

# 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 & Judith Clarke; David Clarke

From: Dave Fisher, Planner

Date: June 9, 2025

**Subject: Blue-line review for MLD0040-25: Clarke Estates**

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: **Steve Sprague; Ruen-Yeager & Associates, Inc.**

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

### **WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:**

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- |  |   |
|--|---|
| ✓ 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>Clarke Estates</b>		File No: <b>MLD0040-25</b>
Received by: Dave Fisher, Planner	Received from: Tessa Vogel; Ruen-Yeager & Associates, Inc.	Date Received: 5/15/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	6/5/25	DF	Bonner County Planning Department
Comment	5/28/2025	AD	Assessor's Office
Comments	5-28-25	MM	Bonner County Road & Bridge Department
X	5/21/2025	MC	GIS Department
Review Complete	5/31/2025	GD	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** **MLD0040-25**

**DATE OF REPORT:** 6/9/2025

**APPLICANT:** David Clarke

**PARCEL #:** RP56N03W098550A

**SUBDIVISION NAME/LOTS:** Clarke Estates

### SUMMARY OF PROPOSAL:

This project divides one (1) approximate 47.09-acre parcel into three (3) 5-acre lots, with one (1) 32.06-acre remainder.

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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 (L): All FEMA information to be included on plat.
- 4 Per BCRC 12-646 (M): Water & Sewage provider statements to be shown.
- 5 Per BCRC 12-646 (D): All street lines and statuses of adjoining properties to be shown.
- 6 Per BCRC 12-646 (K): Sheet 1 requires surveyor stamp/seal.
- 7 Per BCRC 12-612 (F): A Waiver of Land Division shall be approved and signed by the Planning Department and recorded.

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### STANDARDS REVIEW:

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DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	5-Acres	Rural 5 (R-5)
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12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	N/A
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**DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?**

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>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-622 Submerged Lands:	<b>N/A</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 Rural 5 (R-5).
3. The proposed lots will be served by individual wells for water, and individual septic systems for Sewage.
4. The proposed lots will be served by Northern Lights Inc.
5. The proposed lots do not contain frontage on a watercourse.
6. The proposed lots do not have submerged lands or wetlands.
7. The proposed lots do not contain slopes over 30%.
8. The proposed lots are accessed by Evergreen Road, a 50-foot, Bonner County owned and maintained, public right-of-way.
9. The proposed remainder has a calculated depth to width ratio of 4.232:1.
10. The existing depth to width ratio of the overall parcel is 5.883:1, so the remainder is becoming less non-conforming.

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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,



Planning Department

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## Blueline Review Letter

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June 9, 2025

Steve Sprague  
Ruen-Yeager & Associates, Inc.  
3201 N Huetter Rd #102  
Coeur d'Alene, ID 83814

**SUBJECT: MLD0040-25: Clarke Estates**

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 05/27/2025: Parcel is within SFHA Zone AE and Zone X per FIRM Panel Number 16017C0925E, Effective Date 11/18/2009. Per the submitted blueline plat and county GIS, the proposed lots are entirely within SFHA Zone X. 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 28, 2025

Bonner County Planning Dept  
CLARKE ESTATES  
MLD0040-25  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST  
RP56N03W098550A

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.

**Add Clarke after William's name on acknowledgment.**

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)

Wednesday, May 21, 2025

Bonner County Planning Department

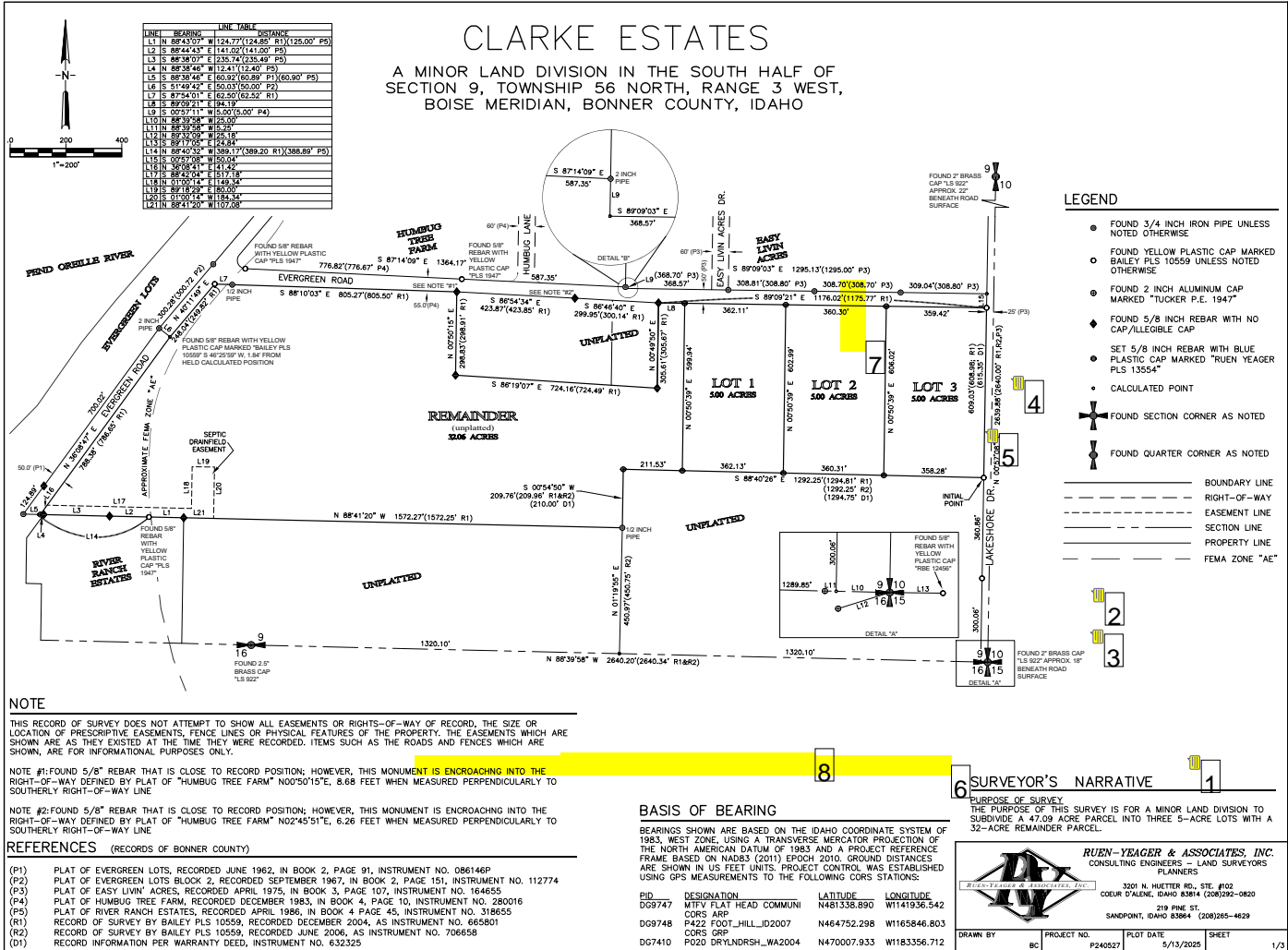
**RE: PLAT REVIEW – CLARKE ESTATES (MLD0040-25)  
SECTION 9, TOWNSHIP 56N, RANGE 3W**

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>






# Summary of comments: MLD0040-25 Blueline Plat.pdf

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## Page:1

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 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-05 10:47:21


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Surveyor Stamp this page.

 Number: 2 Author: david.fisher Subject: Note Date: 2025-06-05 11:05:36


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Water and sewage provider notes.

 Number: 3 Author: david.fisher Subject: Note Date: 2025-06-05 11:06:08


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FEMA SFHA zones AE & X per FIRM 16017C0925E

 Number: 4 Author: david.fisher Subject: Note Date: 2025-06-05 10:41:19


---

Status of properties to be shown.

 Number: 5 Author: david.fisher Subject: Note Date: 2025-06-05 10:37:35


---

All street lines to be shown.

 Number: 6 Author: Matt Mulder Date: 2025-05-28 12:23:15


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Label Lakeshore Drive as a public road, County maintained. Show the opposite side of the ROW width as well.

 Number: 7 Author: Matt Mulder Date: 2025-05-28 12:26:31

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Label Evergreen Rd, Humbug Lane, Easy Livin Acres Drive as public roads, County maintained.

 Number: 8 Author: Matt Mulder Date: 2025-05-28 12:28:44

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Dedicate an additional 5ft of ROW along the frontage of Lakeshore Drive to the public. This is a major collector and the standard ROW width would be 60-80ft, where the current width is only 50ft.

CLARKE ESTATES  
A MINOR LAND DIVISION IN THE SOUTH HALF OF  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DAVID CLARKE, WILLIAM CLARKE AND JUDITH CLARKE AS OWNERS OF A PORTION OF LAND IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN AND TO BE KNOWN AS "CLARKE ESTATES". THE LAND BOUNDS DESCRIPTION OF LAND BEING SUBDIVIDED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE1/4 CORNER OF SECTION 9;  
THENCE ALONG THE SOUTH LINE OF SECTION 9 NORTH 88°39'58" WEST, 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE;  
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°57'08" EAST, 660.92 FEET TO THE TRUE POINT OF BEGINNING (SHOWN AS THE "INITIAL POINT" OF THIS SURVEY);  
THENCE NORTH 88°42'28" WEST, 1292.25 FEET TO A 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "PLS 13554";  
THENCE SOUTH 00°54'50" WEST, 209.76 FEET TO A 1/2" INCH IRON PIPE;  
THENCE NORTH 88°44'20" WEST, 1572.27 FEET TO A 5/8" REBAR;  
THENCE NORTH 88°43'07" WEST, 154.77 FEET TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 13554";  
THENCE NORTH 88°44'43" WEST, 141.02 FEET TO A 5/8" REBAR;  
THENCE NORTH 88°38'07" WEST, 236.74 FEET TO A 5/8" REBAR WITH AN ILLISIBLE CAP;  
THENCE NORTH 88°36'46" WEST, 12.41 FEET TO A 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "PLS 13554";  
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF EVERGREEN ROAD, NORTH 36°08'41" EAST, 788.38 FEET;  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 40°14'49" EAST, 248.04 FEET TO AN INTERSECTING POINT ON THE SOUTHEAST RIGHT-OF-WAY OF EVERGREEN ROAD MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 10559";  
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF EVERGREEN ROAD THE FOLLOWING TWO (2) CALLS:  
SOUTH 87°54'01" EAST, 62.50 FEET TO A 1/2" INCH IRON PIPE;  
SOUTH 88°10'03" EAST, 808.27 FEET TO A 5/8" REBAR;  
THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°50'19" WEST, 298.83 FEET TO A 5/8" REBAR;  
THENCE SOUTH 88°19'03" EAST, 724.16 FEET TO A 5/8" REBAR;  
THENCE NORTH 00°49'30" EAST, 305.61 FEET TO A 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EVERGREEN ROAD;  
THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89°09'21" EAST, 1176.02 FEET TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 10559";  
THENCE SOUTH 00°57'08" WEST, 809.03 FEET TO THE TRUE POINT OF BEGINNING (SHOWN AS THE "INITIAL POINT" OF THIS SURVEY).

SUBJECT TO:

ANY EXISTING EASEMENTS, RIGHT-OF-WAY, COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS OF RECORD OR APPEARING HEREON.

DAVID CLARKE, DATE

WILLIAM CLARKE, DATE

JUDITH CLARKE, DATE

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED DAVID CLARKE, 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: \_\_\_\_\_

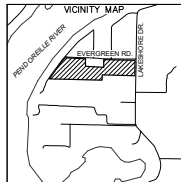
NOTARY PUBLIC

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED WILLIAM CLARKE AND JUDITH CLARKE, A MARRIED COUPLE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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

VICINITY MAP



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.

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "CLARKE ESTATES" AND CHECKED THE PLAT 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 \_\_\_\_\_, 202\_\_\_\_

BONNER COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_  
AT THE REQUEST OF RUEN YEAGER & ASSOCIATES, INC.  
BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_, FEE: \$ \_\_\_\_\_

BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED  
THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, STEVEN R. SPRAGUE, PLS NUMBER 13554, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF DAVID CLARKE, WILLIAM CLARKE AND JUDITH CLARKE IN JANUARY 2025.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_

STEVEN R. SPRAGUE, PLS 13554



<b>RUEN-YEAGER &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS - LAND SURVEYORS PLANNERS			
3201 N. HUETTER RD., STE. #102 COEUR D'ALENE, IDAHO 83814 (208)292-0820		210 PINE ST. SANDPOINT, IDAHO 83864 (208)265-4629	
DRAWN BY BC	PROJECT NO. P240527	PLOT DATE 5/13/2025	SHEET 2/3



Number: 1 Author: Alicia Deabenderfer Date: 2025-05-28 14:09:09

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Add Clarke after William's name.



Number: 2 Author: david.fisher Subject: Note Date: 2025-06-05 11:35:53

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Chair or Chairwoman



Number: 3 Author: david.fisher Subject: Note Date: 2025-06-05 11:33:32

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William Clarke & Judith Clarke



Number: 4 Author: david.fisher Subject: Note Date: 2025-06-05 11:31:50

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restrictions\*



Number: 5 Author: david.fisher Subject: Note Date: 2025-06-05 11:29:34

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have caused



Number: 6 Author: david.fisher Subject: Note Date: 2025-06-05 11:30:12

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metes\*

CLARKE ESTATES  
A MINOR LAND DIVISION IN THE SOUTH HALF OF  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

TITLE REPORT

SUBDIVISION GUARANTEE


PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY.  
GUARANTEE NO.: 7195-36-689112-2025-81075-234112086  
DATE: MAY 9, 2025

USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements, streets, roads, ditches or highways, unless disclosed by record by recorded Plat or conveyance, or decree of a Court of record, rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or liens under the Workmen's Compensation Act not disclosed by the public records; any service, installation or construction charges for sewer, water, electricity, or garbage collection and disposal.
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, water rights or matters relating thereto.
3. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
4. General Taxes for the year 2024 are paid Parcel No.: RPS6H03W098550A
5. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.
6. Right, title and interest of the public in and to those portions of the Land lying within roads or highways.
7. An easement for the purpose shown below and rights incidental thereto as reserved in a document:  
Purpose: right of way along and over the private road now thereon  
Recorded: March 13, 1918  
Instrument No.: 41163 at Book 32, Page 327  
NOTE: The exact location and extent of easement is not disclosed in document.
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted To: United States of America  
Purpose: construction of a navigation and flood control improvement in connection with the Albert Falls Dam Project on the Fard Oddie River  
Recorded: August 9, 1952  
Instrument No.: 42078 at Book 14, Page 76
9. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Purpose: easement for roadway  
Recorded: April 23, 1958  
Instrument No.: 60522 at Book 24, Page 472
10. An easement for the purpose shown below and rights incidental thereto as reserved in a document:  
Purpose: easement for roadway  
Recorded: April 23, 1958  
Instrument No.: 60522 at Book 24, Page 472
11. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: General Telephone Company of the Northwest, Inc.  
Purpose: Public Utilities  
Recorded: February 17, 1970  
Instrument No.: 125955
12. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: Northern Lights, Inc.  
Purpose: Public Utilities  
Recorded: July 27, 1976  
Instrument No.: 171354
13. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: Northern Lights, Inc.  
Purpose: Public Utilities  
Recorded: January 27, 1978  
Instrument No.: 196266
14. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled  
Record of Survey  
Dated: September 7, 1983  
Prepared by: Tucker Engineering  
Recorded: October 12, 1983  
Instrument No.: 276659  
Fact(s): boundary lines
15. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled  
Record of Survey  
Dated: December 7, 2004  
Prepared by: Tucker, Brown & Vermeer, Inc.  
Recorded: December 9, 2004  
Instrument No.: 665801  
Fact(s): Partwater boundary & depict location of roadway easement
16. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: Northern Lights, Inc.  
Purpose: Public Utilities  
Recorded: October 14, 2005  
Instrument No.: 689634
17. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Victor A. Roe and Tess L. Roe, husband and wife  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761080
18. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: David A. Clarke  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761081
19. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Gary D. Larson and Judy K. Larson, and Robert L. Hendary  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761082
20. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Bruce G. Lines and Laura J. Lines, husband and wife, and Garb Lines  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761083
21. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clark  
And: William and Judith Clarke  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761084

22. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Julius J. Edwards and Debra C. Edwards, husband and wife  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 27, 2008  
Instrument No.: 761266
23. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife and David Clarke  
And: Victor A. Roe and Tess L. Roe, husband and wife  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 30, 2024
24. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Samuel and Denise Daniels  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Tank  
Recorded: January 26, 2016  
Instrument No.: 664906





**RUEN-YEAGER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS – LAND SURVEYORS  
PLANNERS  
3201 N. HUETTER RD., STE. #102  
COEUR D'ALENE, IDAHO 83814 (208)292-0820  
210 PINE ST.  
SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY	BC	PROJECT NO.	P240527	PLOT DATE	5/13/2025	SHEET	3/3
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No Comments.

# HIGHLAND SURVEYING

May 30, 2025

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

Re: Plat Review – MLD0040-25 Clarke Estates

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) Sheet 1 needs a stamp/seal.
- 2) Show convergence angle in Basis of Bearings Statement.
- 3) Show CP&F's for PLSS corners.
- 4) Closures match map –
  - a. Reconcile – Along Evergreen Road, Closures states "...41", but map states "...47".
  - b. Reconcile – Boundary closure states W'ly portion of N'ly line is S 88°08'55" E 867.77, but plat and owner's cert show two courses: S 87°54'01" E 62.50' and S 88°10'03" E 805.27'.
  - c. Reconcile – Similar issue along S'ly line of remainder parcel.
- 5) Identify if land to the east of Lakeshore Drive is unplatted, if not, identify which plat.
- 6) In surveyor's narrative, include how boundary was established. I.C. 55-1906(6)(b).
- 7) Owners Certificate – Correct spelling of "metes".
- 8) Change "William and Judith Clarke" to "William Clarke and Judith Clarke" in Acknowledgement.
- 9) See attached guidelines from ISPLS for Surveyor's Certificate specific to plats.
- 10) Include Water Systems Certification. I.C. 50-1334.

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,



Grant Dorman, PLS

MLD0040-25 CLARKE ESTATES

5/30/2025

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	#1
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.	✓
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 + <u>convergence angle at shown monument</u>	#2
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	#3
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?	#4
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.	#5
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	#6
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	<del>OK</del> OK
<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)	Reference or Show easements	✓
50-1304(2l)	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	#7
50-1309(1), 51-1	Acknowledgment(s)	#8
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	See attached from ISPLS #9
50-1305	County Surveyor's Certificate	✓
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	#10
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.	✓





## IDAHO SOCIETY OF PROFESSIONAL LAND SURVEYORS

# STANDARDS OF PRACTICE FOR PROFESSIONAL BOUNDARY LAND SURVEYS

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Section 7. Graphical Representation of Land Survey. ....	<u>Page 10</u>
Section 8. Corner Recordation. ....	<u>Page 12</u>
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Addendum for Corner Records. ....	<u>Page 14</u>
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Addendum for Plat Review. ....	<u>Page 22</u>
ISPLS Subdivision Checklist. ....	<u>Page 23</u>



## Certificate of Surveyor

Idaho Code requires that: *"The Professional Land Surveyor making the survey shall certify the correctness of the plat"*.

Examples 1 and 2 below were used for subdivision plats. Example 3 was used for a condominium plat.

### Review

- ✓ Is the form correct for the type of plat submitted? This may be obvious, but do not use a certificate for subdivisions on a condominium plat.
- ✓ Does the Surveyor state in the certificate that they certify the correctness of the plat, and that it is in conformance with Idaho Code?
- ✓ Is the seal and signature original? The Land Surveyor's seal can be an electronic seal only under the guidelines of the Idaho Code 54-1215.
- ✓ Did the Surveyor seal and sign all of the sheets of the plat for which he had responsible charge, and are all of the seals and signatures the same on each sheet of the plat?

References: I.C. 50-1309, I.C. 54-1215

### For Subdivisions

Example 26 – Example Certificate of Surveyor for Subdivisions

#### **CERTIFICATE OF SURVEYOR**

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Example 27 – Example Certificate of Surveyor

#### **CERTIFICATE OF SURVEYOR**

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF \_\_\_\_\_ AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

LINE	BLARING	LINE	TABLE
L1	884.3107	W124.77	(124.85 P1) (25.00 P5)
L2	884.3107	W124.77	(124.85 P1) (25.00 P5)
L3	885.3846	W125.75	(125.83 P1) (26.00 P5)
L4	885.3846	W121.12	(121.40 P3)
L5	885.3846	W160.92	(60.89 P1) (60.90 P2)
L6	871.4842	W150.52	(50.00 P1)
L7	875.4701	W162.62	(62.52 R1)
L8	875.4701	W150.52	(50.00 P1)
L9	875.4701	W150.52	(50.00 P1)
L10	883.3846	W125.00	(125.00 P4)
L11	883.3846	W125.00	(125.00 P4)
L12	883.3846	W125.00	(125.00 P4)
L13	883.3846	W125.00	(125.00 P4)
L14	883.3846	W125.00	(125.00 P4)
L15	884.3107	W124.77	(124.85 P1) (25.00 P5)
L16	884.3107	W124.77	(124.85 P1) (25.00 P5)
L17	884.3107	W124.77	(124.85 P1) (25.00 P5)
L18	884.3107	W124.77	(124.85 P1) (25.00 P5)
L19	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L23	884.3107	W124.77	(124.85 P1) (25.00 P5)
L24	884.3107	W124.77	(124.85 P1) (25.00 P5)
L25	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L27	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L30	884.3107	W124.77	(124.85 P1) (25.00 P5)
L31	884.3107	W124.77	(124.85 P1) (25.00 P5)
L32	884.3107	W124.77	(124.85 P1) (25.00 P5)
L33	884.3107	W124.77	(124.85 P1) (25.00 P5)
L34	884.3107	W124.77	(124.85 P1) (25.00 P5)
L35	884.3107	W124.77	(124.85 P1) (25.00 P5)
L36	884.3107	W124.77	(124.85 P1) (25.00 P5)
L37	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L39	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L42	884.3107	W124.77	(124.85 P1) (25.00 P5)
L43	884.3107	W124.77	(124.85 P1) (25.00 P5)
L44	884.3107	W124.77	(124.85 P1) (25.00 P5)
L45	884.3107	W124.77	(124.85 P1) (25.00 P5)
L46	884.3107	W124.77	(124.85 P1) (25.00 P5)
L47	884.3107	W124.77	(124.85 P1) (25.00 P5)
L48	884.3107	W124.77	(124.85 P1) (25.00 P5)
L49	884.3107	W124.77	(124.85 P1) (25.00 P5)
L50	884.3107	W124.77	(124.85 P1) (25.00 P5)
L51	884.3107	W124.77	(124.85 P1) (25.00 P5)
L52	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L55	884.3107	W124.77	(124.85 P1) (25.00 P5)
L56	884.3107	W124.77	(124.85 P1) (25.00 P5)
L57	884.3107	W124.77	(124.85 P1) (25.00 P5)
L58	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L63	884.3107	W124.77	(124.85 P1) (25.00 P5)
L64	884.3107	W124.77	(124.85 P1) (25.00 P5)
L65	884.3107	W124.77	(124.85 P1) (25.00 P5)
L66	884.3107	W124.77	(124.85 P1) (25.00 P5)
L67	884.3107	W124.77	(124.85 P1) (25.00 P5)
L68	884.3107	W124.77	(124.85 P1) (25.00 P5)
L69	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L56	884.3107	W124.77	(124.85 P1) (25.00 P5)
L57	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L74	884.3107	W124.77	(124.85 P1) (25.00 P5)
L75	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L84	884.3107	W124.77	(124.85 P1) (25.00 P5)
L85	884.3107	W124.77	(124.85 P1) (25.00 P5)
L86	884.3107	W124.77	(124.85 P1) (25.00 P5)
L87	884.3107	W124.77	(124.85 P1) (25.00 P5)
L88	884.3107	W124.77	(124.85 P1) (25.00 P5)
L89	884.3107	W124.77	(124.85 P1) (25.00 P5)
L90	884.3107	W124.77	(124.85 P1) (25.00 P5)
L91	884.3107	W124.77	(124.85 P1) (25.00 P5)
L92	884.3107	W124.77	(124.85 P1) (25.00 P5)
L93	884.3107	W124.77	(124.85 P1) (25.00 P5)
L94	884.3107	W124.77	(124.85 P1) (25.00 P5)
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L98	884.3107	W124.77	(124.85 P1) (25.00 P5)
L99	884.3107	W124.77	(124.85 P1) (25.00 P5)
L100	884.3107	W124.77	(124.85 P1) (25.00 P5)

- FOUND 3/4" INCH IRON PIPE UNLESS NOTED OTHERWISE
- FOUND YELLOW PLASTIC CAP MARKED "BAILEY PLS 10559 UNLESS NOTED OTHERWISE"
- ⊙ FOUND 1/2" INCH ALUMINUM CAP MARKED "TUCKER P.E. 1947"
- ◆ FOUND 5/8" INCH REBAR WITH NO CAP/ILLEGIBLE CAP
- SET 5/8" INCH REBAR WITH BLUE PLASTIC CAP MARKED "RUEN YEAGER PLS 13554"
- CALCULATED POINT



ROUND SECTION CORNER AS NOTED

BOUNDARY LINE  
RIGHT-OF-WAY  
EASEMENT LINE  
SECTION LINE  
PROPERTY LINE  
FEMA ZONE "AE"

THIS RECORD OF SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD, THE SIZE OR LOCATION OF PRESCRIPTIVE EASEMENTS, FENCE LINES OR PHYSICAL FEATURES OF THE PROPERTY, THE EASEMENTS WHICH ARE SHOWN ARE AS THEY EXISTED AT THE TIME THEY WERE RECORDED, ITEMS SUCH AS THE ROADS AND FENCES WHICH ARE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.

NOTE #2: FOUND 5/8" REBAR THAT IS CLOSE TO RECORD POSITION; HOWEVER, THIS MONUMENT IS ENCRACING INTO THE RIGHT-OF-WAY DEFINED BY PLAT OF "HUMBUG TREE FARM" N02°45'51"E, 6.26 FEET WHEN MEASURED PERPENDICULARLY TO SOUTHERLY RIGHT-OF-WAY LINE

(P1) PLAT OF EVERGREEN LOTS, RECORDED JUNE 1962, BOOK 2, PAGE 19, INSTRUMENT NO. 086146P  
(P2) PLAT OF EVERGREEN LOTS BLOCK 2, RECORDED SEPTEMBER 1967 IN BOOK 2, PAGE 151, INSTRUMENT NO. 112777P  
(P3) PLAT OF EAST LIVEN' ACRES, RECORDED APRIL 1975, IN BOOK 3, PAGE 107, INSTRUMENT NO. 164655S  
(P4) PLAT OF HUMBIG TREE FARM, RECORDED DECEMBER 1983, IN BOOK 4, PAGE 4, INSTRUMENT NO. 280016  
(P5) PLAT OF RIVER RANCH ESTATES, RECORDED APRIL 1986, IN BOOK 4, PAGE 45, INSTRUMENT NO. 318655S  
(P6) RECORD OF SURVEY, BY BAILEY PLS 10559, RECORDED DECEMBER 2004, AS INSTRUMENT NO. 665801  
(P7) RECORD OF SURVEY, BY BAILEY PLS 10559, RECORDED JUNE 2006, AS INSTRUMENT NO. 706658  
(D1) RECORD INFORMATION PER WARRANTY DEED, INSTRUMENT NO. 632325

BEARINGS SHOWN ARE BASED ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, USING A TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM OF 1983 AND A PROJECT REFERENCE FRAME BASED ON NA083 (2011) EPOCH 2010. GROUND DISTANCES ARE SHOWN IN US FEET UNITS. PROJECT CONTROL WAS ESTABLISHED USING GPS MEASUREMENTS TO THE FOLLOWING CORS STATIONS:

## PURPOSE OF SURVEY

PURPOSE OF THIS SURVEY IS FOR A MINOR LAND DIVISION TO SUBDIVIDE A 47.09 ACRE PARCEL INTO THREE 5-ACRE LOTS WITH A 32-ACRE REMAINDER PARCEL.



**RUEN-YEAGER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
PLANNERS

3201 N. HUETTER RD., STE. #102  
COEUR D'ALENE, IDAHO 83814 (208)292-0820

219 PINE ST.  
SAHOPONT, IDAHO 83864 (208)265-4629

DRAWN BY	PROJECT NO	PLOT DATE	SHEET
BC	P240527	5/13/2025	1/





DRAWN BY	PROJECT NO.	PLOT DATE	SHEET
RC	P240577	5/13/2025	

## Lot Report

Thu, May 08 2025 12:06:24 PM

Lot File: Z:\Private\bcone\CARLSON\P240527\_MLD\_BC.lot

CRD File: Z:\Shared\CDA\2024\P240527\_Clarke\02\_Surv\02\_Points\01\_From Tbc\250317\_P240527\_ALL PNTS.crd

Lot: 1, Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting	Station
8001		2387077.715	2393078.383	0.000	
	N 88°40'26" W	362.127 ✓			
8002		2387086.096	2392716.353	362.127	
	N 00°50'39" E	599.941 ✓			
8003		2387685.972	2392725.191	962.068	
	S 89°09'21" E	362.115 ✓			
8005		2387680.637	2393087.266	1324.183	
	S 00°50'39" W	602.987 ✓			
8001		2387077.715	2393078.383	1927.170	
Closure Error Distance > 0.00000 ✓					
Total Distance > 1927.170					
Area: 217799 Sq. Feet, 5.0000 Acres ✓					

Lot: 2, Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting	Station
8007		2387069.377	2393438.595	0.000	
	N 88°40'26" W	360.308 ✓			
8001		2387077.715	2393078.383	360.308	
	N 00°50'39" E	602.987 ✓			
8005		2387680.637	2393087.266	963.296	
	S 89°09'21" E	360.296 ✓			
8008		2387675.330	2393447.522	1323.591	
	S 00°50'39" W	606.018 ✓			
8007		2387069.377	2393438.595	1929.610	
Closure Error Distance > 0.00000 ✓					
Total Distance > 1929.610					
Area: 217800 Sq. Feet, 5.0000 Acres ✓					

Lot: 3, Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting	Station
8009		2387061.086	2393796.781	0.000	
	N 88°40'26" W	358.281 ✓			
8007		2387069.377	2393438.595	358.281	
	N 00°50'39" E	606.018 ✓			
8008		2387675.330	2393447.522	964.300	
	S 89°09'21" E	359.418 ✓			
8010		2387670.035	2393806.902	1323.718	
	S 00°57'08" W	609.034 ✓			
8009		2387061.086	2393796.781	1932.752	
Closure Error Distance > 0.00000 ✓					
Total Distance > 1932.752					
Area: 218007 Sq. Feet, 5.0048 Acres ✓					

Lot: REMAINDER, Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting	Station
8002		2387086.096	2392716.353	0.000	



N 88°40'26" W 211.533 ✓  
 8006 2387090.991 2392504.877 211.533  
 S 00°54'50" W 209.764 ✓  
 323 2386881.254 2392501.531 421.297  
 N 88°41'18" W 2086.209  
 8004 2386929.011 2390415.868 2507.506  
 N 36°08'41" E 788.385  
 8011 2387565.656 2390880.879 3295.891  
 N 40°11'49" E 248.036 ✓  
 8012 2387755.113 2391040.965 3543.926  
 S 87°54'01" E 62.503 ✓  
 316 2387752.823 2391103.426 3606.430  
 S 88°10'03" E 805.271 ✓  
 315 2387727.071 2391908.285 4411.701  
 S 00°50'15" W 298.828 ✓  
 326 2387428.275 2391903.917 4710.529  
 S 86°19'07" E 724.157 ✓  
 325 2387381.779 2392626.580 5434.686  
 N 00°49'50" E 305.612 ✓  
 312 2387687.359 2392631.010 5740.298  
 S 89°09'21" E 94.191 ✓  
 8003 2387685.972 2392725.191 5834.489  
 S 00°50'39" W 599.941 ✓  
 8002 2387086.096 2392716.353 6434.429  
 Closure Error Distance > 0.00000 ✓  
 Total Distance > 6434.429  
 Area: 1396362 Sq. Feet, 32.0561 Acres ✓

*Seems to have missed several points*

Lot: PLAT BDY , Block: 1, Type: Default  
 PNT# Bearing Distance Northing Easting Station  
 8009 2387061.086 2393796.781 0.000  
 N 88°40'26" W 1292.250 ✓  
 8006 2387090.991 2392504.877 1292.250  
 S 00°54'50" W 209.764 ✓  
 323 2386881.254 2392501.531 1502.014  
 N 88°41'20" W 1572.267 ✓  
 322 2386917.226 2390929.676 3074.280  
 N 88°43'07" W 124.773 ✓  
 320 2386920.016 2390804.934 3199.054  
 N 88°44'43" W 141.022 ✓  
 335 2386923.104 2390663.946 3340.075  
 N 88°38'07" W 235.738 ✓  
 334 2386928.718 2390428.275 3575.813  
 N 88°38'46" W 12.410 ✓  
 8004 2386929.011 2390415.868 3588.223  
 N 36°08'41" E 788.385  
 8011 2387565.656 2390880.879 4376.608  
 N 40°11'49" E 248.036 ✓  
 8012 2387755.113 2391040.965 4624.644  
 S 88°08'53" E 867.773  
 315 2387727.071 2391908.285 5492.417  
 S 00°50'15" W 298.828 ✓  
 326 2387428.275 2391903.917 5791.245  
 S 86°19'07" E 724.157 ✓

*Seems to have missed a point.*

325 2387381.779 2392626.580 6515.402  
N 00°49'50" E 305.612 ✓  
312 2387687.359 2392631.010 6821.014  
S 89°09'21" E 1176.019 ✓  
8010 2387670.035 2393806.902 7997.034  
S 00°57'08" W 609.034 ✓  
8009 2387061.086 2393796.781 8606.067  
Closure Error Distance> 0.00000 ✓  
Total Distance> 8606.067  
Area: 2050158 Sq. Feet, 47.0652 Acres

## INVOICE

Highland Surveying LLC  
6811 Main St  
Ste C  
Bonners Ferry, ID 83805-0432

info@highlandsurveying.net  
+1 (208) 267-2080

# HIGHLAND SURVEYING

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

#### Bill to

316-01 Bonner County Planning  
Department  
1500 HWY 2, Suite 208  
Sandpoint, ID 83864

#### Ship to

316-01 Bonner County Planning  
Department  
1500 HWY 2, Suite 208  
Sandpoint, ID 83864

#### Invoice details

Invoice no.: 1027  
Terms: Net 30  
Invoice date: 05/31/2025  
Due date: 06/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Bonner County Surveyor Review</b>	MLD0040-25 Clarke Estates	1	\$265.00	\$265.00
2.	<b>Copies &amp; Recording Fees</b>		1	\$43.14	\$43.14

**Total** **\$308.14**

### Ways to pay

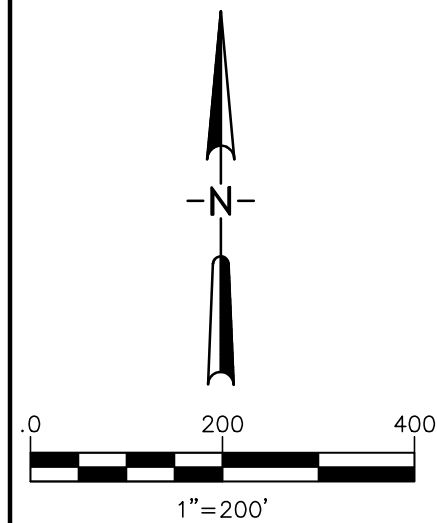


Thank you for choosing to work with us on your survey. We accept payments online with a card, bank transfer or check by mail.

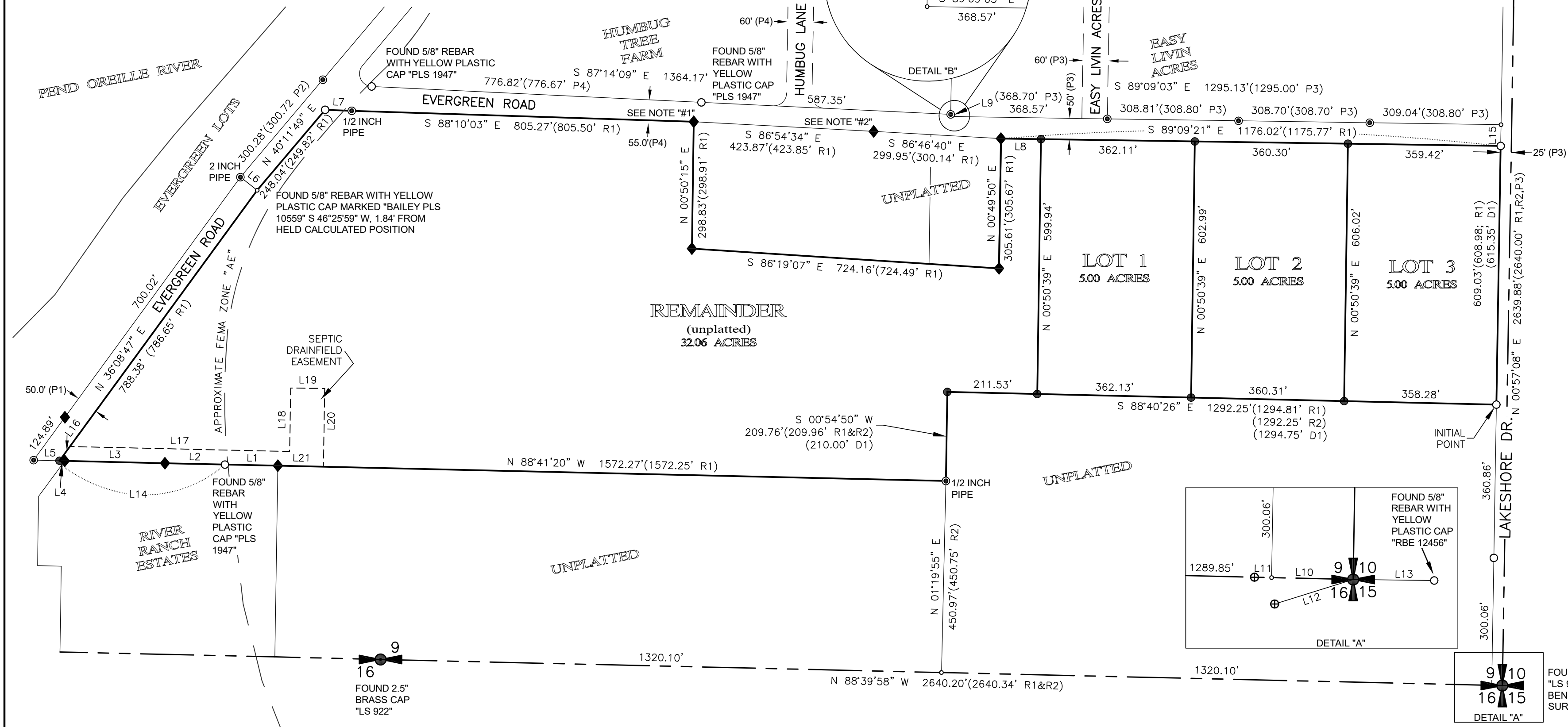
Billing Address:  
P.O. Box 432  
Moyie Springs, ID 83845

[View and pay](#)



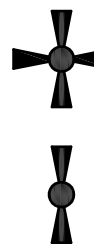


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°43'07" W	124.77'(124.85' R1)(125.00' P5)
L2	S 88°44'43" E	141.02'(141.00' P5)
L3	S 88°38'07" E	235.74'(235.49' P5)
L4	N 88°38'46" W	12.41'(12.40' P5)
L5	S 88°38'46" E	60.92'(60.89' P1)(60.90' P5)
L6	S 51°49'42" E	50.03'(50.00' P2)
L7	S 87°54'01" E	62.50'(62.52' R1)
L8	S 89°09'21" E	94.19'
L9	S 00°57'11" W	5.00'(5.00' P4)
L10	N 88°39'58" W	25.00'
L11	N 88°39'58" W	5.25'
L12	N 89°32'09" W	25.18'
L13	S 89°17'05" E	24.84'
L14	N 88°40'32" W	389.17'(389.20 R1)(388.89' P5)
L15	S 00°57'08" W	50.04'
L16	N 36°08'41" E	41.42'
L17	S 88°42'04" E	517.18'
L18	N 01°00'14" E	149.34'
L19	S 89°18'29" E	80.00'
L20	S 01°00'14" W	184.34'
L21	N 88°41'20" W	107.08'



## LEGEND

- FOUND 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE
- FOUND YELLOW PLASTIC CAP MARKED BAILEY PLS 10559 UNLESS NOTED OTHERWISE
- ⊕ FOUND 2 INCH ALUMINUM CAP MARKED "TUCKER P.E. 1947"
- ◆ FOUND 5/8 INCH REBAR WITH NO CAP/ILLEGIBLE CAP
- SET 5/8 INCH REBAR WITH BLUE PLASTIC CAP MARKED "RUEN YEAGER PLS 13554"
- CALCULATED POINT



FOUND SECTION CORNER AS NOTED



FOUND QUARTER CORNER AS NOTED

- BOUNDARY LINE
- - - - RIGHT-OF-WAY
- - - - EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- - - - FEMA ZONE "AE"

## NOTE

THIS RECORD OF SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD, THE SIZE OR LOCATION OF PRESCRIPTIVE EASEMENTS, FENCE LINES OR PHYSICAL FEATURES OF THE PROPERTY. THE EASEMENTS WHICH ARE SHOWN ARE AS THEY EXISTED AT THE TIME THEY WERE RECORDED. ITEMS SUCH AS THE ROADS AND FENCES WHICH ARE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.

NOTE #1: FOUND 5/8" REBAR THAT IS CLOSE TO RECORD POSITION; HOWEVER, THIS MONUMENT IS ENCROACHNG INTO THE RIGHT-OF-WAY DEFINED BY PLAT OF "HUMBUG TREE FARM" N00°50'15"E, 8.68 FEET WHEN MEASURED PERPENDICULARLY TO SOUTHERLY RIGHT-OF-WAY LINE

NOTE #2: FOUND 5/8" REBAR THAT IS CLOSE TO RECORD POSITION; HOWEVER, THIS MONUMENT IS ENCROACHNG INTO THE RIGHT-OF-WAY DEFINED BY PLAT OF "HUMBUG TREE FARM" N02°45'51"E, 6.26 FEET WHEN MEASURED PERPENDICULARLY TO SOUTHERLY RIGHT-OF-WAY LINE

## REFERENCES (RECORDS OF BONNER COUNTY)

(P1)	PLAT OF EVERGREEN LOTS, RECORDED JUNE 1962, IN BOOK 2, PAGE 91, INSTRUMENT NO. 086146P
(P2)	PLAT OF EVERGREEN LOTS BLOCK 2, RECORDED SEPTEMBER 1967, IN BOOK 2, PAGE 151, INSTRUMENT NO. 112774
(P3)	PLAT OF EASY LIVIN' ACRES, RECORDED APRIL 1975, IN BOOK 3, PAGE 107, INSTRUMENT NO. 164655
(P4)	PLAT OF HUMBUG TREE FARM, RECORDED DECEMBER 1983, IN BOOK 4, PAGE 10, INSTRUMENT NO. 280016
(P5)	PLAT OF RIVER RANCH ESTATES, RECORDED APRIL 1986, IN BOOK 4 PAGE 45, INSTRUMENT NO. 318655
(R1)	RECORD OF SURVEY BY BAILEY PLS 10559, RECORDED DECEMBER 2004, AS INSTRUMENT NO. 665801
(R2)	RECORD OF SURVEY BY BAILEY PLS 10559, RECORDED JUNE 2006, AS INSTRUMENT NO. 706658
(D1)	RECORD INFORMATION PER WARRANTY DEED, INSTRUMENT NO. 632325

# CLARKE ESTATES

A MINOR LAND DIVISION IN THE SOUTH HALF OF  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## BASIS OF BEARING

BEARINGS SHOWN ARE BASED ON THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, USING A TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM OF 1983 AND A PROJECT REFERENCE FRAME BASED ON NAD83 (2011) EPOCH 2010. GROUND DISTANCES ARE SHOWN IN US FEET UNITS. PROJECT CONTROL WAS ESTABLISHED USING GPS MEASUREMENTS TO THE FOLLOWING CORS STATIONS:

PID	DESIGNATION	LATITUDE	LONGITUDE
DG9747	MTFV FLAT HEAD COMMUNI CORS ARP	N481338.890	W1141936.542
DG9748	P422 FOOT_HILL_ID2007 CORS GRP	N464752.298	W1165846.803
DG7410	P020 DRYLNDRSH_WA2004	N470007.933	W1183356.712

## SURVEYOR'S NARRATIVE

### PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS FOR A MINOR LAND DIVISION TO SUBDIVIDE A 47.09 ACRE PARCEL INTO THREE 5-ACRE LOTS WITH A 32-ACRE REMAINDER PARCEL.



**RUEN-YEAGER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS — LAND SURVEYORS  
PLANNERS

3201 N. HUETTER RD., STE. #102  
COEUR D'ALENE, IDAHO 83814 (208)292-0820

219 PINE ST.  
SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY	PROJECT NO.	PLAT DATE	SHEET
BC	P240527	5/13/2025	1/3

CLARKE ESTATES  
A MINOR LAND DIVISION IN THE SOUTH HALF OF  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DAVID CLARKE, WILLIAM CLARKE AND JUDITH CLARKE AS OWNERS OF A PORTION OF LAND IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN AND TO BE KNOWN AS "CLARKE ESTATES", MEETS AND BOUNDS DESCRIPTION OF LAND BEING SUBDIVIDED MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9;  
THENCE ALONG THE SOUTH LINE OF SECTION 9 NORTH 88°39'58" WEST, 25.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE;  
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°57'08" EAST, 660.92 FEET TO THE TRUE POINT OF BEGINNING (SHOWN AS THE "INITIAL POINT" OF THIS SURVEY);  
THENCE NORTH 88°40'26" WEST, 1292.25 FEET TO A 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "PLS 13554";  
THENCE SOUTH 00°54'50" WEST, 209.76 FEET TO A 1/2 INCH IRON PIPE;  
THENCE NORTH 88°41'20" WEST, 1572.27 FEET TO A 5/8" REBAR;  
THENCE NORTH 88°43'07" WEST, 124.77 FEET TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "PE 1947";  
THENCE NORTH 88°44'43" WEST, 141.02 FEET TO A 5/8" REBAR;  
THENCE NORTH 88°38'07" WEST, 235.74 FEET TO A 5/8" REBAR WITH AN ILLEGIBLE CAP;  
THENCE NORTH 88°38'46" WEST, 12.41 FEET TO A 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "PLS 13554";  
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF EVERGREEN ROAD, NORTH 36°08'41" EAST, 788.38 FEET;  
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 40°11'49" EAST, 248.04 FEET TO AN INTERSECTING POINT ON THE SOUTHEAST RIGHT-OF-WAY OF EVERGREEN ROAD MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 10559";  
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF EVERGREEN ROAD THE FOLLOWING TWO (2) CALLS:  
SOUTH 87°54'01" EAST, 62.50 FEET TO A 1/2 INCH IRON PIPE;  
SOUTH 88°10'03" EAST, 805.27 FEET TO A 5/8" REBAR;  
THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°50'15" WEST, 298.83 FEET TO A 5/8" REBAR;  
THENCE SOUTH 86°19'07" EAST, 724.16 FEET TO A 5/8" REBAR;  
THENCE NORTH 00°49'50" EAST, 305.61 FEET TO A 5/8" REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EVERGREEN ROAD;  
THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 89°09'21" EAST, 1176.02 FEET TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 10559";  
THENCE SOUTH 00°57'08" WEST, 609.03 FEET TO THE TRUE POINT OF BEGINNING (SHOWN AS THE "INITIAL POINT" OF THIS SURVEY);

SUBJECT TO:

ANY EXISTING EASEMENTS, RIGHT-OF-WAY, COVENANTS, CONDITIONS, RESTRICTION AND AGREEMENTS OF RECORD OR APPEARING HEREON.

DAVID CLARKE, DATE

WILLIAM CLARKE, DATE

JUDITH CLARKE, DATE

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED DAVID CLARKE, 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: \_\_\_\_\_

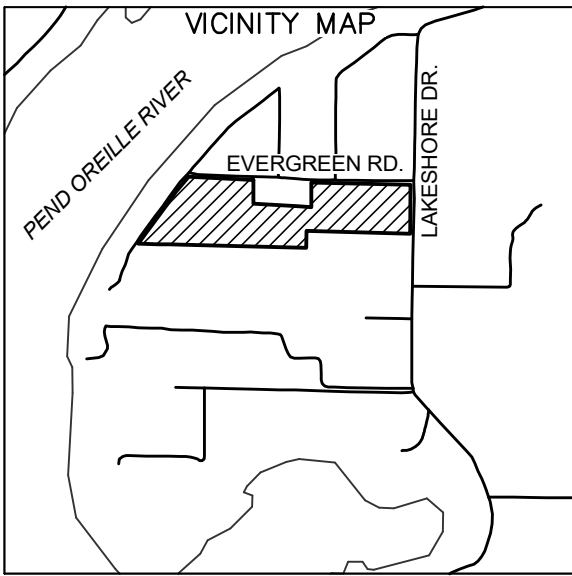
NOTARY PUBLIC

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED WILLIAM & JUDITH CLARKE, A MARRIED COUPLE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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

VICINITY MAP



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.

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "CLARKE ESTATES" AND CHECKED THE PLAT 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 \_\_\_\_\_, 202\_\_\_\_.

BONNER COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_  
AT THE REQUEST OF RUEN YEAGER & ASSOCIATES, INC.

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_, FEE: \$\_\_\_\_\_

BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED

PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS


SURVEYOR'S CERTIFICATE

I, STEVEN R. SPRAGUE, PLS NUMBER 13554, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF DAVID CLARKE, WILLIAM CLARKE AND JUDITH CLARK IN JANUARY 2025.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_

STEVEN R. SPRAGUE, PLS 13554





**RUEN-YEAGER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS – LAND SURVEYORS  
PLANNERS  
3201 N. HUETTER RD., STE. #102  
COEUR D'ALENE, IDAHO 83814 (208)292-0820  
219 PINE ST.  
SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY BC	PROJECT NO. P240527	PLOT DATE 5/13/2025	SHEET 2/3
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CLARKE ESTATES  
A MINOR LAND DIVISION IN THE SOUTH HALF OF  
SECTION 9, TOWNSHIP 56 NORTH, RANGE 3 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

TITLE REPORT

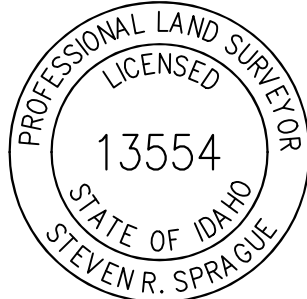
SUBDIVISION GUARANTEE


PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY.  
GUARANTEE NO.: 7195-36-689112-2025.81075-234112986  
DATE: MAY 9, 2025

USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PART HERETO BY REFERENCE.

1. Encroachments or questions of location, boundary and area, which an accurate survey may disclose; public or private easements, streets, roads, alleys or highways, unless disclosed of record by recorded Plat or conveyance, or decree of a Court of record; rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records; material or labor liens or liens under the Workmen's Compensation Act not disclosed by the public records; any service, installation or construction charges for sewer, water, electricity, or garbage collection and disposal.
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, water rights or matters relating thereto.
3. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
4. General Taxes for the year 2024 are paid Parcel No.: RP56N03W098550A
5. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.
6. Right, title and interest of the public in and to those portions of the Land lying within roads or highways.
7. An easement for the purpose shown below and rights incidental thereto as reserved in a document:  
Purpose: right of way along and over the private road now thereon  
Recorded: March 13, 1918  
Instrument No.: 41163 at Book 32, Page 327  
NOTE: The exact location and extent of easement is not disclosed in document.
8. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Granted To: United States of America  
Purpose: construction of a navigation and flood control improvement in connection with the Albeni Falls Dam Project on the Pend Oreille River  
Recorded: August 9, 1952  
Instrument No.: 42978 at Book 14, Page 76
9. An easement for the purpose shown below and rights incidental thereto as set forth in a document:  
Purpose: easement for roadway  
Recorded: April 23, 1958  
Instrument No.: 65322 at Book 24, Page 472
10. An easement for the purpose shown below and rights incidental thereto as reserved in a document:  
Purpose: easement for roadway  
Recorded: April 23, 1958  
Instrument No.: 65322 at Book 24, Page 472
11. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: General Telephone Company of the Northwest, Inc.  
Purpose: Public Utilities  
Recorded: February 17, 1970  
Instrument No.: 125958
12. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: Northern Lights, Inc.  
Purpose: Public Utilities  
Recorded: July 27, 1976  
Instrument No.: 177354
13. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: Northern Lights, Inc.  
Purpose: Public Utilities  
Recorded: January 27, 1978  
Instrument No.: 196266
14. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled  
Record of Survey  
Dated: September 7, 1982  
Prepared by: Tucker Engineering  
Recorded: October 12, 1983  
Instrument No.: 276659  
Fact(s): boundary lines
15. Rights, interests, or claims which may exist or arise by reason of the following fact(s) shown on a survey plat entitled  
Record of Survey  
Dated: December 7, 2004  
Prepared by: Tucker, Brown & Vermeer, Inc.  
Recorded: December 9, 2004  
Instrument No.: 665801  
Fact(s): Perimeter boundary & depict location of roadway easement
16. An easement for the purpose shown below and rights incidental thereto as set forth in document:  
Granted To: Northern Lights, Inc.  
Purpose: Public Utilities  
Recorded: October 14, 2005  
Instrument No.: 689634
17. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Victor A. Roe and Tess L. Roe, husband and wife  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761080
18. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: David A. Clarke  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761081
19. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Gary D. Larsen and Judy K. Larsen, and Robert L. Hensley  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761082
20. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Bruce G. Lines and Laura J. Lines, husband and wife; and Corin Lines  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761083
21. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clark  
And: William and Judith Clarke  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 23, 2008  
Instrument No.: 761084

22. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Julius J. Edwards and Debra C. Edwards, husband and wife  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 27, 2008  
Instrument No.: 761266
23. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife and David Clarke  
And: Victor A. Roe and Tess L. Roe, husband and wife  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Site  
Recorded: October 30, 2024
24. Agreement and the terms and conditions contained therein  
Between: William and Judith Clarke, husband and wife, and David Clarke  
And: Samuel and Denise Daniels  
Purpose: Agreement for Usage of a Common Septic Drainfield and Septic Tank  
Recorded: January 28, 2016  
Instrument No.: 884906





**RUEN-YEAGER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS – LAND SURVEYORS  
PLANNERS

3201 N. HUETTER RD., STE. #102  
COEUR D'ALENE, IDAHO 83814 (208)292-0820

219 PINE ST.  
SANDPOINT, IDAHO 83864 (208)265-4629

DRAWN BY	PROJECT NO.	PLOT DATE	SHEET
BC	P240527	5/13/2025	3/3

Lot Report

Thu, May 08 2025 12:06:24 PM

Lot File: Z:\Private\bcone\CARLSON\P240527\_MLD\_BC.lot

CRD File: Z:\Shared\CDA\2024\P240527\_Clarke\02\_Surv\02\_Points\01\_From Tbc\250317\_P240527\_ALL PNTS.crd

Lot: 1 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting	Station
8001			2387077.715	2393078.383	0.000
	N 88°40'26" W	362.127			
8002			2387086.096	2392716.353	362.127
	N 00°50'39" E	599.941			
8003			2387685.972	2392725.191	962.068
	S 89°09'21" E	362.115			
8005			2387680.637	2393087.266	1324.183
	S 00°50'39" W	602.987			
8001			2387077.715	2393078.383	1927.170
Closure Error Distance> 0.00000					
Total Distance> 1927.170					
Area: 217799 Sq. Feet, 5.0000 Acres					

Lot: 2 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting	Station
8007			2387069.377	2393438.595	0.000
	N 88°40'26" W	360.308			
8001			2387077.715	2393078.383	360.308
	N 00°50'39" E	602.987			
8005			2387680.637	2393087.266	963.296
	S 89°09'21" E	360.296			
8008			2387675.330	2393447.522	1323.591
	S 00°50'39" W	606.018			
8007			2387069.377	2393438.595	1929.610
Closure Error Distance> 0.00000					
Total Distance> 1929.610					
Area: 217800 Sq. Feet, 5.0000 Acres					

Lot: 3 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting	Station
8009			2387061.086	2393796.781	0.000
	N 88°40'26" W	358.281			
8007			2387069.377	2393438.595	358.281
	N 00°50'39" E	606.018			
8008			2387675.330	2393447.522	964.300
	S 89°09'21" E	359.418			
8010			2387670.035	2393806.902	1323.718
	S 00°57'08" W	609.034			
8009			2387061.086	2393796.781	1932.752
Closure Error Distance> 0.00000					
Total Distance> 1932.752					
Area: 218007 Sq. Feet, 5.0048 Acres					

Lot: REMAINDER , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting	Station
8002			2387086.096	2392716.353	0.000

N 88°40'26" W 211.533  
 8006 2387090.991 2392504.877 211.533  
 S 00°54'50" W 209.764  
 323 2386881.254 2392501.531 421.297  
 N 88°41'18" W 2086.209  
 8004 2386929.011 2390415.868 2507.506  
 N 36°08'41" E 788.385  
 8011 2387565.656 2390880.879 3295.891  
 N 40°11'49" E 248.036  
 8012 2387755.113 2391040.965 3543.926  
 S 87°54'01" E 62.503  
 316 2387752.823 2391103.426 3606.430  
 S 88°10'03" E 805.271  
 315 2387727.071 2391908.285 4411.701  
 S 00°50'15" W 298.828  
 326 2387428.275 2391903.917 4710.529  
 S 86°19'07" E 724.157  
 325 2387381.779 2392626.580 5434.686  
 N 00°49'50" E 305.612  
 312 2387687.359 2392631.010 5740.298  
 S 89°09'21" E 94.191  
 8003 2387685.972 2392725.191 5834.489  
 S 00°50'39" W 599.941  
 8002 2387086.096 2392716.353 6434.429  
 Closure Error Distance> 0.00000  
 Total Distance> 6434.429  
 Area: 1396362 Sq. Feet, 32.0561 Acres

Lot: PLAT BDY , Block: 1, Type: Default  
 PNT# Bearing Distance Northing Easting Station  
 8009 2387061.086 2393796.781 0.000  
 N 88°40'26" W 1292.250  
 8006 2387090.991 2392504.877 1292.250  
 S 00°54'50" W 209.764  
 323 2386881.254 2392501.531 1502.014  
 N 88°41'20" W 1572.267  
 322 2386917.226 2390929.676 3074.280  
 N 88°43'07" W 124.773  
 320 2386920.016 2390804.934 3199.054  
 N 88°44'43" W 141.022  
 335 2386923.104 2390663.946 3340.075  
 N 88°38'07" W 235.738  
 334 2386928.718 2390428.275 3575.813  
 N 88°38'46" W 12.410  
 8004 2386929.011 2390415.868 3588.223  
 N 36°08'41" E 788.385  
 8011 2387565.656 2390880.879 4376.608  
 N 40°11'49" E 248.036  
 8012 2387755.113 2391040.965 4624.644  
 S 88°08'53" E 867.773  
 315 2387727.071 2391908.285 5492.417  
 S 00°50'15" W 298.828  
 326 2387428.275 2391903.917 5791.245  
 S 86°19'07" E 724.157

325 2387381.779 2392626.580 6515.402  
N 00°49'50" E 305.612  
312 2387687.359 2392631.010 6821.014  
S 89°09'21" E 1176.019  
8010 2387670.035 2393806.902 7997.034  
S 00°57'08" W 609.034  
8009 2387061.086 2393796.781 8606.067  
Closure Error Distance> 0.00000  
Total Distance> 8606.067  
Area: 2050158 Sq. Feet, 47.0652 Acres