

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



Blue-line Collective Report Memorandum

To: Gail McPherson

From: Daniel Britt, Planner

Date: July 15 2025

Subject: Blue-line review for MLD0043-25: Heartland Acres

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Tess Vogal**.

Please submit payment of **\$308.14** covering the County Surveyor's fee 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 Letter

July 15, 2025

Tess Vogel
219 Pine Street
Sandpoint, ID 83864

SUBJECT: MLD0043-25: Heartland Acres

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - KS 05/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0505E 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,

Daniel Britt
Planner

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Blueline Review Routing Form

Plat Name: Hartland Acres		File No: MLD0043-25
Received by: Daniel Britt, Planner	Received from: Tess Vogal	Date Received: May 15, 2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	7.10.25	DB	Bonner County Planning Department
X	5.22.25	AD	Assessor's Office
X	5.23.25	MM	Bonner County Road & Bridge Department
X	5.21.25	AA	GIS Department
X	5.20.25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0043-25
APPLICANT: Gail Mcpherson
SUBDIVISION NAME/LOTS: Heartland Acres

DATE OF REPORT: 7/15/2025
PARCEL #: RP59N01W156150A

SUMMARY OF PROPOSAL:

The applicant is proposing to dividing two(2) parcels into four(4) lots and one(1) parcel. The project total acreage 38.49 acres.

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. The 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. Update Surveyor's narrative to reflect the current proposal.
4. A Boundary Line Adjustment is required to create the 18.49 acres before the MLD0043-25 can be recorded.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		5 acre	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:	No	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 lots conform to the Rural-5 zoning.
3. The properties will be accessed off Bowen Arrow Road.
4. Properties will be served by an individual well and septic system.
5. Power will be served by Northern Lights.
6. The properties are within the Northside Fire District.
7. There are mapped slopes of 0-≥30% grade.
8. The properties do not contain any mapped water courses.
9. The properties do not contain any mapped wetlands.

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

July 10, 2025

Tess Vogel
219 Pine Street
Sandpoint, ID 83864

SUBJECT: MLD0043-25: Heartland Acres

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

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- Complete the corrections and additions included with the blue-line review attached with this letter.
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 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - KS 05/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0505E 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,

Daniel Britt
Planner



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

May 22, 2025

Bonner County Planning Dept
HEARTLAND ACRES
MLD0043-25
SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST
RP59N01W156001A

To whom this may concern:

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

- Legal description does not close and does not describe area to be platted. Please provide overall boundary description for platted area
- Please show plat boundary lines bolded
- I don't believe RP59N01W156150A can be combined with remainder parcel as shown (by this plat)

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 21, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – HEARTLAND ACRES (MLD0043-25)
SECTION 15, TOWNSHIP 59N, RANGE 1W**

To Whom It May Concern:

The proposed 30' address easement will require is an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

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>

SOUTHWEST QUARTER OF THE
HEARTLAND ACRES
A SUBDIVISION OF A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT GAIL BRIGGS MCPHERSON, AN UNMARRIED WOMAN, OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED TO BE THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS "HEARTLAND ACRES", BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, STATE OF IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 00° 34' 56" EAST, 656.70 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHWEST CORNER OF THE SOUTH-HALF OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 88° 58' 37" EAST, 664.10 FEET ALONG THE NORTH LINE OF SAID SOUTH-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 00° 46' 15" EAST 657.38 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHWEST CORNER THEREOF;

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THENCE SOUTH 00° 46' 27" WEST, 1316.11 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 88° 55' 07" WEST, 1328.13 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION WITHIN THE ROAD RIGHT-OF-WAY.

CONTAINING 29.26 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHT-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

BE IT FURTHER KNOWN THAT:

WATER SERVICES FOR ALL LOTS WILL BE INDIVIDUAL PRIVATE WELLS. SEWER SERVICES FOR ALL LOTS WILL BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.

GAIL BRIGGS MCPHERSON, OWNER _____ DATE _____

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED GAIL BRIGGS MCPHERSON, AN UNMARRIED WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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

TITLE REPORT

SUBDIVISION GUARANTEE
PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY.
GUARANTEE NO.: 7195-36-649632+-2023-81075-23100-9948
DATE: OCTOBER 4, 2023

USED IN PREPARATION OF THIS PLAT AND CONSIDERED A PERT HERTO BY REFERENCE.

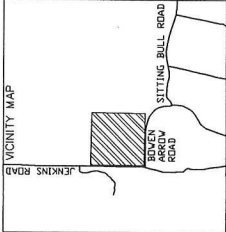
(1) EASEMENT PUBLIC ROADS AND UTILITY PURPOSES
RECORDED: JUNE 29, 1972
INST. NO.: 141433

(2) EASEMENT TO: BONNER COUNTY
PURPOSE: PUBLIC ROADS
RECORDED: APRIL 5, 1973
INST. NO.: 148189

(3) GRANTED TO: NORTHERN LIGHTS
PURPOSE: PUBLIC UTILITIES
RECORDED: SEPTEMBER 29, 1977
INST. NO.: 192003

(4) EASEMENT TO: NORTHERN LIGHTS
PURPOSE: PUBLIC UTILITIES
RECORDED: JANUARY 25, 2005
INST. NO.: 668933

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 "HEARTLAND ACRES" AND CHECKED THE PLAT COMPUTATIONS THEREON, AND HAVE CONCLUDED THAT THE SAME ARE IN ACCORDANCE WITH THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____ 20____

BONNER COUNTY SURVEYOR

RECORDER'S CERTIFICATE

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

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____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED
THIS _____ DAY OF _____ 20____

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____ 20____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. I HAVE EXAMINED THE PLAT AND CONCLUDED THAT IT CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____ 20____

STEVEN R. SPRAGUE, PLS 13554



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



3201 N. HUNTER RD., STE. #102
OCEUR D'ALENE, IDAHO 83814 (208)292-0820
SANDPOINT, IDAHO 83864 (208)250-4629
219 PINE ST.

DRAWN BY	BC	PROJECT NO.	230514	DRAWING NO.	5/15/2025	SHEET	2/2
----------	----	-------------	--------	-------------	-----------	-------	-----

PURPOSE OF SURVEY
THE PURPOSE OF THIS SURVEY IS FOR A PROPOSED ZONE CHANGE FROM RURAL-10 TO RURAL-5 FOR APPROXIMATELY 79.5 ACRES IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

○ SET 5/8" x 30" REBAR WITH A PLASTIC CAP,
MARKED RUEN YEAGER PLS 13554, UNLESS
OTHERWISE NOTED.

◦ CALCULATED POINT

◆ FOUND 5/8" REBAR WITH YELLOW PLASTIC
CAP MARKED LS 5713

● FOUND 5/8" REBAR WITH YELLOW PLASTIC
CAP MARKED LS 9905

~~~~~ APPROXIMATE DRAW  
CENTERLINE

- - - - - SECTION LINE

===== BOUNDARY LINE

===== PROPERTY LINE

- - - - - RIGHT-OF-WAY

- - - - - EASEMENT LINE

□ □ FENCE LINE

(P1) OLD KOOTENAI TRAIL ESTATES, RECORDED MAY 2, 2000 IN BOOK 6 OF PLATS, PAGE 86 AS INSTRUMENT NO. 563172, RECORDS OF BONNER COUNTY.

(P2) LOT LINE ADJUSTMENT REPLAT OF LOTS 3, 5 & COMMON AREA OF OLD KOOTENAI TRAIL ESTATES, RECORDED MAY 26, 2010 IN BOOK 10 OF PLATS, PAGE 24 AS INSTRUMENT NO. 792988, RECORDS OF BONNER COUNTY.

(R1) RECORD OF SURVEY FOR JEFFREY & JENNIFER MEYER, RECORDED JULY 10, 2007 AS INSTRUMENT NO. 732560, RECORDS OF BONNER COUNTY.

(R2) RECORD OF SURVEY FOR DOUGLAS AND DIANE VANIMAN, RECORDED AUGUST 1, 2007 AS INSTRUMENT NO. 734143, RECORDS OF BONNER COUNTY.

(R3) RECORD OF SURVEY BY M. DUFFNER, RECORDED OCTOBER 9, 2015 AS INSTRUMENT NO. 880539, RECORDS OF BONNER COUNTY.

(D1) WARRANTY DEED RECORDED JUNE 15, 2023 AS INSTRUMENT NO. 1021416, RECORDS OF BONNER COUNTY.

(D2) DEED APRIL 15, 1973 AS INSTRUMENT NO. 148189, RECORDS OF BONNER COUNTY.

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:

| <u>PID</u> | <u>DESIGNATION</u>                | <u>LATITUDE</u> | <u>LONGITUDE</u> |
|------------|-----------------------------------|-----------------|------------------|
| DG9747     | MTFV FLAT HEAD COMMU<br>CORS ARP  | N481338.890     | W1141936.542     |
| DG7408     | P020 DRYLNDRSH_WA2004<br>CORS ARP | N470007.933     | W1183356.712     |
| DQ9092     | WASK SPOKANE WA<br>CORS ARP       | N473956.584     | W1172514.016     |



|          |             |             |       |
|----------|-------------|-------------|-------|
| DRAWN BY | PROJECT NO. | DRAWING NO. | SHEET |
| BC       | P230614     | 5/15/2025   | 1/2   |



HEARTLAND ACRES  
A SUBDIVISION OF A PORTION OF THE  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,  
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SEWER SERVICES FOR ALL LOTS WILL BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.

GAIL BRIGGS MCPHERSON, OWNER

DATE

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF

COUNTY OF

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NOTARY PUBLIC FOR THE STATE OF

RESIDING AT: MY COMMISSION EXPIRES:

NOTARY PUBLIC

TITLE REPORT

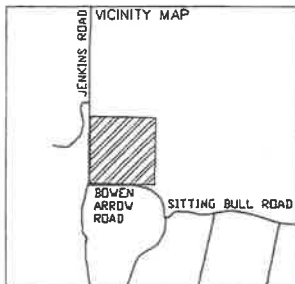
SUBDIVISION GUARANTEE

PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY.  
GUARANTEE NO.: 7195-36-649652+-2023-81075-231004948  
DATE: OCTOBER 4, 2023

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

- EASEMENT  
PURPOSE: PUBLIC ROADS AND UTILITY PURPOSES  
RECORDED: JUNE 29, 1972  
INST. NO.: 141433
- EASEMENT  
GRANTED TO: BONNER COUNTY  
PURPOSE: PUBLIC ROADS  
RECORDED: APRIL 5, 1973  
INST. NO.: 148189
- EASEMENT  
GRANTED TO: NORTHERN LIGHTS  
PURPOSE: PUBLIC UTILITIES  
RECORDED: SEPTEMBER 29, 1977  
INST. NO.: 192003
- EASEMENT  
GRANTED TO: NORTHERN LIGHTS  
PURPOSE: PUBLIC UTILITIES  
RECORDED: JANUARY 25, 2005  
INST. NO.: 668933

VICINITY MAP



SANITARY RESTRICTION

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DATED THIS DAY OF 20

BONNER COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS DAY OF 20, AT M.  
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

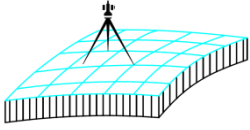
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS DAY OF 20

STEVEN R. SPRAGUE, PLS 13554



|                                                                                                |                       |                          |              |
|------------------------------------------------------------------------------------------------|-----------------------|--------------------------|--------------|
| <b>RUEN-YEAGER &amp; ASSOCIATES, INC.</b><br>CONSULTING ENGINEERS - LAND SURVEYORS<br>PLANNERS |                       |                          |              |
| 3201 N. HUETTER RD., STE. #102<br>COEUR D'ALENE, IDAHO 83814 (208)292-0820                     |                       |                          |              |
| 219 PINE ST.<br>SANDPOINT, IDAHO 83864 (208)265-4629                                           |                       |                          |              |
| DRAWN BY<br>BC                                                                                 | PROJECT NO.<br>230614 | DRAWING NO.<br>5/15/2025 | SHEET<br>2/2 |



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

---

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

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

May 20<sup>th</sup>, 2025

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

Re: Plat Review – MLD0043-25 – Heartland Acres

Dear Planning Dept.,

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

- 1) Review owner's certificate.
  - a. Describe plat boundary only.
- 2) Specify new or old easements and who they benefit.
  - a. New easements should be dedicated in the owner's certificate.

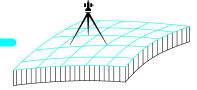
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)

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

Invoice #

15692

Date

5/30/2025

Bill To:

Ruen Yeager

Project / Job #

25-001BE Review MLD0043-25 - Heartland Ac

Please submit payment by: 6/14/2025

## INVOICE

\*\*\*\*\*

| Section | Township | Range | Meridian | Tax Parcel ID |
|---------|----------|-------|----------|---------------|
|         |          |       |          |               |

| Description                  | Amount |
|------------------------------|--------|
| County Surveyor Review       | 265.00 |
| Copies & Recording Fees      | 43.14  |
| MLD0043-25 - Heartland Acres |        |



Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

## Lot Report

Thu, May 15 2025 12:35:03 PM

Lot File: Z:\Shared\CDA\2023\P230614\_McPherson\02\_Surv\07\_Boundary\P230614.lot

CRD File: Z:\Shared\CDA\2023\P230614\_McPherson\02\_Surv\02\_Points\BC TESTING).crdb

Lot: LOT 1 , Block: 1, Type: Default

| PNT# | Bearing | Distance | Northing | Easting | Station |
|------|---------|----------|----------|---------|---------|
|------|---------|----------|----------|---------|---------|

|   |  |             |             |       |  |
|---|--|-------------|-------------|-------|--|
| 1 |  | 2477234.719 | 2452716.121 | 0.000 |  |
|---|--|-------------|-------------|-------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | N 89°25'04" W | 666.840 |  |  |  |
|--|---------------|---------|--|--|--|

|   |  |             |             |         |  |
|---|--|-------------|-------------|---------|--|
| 2 |  | 2477241.495 | 2452049.315 | 666.840 |  |
|---|--|-------------|-------------|---------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | N 00°34'56" E | 333.882 |  |  |  |
|--|---------------|---------|--|--|--|

|   |  |             |             |          |  |
|---|--|-------------|-------------|----------|--|
| 3 |  | 2477575.360 | 2452052.708 | 1000.722 |  |
|---|--|-------------|-------------|----------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | S 88°58'37" E | 593.787 |  |  |  |
|--|---------------|---------|--|--|--|

|   |  |             |             |          |  |
|---|--|-------------|-------------|----------|--|
| 4 |  | 2477564.758 | 2452646.400 | 1594.508 |  |
|---|--|-------------|-------------|----------|--|

Radius: 44.000 Length: 97.285 Chord: 78.645 Delta: 126°40'57"

Chord BRG: S 62°27'41" E Rad-In: S 89°07'12" E Rad-Out: N 35°48'10" W

Radius Pt: 5 2477564.082,2452690.395 Tangent: 87.642 Dir: Left

Tangent-In: S 00°52'48" W Tangent-Out: N 54°11'50" E Non Tangential-In Non Tangential-Out

|   |  |             |             |          |  |
|---|--|-------------|-------------|----------|--|
| 6 |  | 2477528.396 | 2452716.135 | 1691.794 |  |
|---|--|-------------|-------------|----------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | S 00°00'10" W | 293.677 |  |  |  |
|--|---------------|---------|--|--|--|

|   |  |             |             |          |  |
|---|--|-------------|-------------|----------|--|
| 1 |  | 2477234.719 | 2452716.121 | 1985.471 |  |
|---|--|-------------|-------------|----------|--|

Closure Error Distance&gt; 0.00000

Total Distance&gt; 1985.471

Area: 5.0000 Acres

Lot: LOT 2 , Block: 1, Type: Default

| PNT# | Bearing | Distance | Northing | Easting | Station |
|------|---------|----------|----------|---------|---------|
|------|---------|----------|----------|---------|---------|

|   |  |             |             |       |  |
|---|--|-------------|-------------|-------|--|
| 7 |  | 2476905.972 | 2452716.105 | 0.000 |  |
|---|--|-------------|-------------|-------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | N 88°55'07" W | 670.190 |  |  |  |
|--|---------------|---------|--|--|--|

|   |  |             |             |         |  |
|---|--|-------------|-------------|---------|--|
| 8 |  | 2476918.621 | 2452046.034 | 670.190 |  |
|---|--|-------------|-------------|---------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | N 00°34'56" E | 322.891 |  |  |  |
|--|---------------|---------|--|--|--|

|   |  |             |             |         |  |
|---|--|-------------|-------------|---------|--|
| 2 |  | 2477241.495 | 2452049.315 | 993.081 |  |
|---|--|-------------|-------------|---------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | S 89°25'04" E | 666.840 |  |  |  |
|--|---------------|---------|--|--|--|

|   |  |             |             |          |  |
|---|--|-------------|-------------|----------|--|
| 1 |  | 2477234.719 | 2452716.121 | 1659.921 |  |
|---|--|-------------|-------------|----------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | S 00°00'10" W | 328.746 |  |  |  |
|--|---------------|---------|--|--|--|

|   |  |             |             |          |  |
|---|--|-------------|-------------|----------|--|
| 7 |  | 2476905.972 | 2452716.105 | 1988.667 |  |
|---|--|-------------|-------------|----------|--|

Closure Error Distance&gt; 0.00000

Total Distance&gt; 1988.667

Area: 5.0000 Acres

Lot: LOT 3 , Block: 1, Type: Default

| PNT# | Bearing | Distance | Northing | Easting | Station |
|------|---------|----------|----------|---------|---------|
|------|---------|----------|----------|---------|---------|

|   |  |             |             |       |  |
|---|--|-------------|-------------|-------|--|
| 9 |  | 2477256.997 | 2453323.835 | 0.000 |  |
|---|--|-------------|-------------|-------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | N 89°25'04" W | 607.744 |  |  |  |
|--|---------------|---------|--|--|--|

|    |  |             |             |         |  |
|----|--|-------------|-------------|---------|--|
| 10 |  | 2477263.173 | 2452716.122 | 607.744 |  |
|----|--|-------------|-------------|---------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | N 00°00'10" E | 265.224 |  |  |  |
|--|---------------|---------|--|--|--|

|   |  |             |             |         |  |
|---|--|-------------|-------------|---------|--|
| 6 |  | 2477528.396 | 2452716.135 | 872.968 |  |
|---|--|-------------|-------------|---------|--|

Radius: 44.000 Length: 40.725 Chord: 39.287 Delta: 53°01'52"

Chord BRG: N 27°40'54" E Rad-In: N 35°48'10" W Rad-Out: N 88°50'02" W

Radius Pt: 5 2477564.082,2452690.395 Tangent: 21.952 Dir: Left

Tangent-In: N 54°11'50" E Tangent-Out: N 01°09'58" E Non Tangential-In Non Tangential-Out

|    |  |             |             |         |  |
|----|--|-------------|-------------|---------|--|
| 11 |  | 2477563.186 | 2452734.386 | 913.692 |  |
|----|--|-------------|-------------|---------|--|

|  |               |         |  |  |  |
|--|---------------|---------|--|--|--|
|  | S 88°58'37" E | 440.802 |  |  |  |
|--|---------------|---------|--|--|--|

|    |               |             |             |          |
|----|---------------|-------------|-------------|----------|
| 12 |               | 2477555.316 | 2453175.118 | 1354.495 |
|    | N 15°16'34" E | 343.730     |             |          |
| 13 |               | 2477886.901 | 2453265.681 | 1698.225 |
|    | S 89°13'33" E | 66.660      |             |          |
| 14 |               | 2477886.000 | 2453332.334 | 1764.885 |
|    | S 00°46'27" W | 629.061     |             |          |
| 9  |               | 2477256.997 | 2453323.835 | 2393.946 |

Closure Error Distance> 0.00000

Total Distance> 2393.946

Area: 5.0000 Acres

Lot: LOT 4 , Block: 1, Type: Default

| PNT# | Bearing       | Distance    | Northing    | Easting  | Station |
|------|---------------|-------------|-------------|----------|---------|
| 15   |               | 2476894.593 | 2453318.937 | 0.000    |         |
|      | N 88°55'07" W | 602.940     |             |          |         |
| 7    |               | 2476905.972 | 2452716.105 | 602.940  |         |
|      | N 00°00'10" E | 357.200     |             |          |         |
| 10   |               | 2477263.173 | 2452716.122 | 960.140  |         |
|      | S 89°25'04" E | 607.744     |             |          |         |
| 9    |               | 2477256.997 | 2453323.835 | 1567.884 |         |
|      | S 00°46'27" W | 362.437     |             |          |         |
| 15   |               | 2476894.593 | 2453318.937 | 1930.321 |         |

Closure Error Distance> 0.00000

Total Distance> 1930.321

Area: 5.0000 Acres

Lot: REMAINDER , Block: 1, Type: Default

| PNT# | Bearing       | Distance    | Northing    | Easting | Station |
|------|---------------|-------------|-------------|---------|---------|
| 14   |               | 2477886.000 | 2453332.334 | 0.000   |         |
|      | N 89°13'33" W | 66.660      |             |         |         |
| 13   |               | 2477886.901 | 2453265.681 | 66.660  |         |
|      | S 15°16'34" W | 343.730     |             |         |         |
| 12   |               | 2477555.316 | 2453175.118 | 410.390 |         |
|      | N 88°58'37" W | 440.802     |             |         |         |
| 11   |               | 2477563.186 | 2452734.386 | 851.192 |         |

Radius: 44.000 Length: 138.010 Chord: 88.000 Delta: 179°42'49"

Chord BRG: N 88°58'37" W Rad-In: N 88°50'02" W Rad-Out: S 89°07'12" E

Radius Pt: 5 2477564.082,2452690.395 Tangent: 17610.776 Dir: Right

Tangent-In: S 01°09'58" W Tangent-Out: N 00°52'48" E Non Tangential-In Non Tangential-Out

|    |               |             |             |          |
|----|---------------|-------------|-------------|----------|
| 4  |               | 2477564.758 | 2452646.400 | 989.203  |
|    | N 88°58'37" W | 593.787     |             |          |
| 3  |               | 2477575.360 | 2452052.708 | 1582.989 |
|    | N 00°34'56" E | 656.768     |             |          |
| 16 |               | 2478232.094 | 2452059.382 | 2239.758 |
|    | S 89°02'07" E | 1277.520    |             |          |
| 17 |               | 2478210.584 | 2453336.720 | 3517.277 |
|    | S 00°46'27" W | 324.613     |             |          |
| 14 |               | 2477886.000 | 2453332.334 | 3841.891 |

Closure Error Distance> 0.00000

Total Distance> 3841.891

Area: 18.4940 Acres

Lot: EXTERIOR BOU, Block: 1, Type: Default

| PNT# | Bearing | Distance | Northing | Easting | Station |
|------|---------|----------|----------|---------|---------|
|------|---------|----------|----------|---------|---------|



15 2476894.593 2453318.937 0.000  
N 88°55'07" W 1273.130  
8 2476918.621 2452046.034 1273.130  
N 00°34'56" E 1313.541  
16 2478232.094 2452059.382 2586.671  
S 89°02'07" E 1277.520  
17 2478210.584 2453336.720 3864.191  
S 00°46'27" W 1316.111  
15 2476894.593 2453318.937 5180.302  
Closure Error Distance> 0.00000  
Total Distance> 5180.302  
Area: 38.4940 Acres

Block 1 Total Area: 76.9879 Acres

## UNIPILATREID

LOT 3A (P2)








UNPLATTED  
18.49-ACRES

## LEGEND

PURPOSE OF SURVEY  
FROM RURAL-10 TO RURAL-5 FOR APPROXIMATELY 79.5 ACRES IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.N.W., BONNER COUNTY, IDAHO

○ SET 5/8" x 30" REBAR WITH A PLASTIC CAP, MARKED RUEN YEAGER PLS 13554, UNLESS OTHERWISE NOTED.

- CALCULATED POINT
- ◆ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED LS 5713
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED LS 9905

|                             |                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------|
| APPROXIMATE DRAW CENTERLINE |  |
| SECTION LINE                |  |
| BOUNDARY LINE               |  |
| PROPERTY LINE               |  |
| RIGHT-OF-WAY                |  |
| EASEMENT LINE               |  |
| FENCE LINE                  |  |

(P1) OLD KOOTENAI TRAIL ESTATES, RECORDED MAY 2, 2000, IN BOOK 6 OF PLATS, PAGE 86 AS INSTRUMENT NO. 563772, RECORDS OF BONNER COUNTY.

(P2) LOT LINE ADJUSTMENT REPLAT OF LOTS 3, 5 & COMMON AREA OF OLD KOOTENAI TRAIL ESTATES, RECORDED MAY 26, 2010, IN BOOK 6 OF PLATS, PAGE 24 AS INSTRUMENT NO. 752986, RECORDS OF BONNER COUNTY.

(R1) RECORD OF SURVEY FOR JEFFREY & JENNIFER WEIR, RECORDED JULY 10, 2007 AS INSTRUMENT NO. 732560, RECORDS OF BONNER COUNTY.

(R2) RECORD OF SURVEY FOR DOUGLAS AND DIANE VANMAN, RECORDED AUGUST 1, 2007 AS INSTRUMENT NO. 734143, RECORDS OF BONNER COUNTY.

(R3) RECORD OF SURVEY BY M. DUFFNER, RECORDED OCTOBER 9, 2015 AS INSTRUMENT NO. 880539, RECORDS OF BONNER COUNTY.

(01) WARRANTY DEED RECORDED JUNE 15, 2023 AS INSTRUMENT NO. 102146, RECORDS OF BONNER COUNTY.

(02) DEED APRIL 15, 1973 AS INSTRUMENT NO. 146189, RECORDS OF

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 CORP STATIONS:

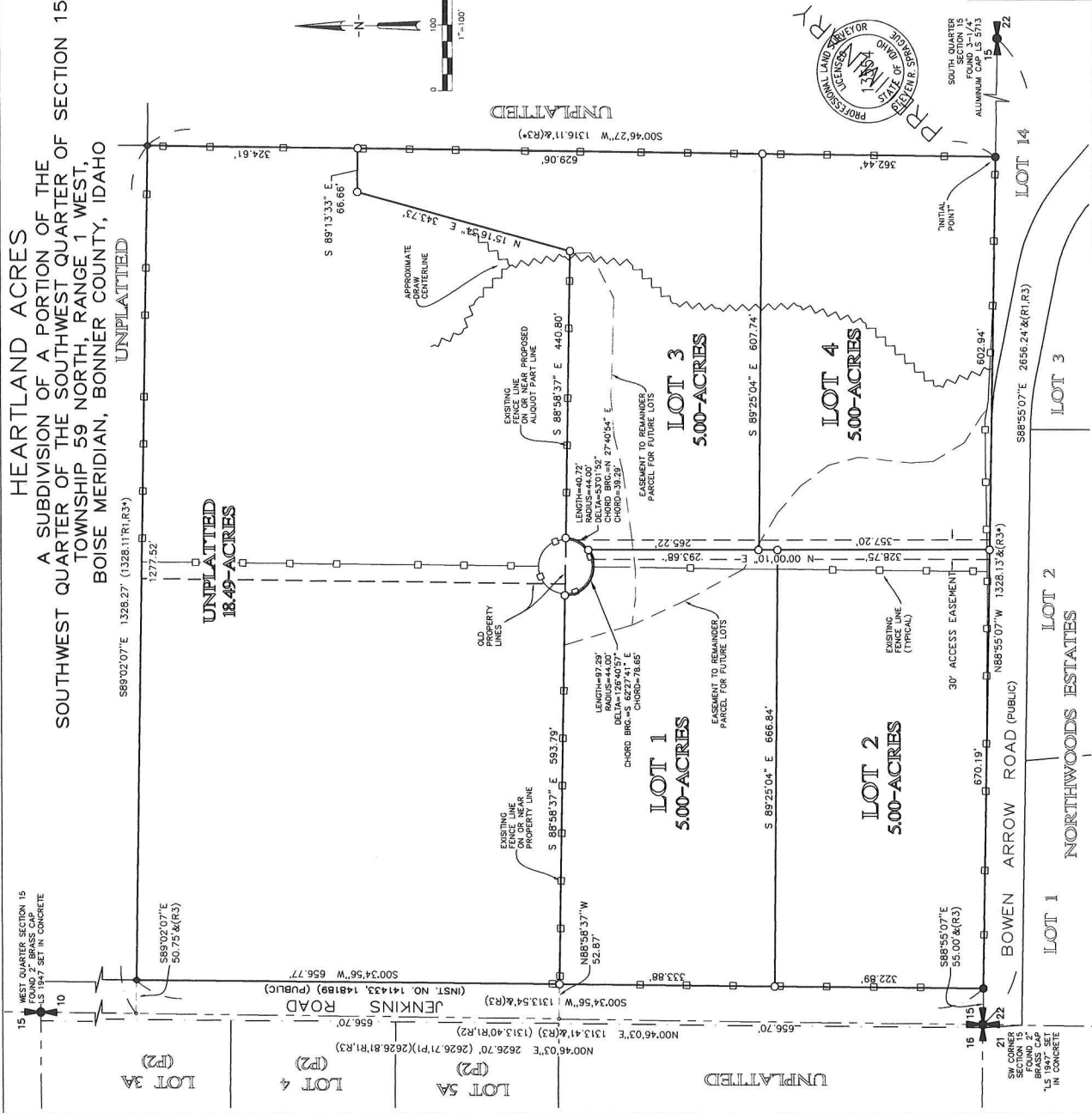
| PID    | DESIGNATION                      | LATITUDE      | LONGITUDE      |
|--------|----------------------------------|---------------|----------------|
| DG3747 | M1FV FLAT HEAD COMMU<br>CORP ARP | N481°338.890  | W114°19'36.542 |
| DG7408 | P020 DYNDRSH_WA2004<br>CORP ARP  | N47°00'07.933 | W118°33'56.712 |
| DQ8092 | WASK SPOKANE WA<br>CORP APP      | N47°39'56.584 | W117°25'14.016 |

**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. | DRAWING NO. | SHEET |
| BC       | P230614     | 5/15/2025   |       |



HEARTLAND ACRES  
A SUBDIVISION OF A PORTION OF THE  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 59 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE AND DEDICATION

THIS IS TO CERTIFY THAT GAIL BRIGGS MOPHERSON, AN UNMARRIED WOMAN, OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS "HEARTLAND ACRES" BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, STATE OF IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE NORTH 00° 34' 56" EAST, 656.70 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 88° 39' 37" EAST, 664.10 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 00° 46' 15" EAST, 657.38 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 88° 02' 07" EAST, 654.13 FEET ALONG THE NORTH LINE OF SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00° 46' 27" WEST, 1316.11 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 88° 55' 07" WEST, 1328.13 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION WITHIN THE ROAD RIGHT-OF-WAY.

CONTAINING 29.26 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHT-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

BE IT FURTHER KNOWN THAT:

WATER SERVICES FOR ALL LOTS WILL BE INDIVIDUAL PRIVATE WELLS.  
SEWER SERVICES FOR ALL LOTS WILL BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.

GAIL BRIGGS MOPHERSON, OWNER

DATE

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF

ME PERSONALLY APPEARED GAIL BRIGGS MOPHERSON, AN UNMARRIED WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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

TITLE REPORT

SUBDIVISION GUARANTEE

PREPARED BY: COMANOWEALTH LAND TITLE INSURANCE COMPANY.  
GUARANTEE NO.: 71953-24-14853-2023-81075-231004946  
DATE: OCTOBER 4, 2023

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

(1) EASEMENT PUBLIC ROADS AND UTILITY PURPOSES

RECORDED: JUNE 29, 1972

INST. NO.: 141433

(2) GRANTED TO: BONNER COUNTY

PURPOSE: PUBLIC ROADS

RECORDED: APRIL 5, 1973

INST. NO.: 148189

(3) GRANTED TO: NORTHERN LIGHTS

PURPOSE: PUBLIC UTILITIES

RECORDED: SEPTEMBER 29, 1977

INST. NO.: 192003

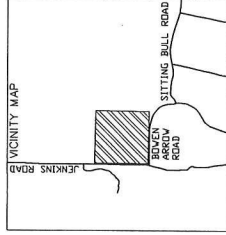
(4) GRANTED TO: NORTHERN LIGHTS

PURPOSE: PUBLIC UTILITIES

RECORDED: JANUARY 25, 2005

INST. NO.: 668933

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 OTHER STRUCTURE WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES PRECEDING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HEARTLAND ACRES" 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 20

BONNER COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS DAY OF 20 AT M.  
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 HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND THAT THE SAME CONFORM WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS DAY OF 20

STEVEN R. SPRAGUE, PLS 13554



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

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