

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Collective Report Memorandum

To: M.a.d Trust

From: Kyle Snider, Planner

Date:  August 6, 2025

Subject: Blue-line review for MLD0042-25: Sunset Acres

Attached are comments from various agencies that have completed the preliminary review of the referenced plat.

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Tyson Glahe, Glahe & 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:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ 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: Sunset Acres		File No: MLD0042-25
Received by: Daniel Britt, Planner	Received from: Tyson Glahe	Date Received: 05/15/2025

Blueline Review

Completed	Date	Initial	Department/ Office
See staff report	08/6/2025	KS	Bonner County Planning Department
Comment	5/30/25	AD	Assessor's Office
Comment	5-28-25	MM	Bonner County Road & Bridge Department
Letter & comments	5/28/2025	MC	GIS Department
Review Complete	06/05/2025	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0042-25**

DATE OF REPORT: 8/13/2025

APPLICANT: Mark Ayers

PARCEL #: RP54N04W149450A

SUBDIVISION NAME/LOTS: Sunset Acres

SUMMARY OF PROPOSAL:

Divide one (1) 10-acre parcel into one (1) 4.99-acre lot and one (1) 4.98-acre lot.

THE APPLICATION **IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Please clarify legal access for this minor land division. Per conversation with the landowners and Instrument #986136, it does not appear they have access via the Rifle Lane easement.
4. Per BCRC 12-646.A, and GIS Comment: A distinct subdivision name is required as Sunset Acres is already in use.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5-acres** **Rural 5 (R-5)**

12-660 (D) (2) (f) Site area minimum: **Yes**

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District
lift the sanitary restrictions on the property?: **No**

In an area of City impact: **No**

12-660 (D) (2) (a) Alignment with
existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of
intersection: **Yes**

12-622 Submerged Lands: **N/A**

12-660 (D) (2) (g) Not divided by city, county,
zoning, or public R-O-W boundaries: **Yes**

12-626.A Environmental Features: **Yes**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural 5 (R-5).
3. The proposed lots are accessed off Rifle Lane, a privately owned and privately maintained easement.
4. The proposed lots are served by individual well for water, individual septic for sewage, Northern Lights, Inc for power, and Spirit Lake Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C1125E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do not contain frontage on any lake/river/stream.

NOTICE OF ADMINISTRATIVE DECISION:

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

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

Sincerely,

Planning Department

Bonner County Planning Department

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1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Review Letter

August 6, 2025

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

SUBJECT: MLD0042-25: Sunset Acres

Dear Tyson,

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
 - Parcel is within SFHA Zone X per FIRM Panel Number 16017C1125E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider
Planner



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

May 30, 2025

Bonner County Planning Dept
SUNSET ACRES
MLD0042-25
SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST
RP54N04W149450A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer
Cadastral Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Wednesday, May 28, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – SUNSET ACRES (MLD0042-25)**
SECTION 14, TOWNSHIP 54N, 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.

Label Rifle Lane

Will need to apply for a re-address for 126 Elk Ridge Road as access has changed. (temporary address to expire 6/1/2025. The address was not finalized as no Building Location Permit has been applied for.

Establish and show easement at this location.

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: MLD0042-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Monica Carash Date: 2025-05-28 15:23:07

There are already 2 subdivisions with this name



Number: 2 Author: Matt Mulder Date: 2025-05-28 15:11:49

Label Rifle Lane



Number: 3 Author: Monica Carash Date: 2025-05-28 15:05:21

Rifle Lane



Number: 4 Author: Kyle Snider Subject: Highlight Date: 2025-08-06 13:57:34

Baker Acres has not been recorded. You will either need to update this to reflect that this land is unplatted or this MLD and the one for Baker Acres will need to be recording simultaneously.



Number: 5 Author: Monica Carash Date: 2025-05-28 15:14:21

Is there an easement here? applicant has applied for and received a temporary address off of Elk Ridge Road. Seems access has shifted. Re-address required. Did not locate a Building Location Permit

SUNSET ACRES

LYING IN A PORTION OF THE SE¼ OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT M.A.D. TRUST, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'SUNSET ACRES' BEING A PORTION OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

M.A.D. TRUST
MARK A. AYERS, TRUSTEE

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.

CHIEF CLERK OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

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 SHIPPING OF WASTE OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL.
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEM

ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID STATE, PERSONALLY APPEARED MARK A. AYERS, 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 AS TRUSTEE OF M.A.D. TRUST.

_____, NOTARY PUBLIC

RESIDING AT _____

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 DIRECTOR AND IS BASED ON AN ACTUAL SURVEY, 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 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 _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER BY DEPUTY

\$ _____ FEE



PREPARED FOR:
M.A.D. TRUST
477 SUNSET HILL RD.
ATHOL, ID 83801

1/4	Section	Range	TOWNSHIP
	14	54 N	54N
		4 W	4W
PROJECT # 24-030 BACK			
DRAWING NAME: 24-030 BACK M.D. DWG			

SUNSET ACRES

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-255-4474	Scale: N/A Checked By: TLAG Not Date: 6/15/2025	Drawn By: TWM Sheet: 2 of 2
------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------	--------------------------------



HIGHLAND SURVEYING

June 5, 2025

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

Re: Plat Review – MLD0042-25 Sunset 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) Closures match map
 - a. Provide overall boundary closure report.
 - b. Bearings along perimeter disagree with interior bearings and closures by 8".
- 2) Owners Cert:
 - a. Ownership doesn't agree with subdivision guarantee provided
 - b. Doesn't include a dedication of the 30' easement shown.
- 3) Acknowledgement name doesn't agree with subdivision guarantee.
- 4) Correct language in County Surveyors Certification

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

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 Planning Department:316-01 Plat Review

Bill to

316 Bonner County Planning Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

Ship to

316 Bonner County Planning Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

Invoice details

Invoice no.: 1033

Terms: Net 30

Invoice date: 06/05/2025

Due date: 07/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	MLD0042-25 Sunset 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](#)

MLD0042-25 Sunset Acres

File:

Date:

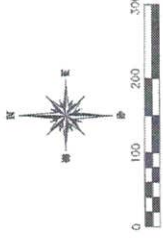
6/5/2025

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
Surveys 55-19 & Plats 50-13		
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 + convergence angle at shown monument	✓
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	✓
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?	#1
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.	✓
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	-
Plats Only 50-13		
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(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	#2
50-1309(1), 51-1	Acknowledgment(s)	#3
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	#4
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
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.	-
Add'l for Condos 55-15		
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.	✓

SUNSET ACRES

LYING IN A PORTION OF THE SE 1/4 OF
SECTION 14, TOWNSHIP 54N, RANGE 41W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

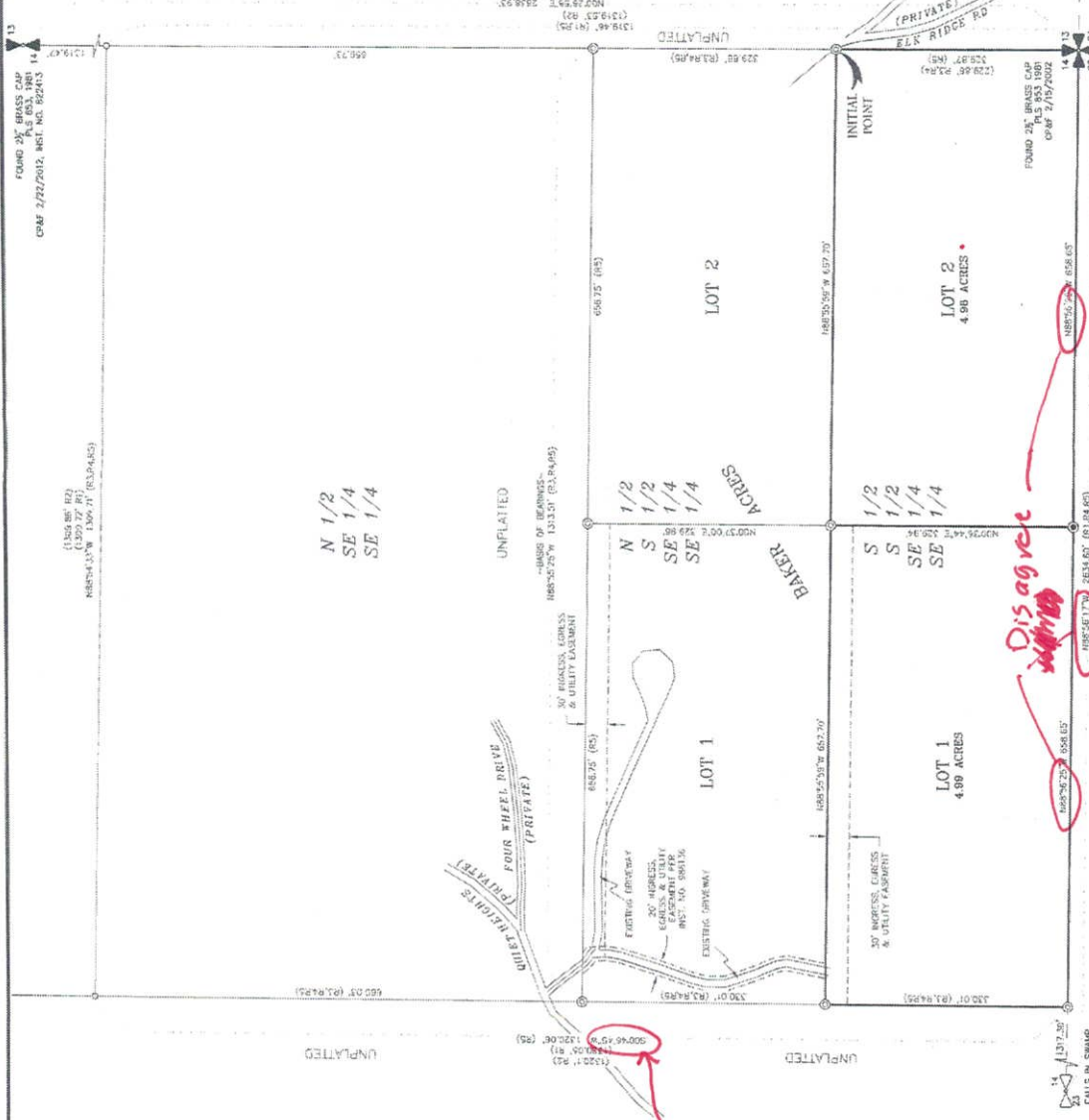
- SECTIONAL CORNER, AS NOTED
- CALCULATED 1/4 CORNER
- SET PERVIOUSLY, 5/8" X 24" IRREG. AND CAP, PLS 14879
- SET 5/8" X 24" IRREG. AND CAP, PLS 14879
- CALCULATED POINT, NOTHING SET
- (R1)
- RECORD OF SURVEY, PLS 3561, INST. NO. 785783, 1/2/2010
- (R2)
- RECORD OF SURVEY, PLS 12110, INST. NO. 823871, 3/23/2012
- (R3)
- RECORD OF SURVEY, PLS 14879, INST. NO. 807530, 7/16/2021
- (R4)
- RECORD OF SURVEY, PLS 14879, INST. NO. 922855, 9/29/2021
- (R5)
- RECORD OF SURVEY, PLS 14879, INST. NO. 1003133, 8/17/2022

GENERAL NOTES

- A) SLOD 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) THESE LOTS HAVE NO SPECIAL FLOOD HAZARD AREA PER FEMA FIRM 16017C02E, EFFECTIVE 11/19/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SAMPSON TITLE PLAT CERTIFICATE, FILE NO. 23460312, DATED JANUARY 20, 2023:
AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL HERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO NORTHERN LOTS, INC.
RECORDED: MARCH 8, 1999
INSTRUMENT NO. 807530, RECORDS OF BONNER COUNTY, IDAHO.
AND INSTRUMENT NO. 807530, RECORDS OF BONNER COUNTY, IDAHO.
ALL MATTERS, AND ANY RIGHTS, EASEMENTS, ENCUMBRANCES, INTERESTS OR CLAIMS AS DISCLOSED BY AS INSTRUMENT NO. 907530, RECORDS OF BONNER COUNTY, IDAHO.
NOT SHOWN ON MAP
ALL MATTERS, AND ANY RIGHTS, EASEMENTS, ENCUMBRANCES, INTERESTS OR CLAIMS AS DISCLOSED BY 2021 AS INSTRUMENT NO. 922855, RECORDS OF BONNER COUNTY, IDAHO.
(AS SHOWN ON MAP)



SURVEYOR'S NARRATIVE

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NAD 83 DATUM SOLUTIONS USING A TRIMBLE R6 GPS RECEIVER. THE BEARINGS WERE CALCULATED FROM THE NAD 83 DATUM COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) REFERENCE TO THE BOUNDARY LINE. THE BEARINGS WERE CALCULATED FROM THE BOUNDARY LINE. THE BEARINGS WERE CALCULATED FROM THE BOUNDARY LINE. THE BEARINGS WERE CALCULATED FROM THE BOUNDARY LINE.

DISAGREE

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DISAGREE

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SUNSET ACRES

GLADE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
Sandpoint, Idaho 83864
208-568-4474

DISAGREE

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NAD 83 DATUM SOLUTIONS USING A TRIMBLE R6 GPS RECEIVER. THE BEARINGS WERE CALCULATED FROM THE NAD 83 DATUM COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) REFERENCE TO THE BOUNDARY LINE. THE BEARINGS WERE CALCULATED FROM THE BOUNDARY LINE. THE BEARINGS WERE CALCULATED FROM THE BOUNDARY LINE. THE BEARINGS WERE CALCULATED FROM THE BOUNDARY LINE.

DISAGREE

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NAD 83 DATUM SOLUTIONS USING A TRIMBLE R6 GPS RECEIVER. THE BEARINGS WERE CALCULATED FROM THE NAD 83 DATUM COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) REFERENCE TO THE BOUNDARY LINE. THE BEARINGS WERE CALCULATED FROM THE BOUNDARY LINE. THE BEARINGS WERE CALCULATED FROM THE BOUNDARY LINE. THE BEARINGS WERE CALCULATED FROM THE BOUNDARY LINE.

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LYING IN A PORTION OF THE SE¼ OF SECTION 14, TOWNSHIP 54N, RANGE 4W, BOISE MERIDIAN, BONNER COUNTY, IDAHO

KNOWN ALL MEN BY THESE PRESENTS THAT M.A.D. TRUST HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "SUNSET ACRES" BEING A PORTION OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

Case merit dedication:

L.A.D. TRUST
LADY & AVENUE TRUSTSTATE OF _____
COUNTY OF _____ SS

ON THIS DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID STATE, PERSONALLY APPEARED MARY A. AYERS, 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 AS TRUSTEE OF M.A.D. TRUST.

NOTARY PUBLIC

RESIDING AT _____
COMMISSION EXPIRES: _____

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

DATE	DAY OF	2075
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31

CHAIRMAN BOARD OF HONNER COUNTY COMMISSIONERS

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____ 19____.

[illegible]

TYSON L.A. CLARKE, PLS 14679, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, BEARINGS, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON 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.

STATION A CLASH. PL'S 14879

HE/SH/IT CERTIFY THAT I HAVE EXAMINED THE HEREIN OUT AND APPROVE THE SAME
DATE OF 2025

~~MONTEGUT COUNTY SURVEYOR~~

Correct language

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

WATER SERVICE:	WATER IS PROVIDED BY INDIVIDUAL WELL
SEWER SERVICE:	SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEM

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

ATED THIS _____ DAY OF _____, 2025.

CHANDLER COUNTY TREASURER

FILED THIS _____ DAY OF _____, 2023, AT _____ M.,
 IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST
 OF CLARE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

QUALITY RECORDER	BY DEPUTY
_____	_____

334

PREPARED FOR:
M.A.G. TRUST
477 SUNSET HILL RD.
ATHOL, MA 01831

1A	Section	Mapping	Range	GLAD	WYOMING
	14	54	4		
		N	W		
				WYOMING	WASHINGTON
				OREGON	
STATE OF <input type="text"/> COUNTY OF <input type="text"/> DISTRICT OF <input type="text"/>					
I, <input type="text"/> of the County of <input type="text"/> State of <input type="text"/> do hereby certify that the above is a true and correct copy of the original as the same appears in the files of the <input type="text"/> Office of the <input type="text"/> of the County of <input type="text"/> State of <input type="text"/>					
WITNESSED my hand and the seal of said office this <input type="text"/> day of <input type="text"/> A.D. 19 <input type="text"/>					
_____ Notary Public for said County and State					

Polyline Report
15:56:03 2025

Wed May 14

Lot 1

Northing	Easting	Bearing	Distance
2318860.01	2370858.56	N 88°55'59" W 657.70 ✓	
2318872.26	2370200.97	S 00°46'37" W 330.01 ✓	
2318542.27	2370196.50	S 88°56'25" E 658.65 ✓	
2318530.09	2370855.03	N 00°36'44" E 329.94 ✓	
2318860.01	2370858.56		

Closure Error Distance> 0.0000 ✓

Total Distance> 1976.30

Polyline Area: 217177.7 sq ft, 4.986 acres ✓

Polyline Report

15:57:29 2025

Wed May 14

Lot 2

Northing	Easting	Bearing	Distance
2318530.09	2370855.03	S 88°56'25" E 658.65 ✓	
2318517.91	2371513.57	N 00°26'50" E 329.87 ✓	
2318847.76	2371516.15	N 88°55'59" W 657.70 ✓	
2318860.01	2370858.56	S 00°36'44" W 329.94 ✓	
2318530.09	2370855.03		

Closure Error Distance> 0.0000 ✓

Total Distance> 1976.16

Polyline Area: 217123.7 sq ft, 4.984 acres ✓

SUNSET ACRES





- GENERAL NOTES

- DOCUMENTS AND EASEMENTS OF RECORD*

ALL MATTERS, AND ANY RIGHTS, EASEMENTS, ENCR OACHMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY
RECORD OF SURVEY RECORDED OCTOBER 4,
2021 AS INSTRUMENT NO. 992856, RECORDS OF BONNER COUNTY, IDAHO.
(AS SHOWN ON MAP)

A circular seal for a Professional Land Surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "TISON L. A. GLAHE" at the bottom. The inner circle contains the text "LICENSED" at the top, "STATE OF IDAHO" at the bottom, and the license number "14879" in the center. A diagonal watermark reading "TELLURIDE" is visible across the seal.

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAH
	14	54 N	4 W		
PROJECT #: 24-030B BAKER				OREGON	WASHINGTON
DRAWING NAME: 24-030B BAKER MLD TDLG					

SUNSET ACRES

Scale:		$1''=100'$	
Checked By:		Drawn By:	
TLAG		TDLG/TRM	
Plot Date:		Sheet:	
5/15/2025		1 of 2	

SUNSET ACRES

LYING IN A PORTION OF THE SE ¼ OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT M.A.D. TRUST, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'SUNSET ACRES' BEING A PORTION OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

M.A.D. TRUST
MARK A. AYERS, TRUSTEE

DATE

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL.
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEM

ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID STATE, PERSONALLY APPEARED MARK A. AYERS, 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 AS TRUSTEE OF M.A.D. TRUST.

_____, NOTARY PUBLIC

RESIDING AT _____

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, 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 _____, M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE



PREPARED FOR:
M.A.D. TRUST
477 SUNSET HILL RD.
ATHOL, ID 83801

1/4	Section	Township	Range	MONTANA	IDAHO
	14	54 N	4 W		
PROJECT #: 24-0308 BAKER DRAWING NAME: 24-308 BAKER MLD TRM					
SUNSET ACRES GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					Scale: N/A Checked By: TLAG Plot Date: 5/15/2025 Drawn By: TRM Sheet: 2 of 2