

# 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)



## Blueline Collective Report Memorandum

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To: Jack & Laura Toepfer

From: Dave Fisher, Planner

Date: June 2, 2025

**Subject: Blue-line review for MLD0034-25: Steamboat Acres**

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: **Tyson Glahe; Glahe & 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.

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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>Steamboat Acres</b>		File No: <b>MLD0034-25</b>
Received by: Dave Fisher, Planner	Received from: Tyson 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
Comment	5-15-25	MM	Bonner County Road & Bridge Department
X	5/15/25	MC	GIS Department
X	5/22/25	GD	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** **MLD0034-25** **DATE OF REPORT:** 6/2/2025  
**APPLICANT:** Jack & Laura Toepfer **PARCEL #:** RP60N04W273750A  
**SUBDIVISION NAME/LOTS:** Steamboat Acres

### SUMMARY OF PROPOSAL:

This project divides one (1) 3.5-acre parcel into one (1) 2.50-acre lot and one (1) 1.52-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 on plat.
- 4 Per BCRC 12-623 (D)(2): A will serve letter from Coolin Sewer District is required to show proof of services for reduces lot size minimum.

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### STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		1-Acre	Recreation (Rec)
12-660 (D) (2) (f) Site area minimum:	<b>Yes</b>	Urban services:	<b>No</b>
<b>DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?</b>			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	<b>No</b>	In an area of City impact:	<b>No</b>
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>Yes</b>
		12-622 Submerged Lands:	<b>N/A</b>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-626.A Environmental Features:	<b>Yes</b>

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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 zoned Recreation (Rec).
3. The proposed lots were mapped as split-zoned between Recreation and Agricultural/Forestry-10. The BOCC issued an interpretation that the entire parcel is zoned Recreation
3. The proposed lots will be served by individual well for water and a combination of Coolin Sewer District as well as Individual septic systems for sewage.
4. A will-serve letter from Coolin Sewer District has not been provided, and it is unclear which lot(s) will be served.
5. The proposed lots will be served by Northern Lights Inc. and Coolin/Cavanaugh Bay Fire District.
6. The proposed lots do not contain frontage on a waterbody.
7. The proposed lots do not contain submerged lands or wetlands.
8. The proposed lots are accessed by Steamboat Bay Road, a Bonner County owned and maintained right-of-way.
9. The proposed lots do contain slopes over 30%.

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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 surname, possibly 'Sullivan'.

Planning Department

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## Blueline Review Letter

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May 27, 2025

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

**SUBJECT: MLD0034-25: Steamboat Acres**

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 16017C0225F Effective Date 7/7/2014. 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  
STEAMBOAT ACRES  
MLD0034-25  
SECTION 27, TOWNSHIP 60 NORTH, RANGE 4 WEST  
RP60N04W273750A

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.

- Legal description does not describe the parcel as shown.
- Subtitles on pg 1 & 2 do not match.
- Need subdivision name filled in under owner's certificate.
- Review surveyor's narrative #4

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](mailto:gisgroup@bonnercountyid.gov)

Thursday, May 15, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – STEAMBOAT ACRES (MLD0034-25)**  
**SECTION 27, TOWNSHIP 60N, RANGE 4W**

To Whom It May Concern:

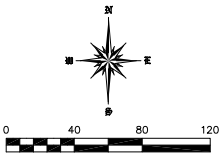
After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

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>

STEAMBOAT ACRES

LYING IN A PORTION OF SECTION 27,  
TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 7156.
- FOUND MONUMENTATION, AS NOTED.
- FOUND 1-1/2" IRON PIPE
- MONUMENT OF RECORD (R1) - NOT TIED THIS SURVEY
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 7156, INST. NO. 929887, 10/22/2018

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 100 PER FEMA PANEL 16017C0225F, EFFECTIVE 7/7/2014.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE CO. ORDER NO.: N-67849, GUARANTEE NO.: 5010500-0020024E, DATED NOVEMBER 6, 2024.

- 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 RECORDED OCTOBER 13, 1998, AS (INSTRUMENT) 532821, OFFICIAL RECORDS.
- RECORD OF SURVEY RECORDED OCTOBER 22, 2018, AS (INSTRUMENT) 929887, BONNER COUNTY RECORDS.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 920641, RECORDS OF BONNER COUNTY, IDAHO, INTO 2 CONFORMING LOTS.
  - THE PERIMETER BOUNDARY OF THIS PLAT RELIES ON THAT BOUNDARY SHOWN ON PREVIOUS SURVEY BY PLS 7156 (R1).
  - THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NOS OPUS AND TRIMBLE BUSINESS CENTER.
- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.

BASIS OF BEARING

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

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001050741. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°49'20" AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, A 3/4" REBAR AND CAP.



1/4	Section	Range	TOWNSHIP	RANGE
27	60	4	60N	4W
PROJECT # 24-212 TRIPPER		OREGON		WASHINGTON
DRAWING NAME: 24-212_TCEPPER_REV2.DWG		Plot Date:		5/12/2025
STEAMBOAT ACRES				
GLAZE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 363 Church Street Sandpoint, Idaho 83864 208-265-4474				
Scale: 1" = 40'		Checked By: TLAG		Drawn By: TLAG
				Sheet: 1 of 2



# Summary of comments: MLD0034-25 Blueline Plat.pdf

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Page:1

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Number: 1 Author: Alicia Deabenderfer Date: 2025-05-20 16:06:28

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Review



Number: 2 Author: Matt Mulder Date: 2025-05-15 14:27:42

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The Road & Bridge Department lacks a legal turn-around just beyond this area and has been turning plows and maintenance equipment around utilizing private property. To ensure continued public maintenance of this roadway, a legal turn around easement where the road bends could help ensure continued public maintenance in the future. Frequently the private areas we use for turn-arounds get new owners that block off those areas, forcing us to abandon maintenance of the roads entirely without having sufficient turn-arounds. The little triangle of land there at west side could be part of the solution. Just a suggestion to consider. A 60ft radius area for turning is needed for the large trucks.



Number: 3 Author: david.fisher Subject: Note Date: 2025-05-22 14:39:16

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This line should not be bold.



Number: 4 Author: david.fisher Subject: Note Date: 2025-05-22 14:18:15

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Show initial point.



Number: 5 Author: david.fisher Subject: Note Date: 2025-05-22 14:26:25

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Zone X

3 5 STEAMBOAT ACRES  
A REPLAT OF LOTS 4 & THE WEST 10 FEET OF LOT 5  
IN BLOCKS 1 & 2 OF NORTH BAY ADDITION.  
LYING IN A PORTION OF SECTION 27, TOWNSHIP 60 NORTH,  
RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JACK A. TOEPFER AND LAURA M. TOEPFER, HUSBAND AND WIFE, AS  
COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL  
PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2,  
THE SAME TO BE KNOWN AS "SUBDIVISION NAME" BEING A PORTION OF SECTION 27, TOWNSHIP 60 NORTH,  
RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

1 THE WEST HALF OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER  
COUNTY, IDAHO.  
LESS THE WEST 200 FEET THEREOF.  
AND LESS THE PLAT OF PERKINS BEACH LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2 OF PLATS,  
PAGE 132, BONNER COUNTY RECORDS.  
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

JACK A. TOEPFER DATE

LAURA M. TOEPFER 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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "STEAMBOAT ACRES"  
AND CHECKED THE REPLAT 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: WATER IS PROVIDED BY INDIVIDUAL WELL  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC & COOLIN SEWER  
DISTRICT

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2025, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JACK A. TOEPFER, 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:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

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

NOTARY PUBLIC  
NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS  
PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN  
ACTUAL SURVEY LOCATED IN SECTION 27, TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND  
ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN  
PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE  
WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE



COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF , 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

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

COUNTY RECORDER BY DEPUTY

\$ FEE

PLACE RECORDING  
LABEL HERE

1/4 Section Township Range				MONTANA IDAHO		STEAMBOAT ACRES	
27 60 4 N W						GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS	
PROJECT # 24-212 TOEPFER DRAWING NAME: 24-212_TOEPFER_REV2.DWG				OREGON Plot Date: 9/19/2025		363 Church Street Shoshone, Idaho 83444 208-265-4474	
				Scale: N/A		Checked By: TLAG Drawn By: TLAG	
						Sheet: 2 of 2	

## Page:2



Number: 1 Author: Alicia Deabenderfer Date: 2025-05-20 15:44:18

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Legal does not describe parcel as shown



Number: 2 Author: Alicia Deabenderfer Date: 2025-05-20 15:45:29

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fill name



Number: 3 Author: Alicia Deabenderfer Date: 2025-05-20 15:45:10

---

not a replat of these ?



Number: 4 Author: david.fisher Subject: Note Date: 2025-05-22 14:28:33

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Chairwoman or Chair



Number: 5 Author: david.fisher Subject: Note Date: 2025-05-22 14:27:57

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Remove.



Number: 6 Author: david.fisher Subject: Note Date: 2025-05-22 14:24:37

---

Black lettering. Define service, is Coolin serving lot 2, and individual septic on lot 1? Will serve letter required as well.



Number: 7 Author: david.fisher Subject: Note Date: 2025-05-22 14:55:29

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Fix

# HIGHLAND SURVEYING

May 22, 2025

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

Re: Plat Review – MLD0034-25 Steamboat Acres

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) Left Margin to be 3 ½”.
- 2) Show ties to two approved corners with CP&F.
- 3) Easterly segment of southerly line of lot 2 does not agree with lot closures.
- 4) If plottable, show easement to General Telephone Company of the Northwest. Inst No. 532621 per subdivision guarantee, otherwise state not-plottable.
- 5) In Owner’s cert, replace “Subdivision Name” with actual subdivision name.
- 6) Change Water System cert to black linework.

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,

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

Grant Dorman, PLS

MLD0034-25 Steamboat Acres

5/22/25

File:

Date:

## Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
<b>Surveyor 54-12</b>		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
<b>Surveys 55-19 &amp; Plats 50-13</b>		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	#1
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	✓
55-1906(5), 16-55, 50-1304(2g)	Ties to two approved monuments, with CP&F's specified.	#2
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	#3
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining. Adjoining Subdivisions labeled or shown unplatted.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	✓
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	✓
<b>Plats Only 50-13</b>		
50-1303	Centerline Monuments with description	✓
50-1304(2a)	Show Streets and alleys show width and courses	✓
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	✓
50-1304(2h)	Show easements	#4
50-1304(2i)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	#5
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerk	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	✓
50-1309(1)	Surveyor's Certificate	✓
50-1305	County Surveyor's Certificate	✓
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	#6
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	✓
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	✓
<b>Add'l for Condos 55-15</b>		
55-1504(c(i))	Survey map of ground surface of project	✓
55-1504(c(ii))	Diagrammatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	✓
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	✓



# STEAMBOAT ACRES

LYING IN A PORTION OF SECTION 27,  
TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND



SECTIONAL CORNER, AS NOTED.

SET 5/8" X 24" REBAR AND CAP, PLS 14879

FOUND 5/8" REBAR & CAP, PLS 7156

FOUND MONUMENTATION, AS NOTED.

FOUND 1-1/2" IRON PIPE

MONUMENT OF RECORD (R1) - NOT TIED THIS SURVEY

○ CALCULATED POINT, NOTHING SET

(R1) RECORD OF SURVEY BY PLS 7156, INST. NO. 929887, 10/22/2018

## GENERAL NOTES

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

B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE  
WETLAND INVENTORY MAPPING TOOL.

C) THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C0225F, EFFECTIVE  
7/7/2014.

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE CO. ORDER NO.: N-67849,  
QUARANTEE NO.: 507050-020624E, DATED NOVEMBER 6, 2024.

1. AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER,  
UNDER, ABOVE AND ACROSS, TOGETHER WITH THE RIGHT OF INSTALLATION, MAINTENANCE,  
REPAIR, REPLACEMENT AND REMOVAL OF UTILITY LINES, CONDUITS, CABLES, AND SERVICE  
LINES, AND THE RIGHT OF ACCESS NECESSARY TO PROVIDE COMMUNICATION SERVICE,  
SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF  
THE NORTHWEST, INC. A CORPORATION, IN DEED RECORDED OCTOBER 13, 1998, AS  
(INSTRUMENT) 53821, OFFICIAL RECORDS.

2. RECORD OF SURVEY RECORDED OCTOBER 22, 2018, AS (INSTRUMENT) 929887, BONNER  
COUNTY RECORDS.



## BASIS OF BEARING

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

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A  
COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001050741. GEODETIC NORTH IS  
AN ANGULAR ROTATION 1.5720' FROM GRID NORTH AND THE NORTHEAST CORNER OF THE  
SUBJECT PROPERTY, A 3/4" REBAR AND CAP.

## SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND  
DIVISION OF THE PROPERTY DESCRIBED IN PLAT 3, PG 27, CONFORMING  
TO THE RECORDS OF BONNER COUNTY, IDAHO, INTO 2 CONFORMING  
LOTS.
- 2) THE PERMETER BOUNDARY OF THIS PLAT RELIES ON THAT BOUNDARY  
SHOWN ON PREVIOUS SURVEY BY PLS 7156 (R1).
- 3) RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND  
TRIMBLE BUSINESS CENTER.
- 4) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR  
ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD, OR ANY  
PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.



Section	Township	Range
27	60 N	4 W
PROJECT # 24-212 TEPF819		
DRAWING NAME: 24-212-1007C0225F.DWG		
DATE: 5/12/2025		
DRAWN BY: WASHINGTON		
CHECKED BY: 5/12/2025		
SCALE: 1" = 40'		
DRAWN BY: TLAG		
SHEET: 1 of 2		

## STEAMBOAT ACRES

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

# STEAMBOAT ACRES

A REPLAT OF LOTS 4 & 2 OF THE WEST 10 FEET OF LOT 5  
IN BLOCKS 1 & 2 OF NORTH BAY ADDITION,  
LYING IN A PORTION OF SECTION 27, TOWNSHIP 60 NORTH,  
RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JACK A. TOEPPER AND LAURA M. TOEPPER, HUSBAND AND WIFE, AS  
COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL  
PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2,  
THE SAME TO BE KNOWN AS SUBDIVISION NAME BEING A PORTION OF SECTION 27, TOWNSHIP 60 NORTH,  
RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:  
THE WEST HALF OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 60 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER  
COUNTY, IDAHO.  
LESS THE WEST 200 FEET THEREOF.  
AND LESS THE PLAT OF PERKINS BEACH LOTS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2 OF PLATS,  
PAGE 132, BONNER COUNTY RECORDS.  
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

JACK A. TOEPPER \_\_\_\_\_ DATE \_\_\_\_\_

LAURA M. TOEPPER \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JACK A. TOEPPER, 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: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA M. TOEPPER, 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 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

## PLANNING DIRECTOR

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

PLANNING DIRECTOR

## 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, LOCAL AND MONUMENTS, THAT THE DISTANCES, COUSERS 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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "STEAMBOAT ACRES"  
AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED  
THAT THE SAME COMPLY WITH 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  
OR OTHER STRUCTURE WITHOUT FIRST OBTAINING THE NECESSARY PERMITS AND  
PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE  
SATISFIED.

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL.  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC & CESSPOOL SYSTEMS.  
DISTRICT

## COUNTY TREASURER'S CERTIFICATE

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

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

BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

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

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

\$ \_\_\_\_\_ FEE



Section	Range	Block	Plat
27	60	4	W
PROJECT # 24-212 TRAPPER			
DRAWING NAME: 24-212-TRAPPER-002.DWG			
NOTARY PUBLIC			
NOTARY PUBLIC FOR THE STATE OF _____			
RESIDING AT: _____			
MY COMMISSION EXPIRES: _____			

## STEAMBOAT ACRES

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

Scale: N/A  
Drawn By: TLG  
Sheet: 2 of 2

Polyline Report - TOTAL  
Project: Toepfer, Jack & Laura  
Location: T60N R4W S27  
Job No: 24-212

Mon May 12 11:22:17 2025

Northing	Easting	Bearing	Distance
2501964.185	2357408.842	S 89°04'07" E 275.296 ✓	
2501959.710	2357684.101	S 89°04'07" E 181.234 ✓	
2501956.764	2357865.312	S 01°09'19" W 350.771 ✓	
2501606.064	2357858.239	S 00°14'34" E 15.593 ✓	
2501590.471	2357858.305		
		N 89°01'10" W 111.947	
2501592.387	2357746.374	S 84°06'16" W 68.441 ✓	
2501585.357	2357678.295	S 84°06'16" W 241.509 ✓	
2501560.549	2357438.064	S 22°31'56" W 96.190 ✓	
2501471.702	2357401.204	N 00°53'19" E 492.542 ✓	
2501964.185	2357408.842		

Closure Error Distance> 0.00000  
Total Distance> 1833.524  
Polyline Area: 175470 sq ft, 4.03 acres

Polyline Report - LOT 1  
Project: Toepfer, Jack & Laura  
Location: T60N R4W S27  
Job No: 24-212

Mon May 12 11:19:50 2025

Northing	Easting	Bearing	Distance
2502680.277	2357418.856	S 89°04'07" E 275.296 ✓	
2502675.802	2357694.116	S 00°53'19" W 374.398 ✓	
2502301.449	2357688.310	S 84°06'16" W 241.509 ✓	
2502276.642	2357448.078	S 22°31'56" W 96.190 ✓	
2502187.794	2357411.218	N 00°53'19" E 492.542 ✓	
2502680.277	2357418.856		

Closure Error Distance> 0.00000  
Total Distance> 1479.936  
Polyline Area: 109118 sq ft, 2.50 acres ✓

Polyline Report - LOT 2

Mon May 12 11:20:10 2025



Project: Toepfer, Jack & Laura  
Location: T60N R4W S27  
Job No: 24-212

Northing      Easting      Bearing      Distance

2502675.802	2357694.116	S 89°04'07" E 181.234 ✓	
2502672.856	2357875.326	S 01°09'19" W 350.771 ✓	
2502322.156	2357868.253	N 90°00'00" E 0.000 ?	
2502322.156	2357868.253	S 00°14'34" E 15.593 ✓	
2502306.563	2357868.319	N 89°01'10" W 111.947	
2502308.479	2357756.389	N 90°00'00" E 0.000 ?	
2502308.479	2357756.389	S 84°06'16" W 68.441	
2502301.449	2357688.310	N 00°53'19" E 374.398 ✓	
2502675.802	2357694.116		

Closure Error Distance> 0.00000 ✓  
Total Distance> 1102.385  
Polyline Area: 66352 sq ft, 1.52 acres ✓

## 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.: 1022

Terms: Net 30

Invoice date: 05/22/2025

Due date: 06/21/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	MLD0034-25 Steamboat Acres	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14

Total **\$308.14**

### 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.

Billing Address:

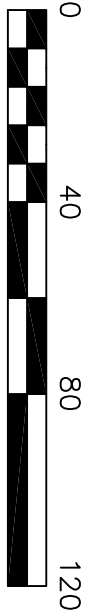
P.O. Box 432

Moyie Springs, ID 83845

[View and pay](#)

# STEAMBOAT ACRES

LYING IN A PORTION OF SECTION 27,  
TOWNSHIP 60 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
  - FOUND 5/8" REBAR & CAP, PLS 7156.
  - FOUND MONUMENTATION, AS NOTED.
  - FOUND 1-1/2" IRON PIPE
  - MONUMENT OF RECORD (R1) - NOT TIED THIS SURVEY
  - CALCULATED POINT, NOTHING SET
  - RECORD OF SURVEY BY PLS 7156, INST. NO. 929887, 10/22/2018 (R1)

## GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C0225F, EFFECTIVE 7/7/2014.

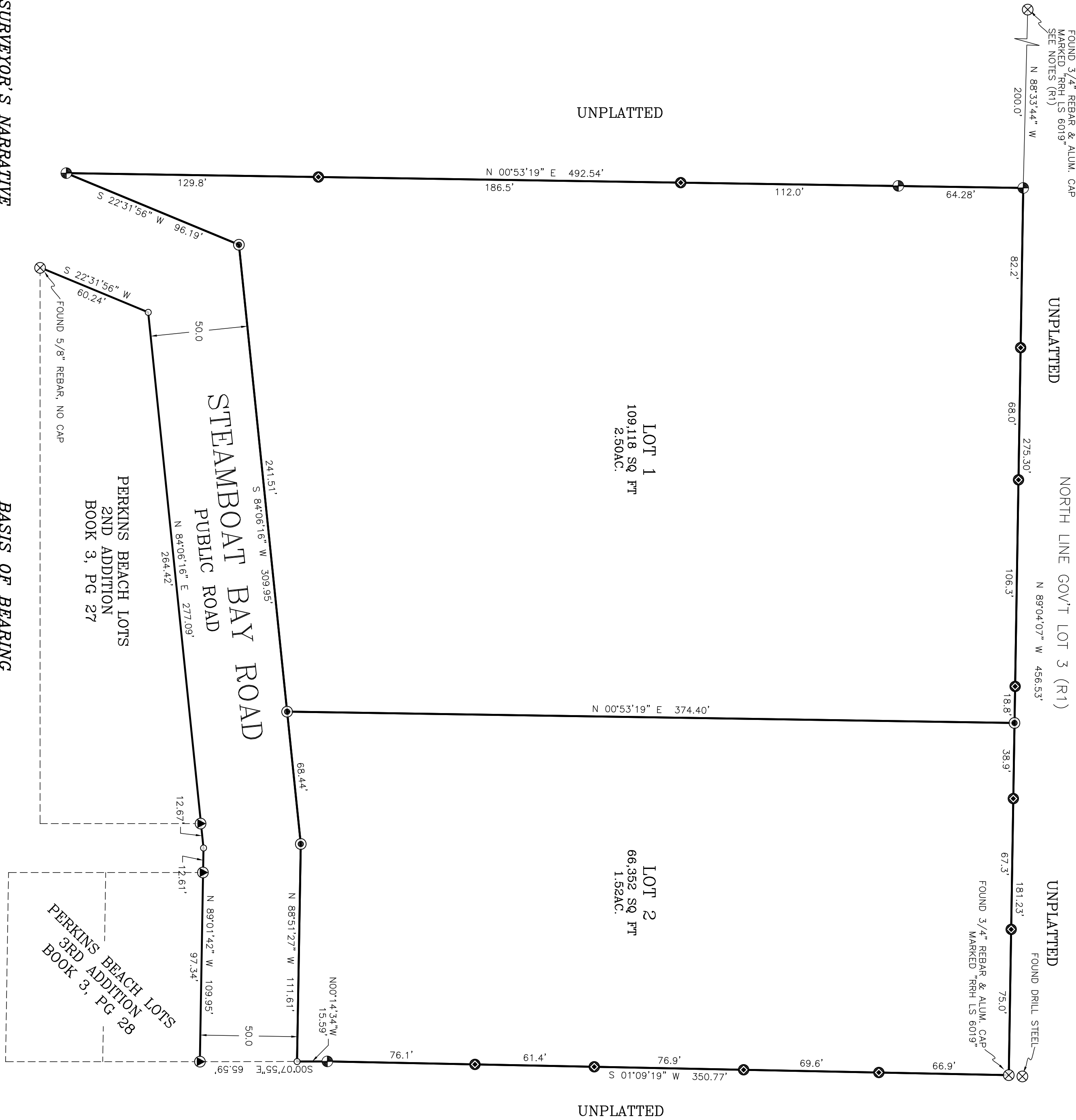
## DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE CO. ORDER NO.: N-67849, GUARANTEE NO.: 5010500-0020024E, DATED NOVEMBER 6, 2024.
- 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 RECORDED OCTOBER 13, 1998, AS (INSTRUMENT) 532621, OFFICIAL RECORDS.
  - RECORD OF SURVEY RECORDED OCTOBER 22, 2018, AS (INSTRUMENT) 929887, BONNER COUNTY RECORDS.

PLACE RECORDING  
LABEL HERE

## STEAMBOAT ACRES

1/4	Section	27	Township	60 N	Range	4 W	MONTANA	IDAHO	WASHINGTON	OREGON	Plot Date: 5/12/2025	GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: 1" = 40' Checked By: TLG Drawn By: TLG
27													Sheet: 1 of 2



## SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 920641, RECORDS OF BONNER COUNTY, IDAHO, INTO 2 CONFORMING LOTS.
- THE PERMETER BOUNDARY OF THIS PLAT RELIES ON THAT BOUNDARY SHOWN ON PREVIOUS SURVEY OF PLS 7156 (R1).
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.

## BASIS OF BEARING

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

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAE) OF 1.0001050741. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°49'20" AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, A 3/4" REBAR AND CAP.





Polyline Report - TOTAL  
Project: Toepfer, Jack & Laura  
Location: T60N R4W S27  
Job No: 24-212

Mon May 12 11:22:17 2025

Northing	Easting	Bearing	Distance
2501964.185	2357408.842	S 89°04'07" E	275.296
2501959.710	2357684.101	S 89°04'07" E	181.234
2501956.764	2357865.312	S 01°09'19" W	350.771
2501606.064	2357858.239	S 00°14'34" E	15.593
2501590.471	2357858.305	N 89°01'10" W	111.947
2501592.387	2357746.374	S 84°06'16" W	68.441
2501585.357	2357678.295	S 84°06'16" W	241.509
2501560.549	2357438.064	S 22°31'56" W	96.190
2501471.702	2357401.204	N 00°53'19" E	492.542
2501964.185	2357408.842		

Closure Error Distance> 0.00000  
Total Distance> 1833.524  
Polyline Area: 175470 sq ft, 4.03 acres

Polyline Report - LOT 1  
Project: Toepfer, Jack & Laura  
Location: T60N R4W S27  
Job No: 24-212

Mon May 12 11:19:50 2025

Northing	Easting	Bearing	Distance
2502680.277	2357418.856	S 89°04'07" E	275.296
2502675.802	2357694.116	S 00°53'19" W	374.398
2502301.449	2357688.310	S 84°06'16" W	241.509
2502276.642	2357448.078	S 22°31'56" W	96.190
2502187.794	2357411.218	N 00°53'19" E	492.542
2502680.277	2357418.856		

Closure Error Distance> 0.00000  
Total Distance> 1479.936  
Polyline Area: 109118 sq ft, 2.50 acres

Polyline Report - LOT 2

Mon May 12 11:20:10 2025



Project: Toepfer, Jack & Laura  
Location: T60N R4W S27  
Job No: 24-212

Northing	Easting	Bearing	Distance
2502675.802	2357694.116	S 89°04'07" E	181.234
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Closure Error Distance> 0.00000  
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