	317.32
2412241.70	2418162.96		
		S 00°46'29" W	95.30
2412146.41	2418161.68		
		N 88°59'05" W	636.01
2412157.68	2417525.77		

Closure Error Distance> 0.0000
Total Distance> 1884.93
Polyline Area: 116840.3 sq ft, 2.682 acres