

# Bonner County Planning Department

"Protecting property rights and enhancing property value"  
1500 Highway 2, Suite 208, Sandpoint, Idaho 83864  
Phone (208) 265-1458 - Fax (866) 537-4935  
Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

To: Seth & Jessica Howell

From: Dave Fisher, Planner

Date: October 22, 2025

**Subject: Blue-line review for MLD0053-25: Howell Plat**

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Truxton Glahe; Glahe & Associates**.

Please submit payment of **\$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.
  - ✓ 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.
  - ✓ County surveyor fee paid to the Bonner County Planning Department.
  - ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.
  - ✓ All conditions of approval must be met.
  - ✓ 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>Howell Plat</b>		File No: <b>MLD0053-25</b>
Received by: Dave Fisher, Planner	Received from: Truxton Glahe; Glahe & Associates	Date Received: 10/9/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	10/22/25	DF	Bonner County Planning Department
Comments	10/15/25	AD	Assessor's Office
Comments	10-10-25	MM	Bonner County Road & Bridge Department
Letter	10/14/20 25	MC	GIS Department
Review Complete	10/17/20 25	GD	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** MLD0053-25 **DATE OF REPORT:** 10/22/2025  
**APPLICANT:** Jessica Howell **PARCEL #:** RP56N05W318100A  
**SUBDIVISION NAME/LOTS:** Howell Plat  
**SUMMARY OF PROPOSAL:**

This project divides one (1) 10-acre parcel into two (2) 5.07-acre lots.

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

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### CONDITIONS OF APPROVAL:

- 1 A final plat shall be recorded.
- 2 The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
- 3 Per BCRC 12-646 (C): The "initial point" and description thereof, shall be indicated on the plat.
- 4 Per BCRC 12-646 (D): Statuses of adjoining properties to be shown.
- 5 Per BCRC 12-646 (G): All streets shall bear the street or road name as it appears on the official road name list.

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### STANDARDS REVIEW:

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

12-660 (D) (2) (f) Site area minimum:	<b>Yes</b>	Urban services:	<b>N/A</b>
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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>N/A</b>	In an area of City impact:	<b>No</b>
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>Yes</b>
		12-622 Submerged Lands:	<b>N/A</b>

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

**Yes**

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

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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 well for water and individual septic systems for sewage.
4. The proposed lots will be served by West Pend Oreille Fire District.
5. The proposed lots do not contain frontage on a waterbody.
6. The proposed lots do not contain submerged lands or wetlands.
7. The proposed lots are accessed by Larsen Lane a privately owned and maintained easement.
8. The proposed lots do not contain slopes over 30%.

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## **NOTICE OF ADMINISTRATIVE DECISION:**

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

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

Sincerely,



Planning Department

# Bonner County Planning Department

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## Blueline Review Letter

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October 22, 2025

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

**SUBJECT: MLD0053-25: Howell Plat**

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 10/14/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0850E 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,

Dave Fisher  
Planner

A handwritten signature in black ink, appearing to read "Dave Fisher".



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

October 15, 2025

Bonner County Planning Dept  
HOWELL PLAT  
MLD0053-25  
SECTION 31, TOWNSHIP 56 NORTH, RANGE 5 WEST  
RP56N05W318100A

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.

The owner's certificate has the wrong section number.

The signature line for Seth has Howell spelled incorrectly.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer  
Cadastral Technician  
Bonner County Land Records  
208-265-1440 ext. 1245  
[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)

Tuesday, October 14, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – HOWELL PLAT MLD0053-25)  
SECTION 31, TOWNSHIP 56N, RANGE 5W**

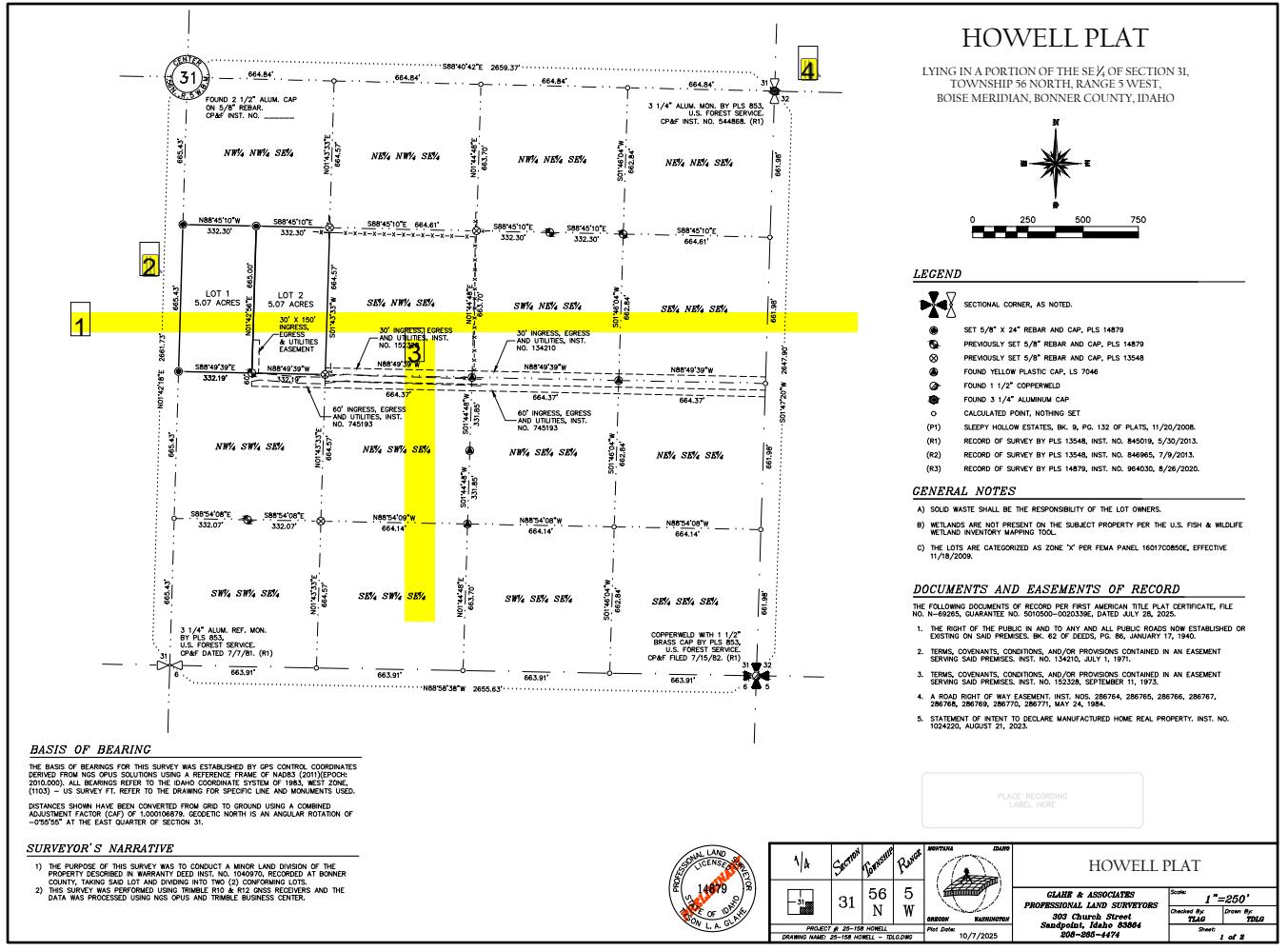
To Whom It May Concern:

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 Hoo Doo Loop & Larsen Lane.**

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: MLD0053-25 Blueline Plat.pdf

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Page:1

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 Number: 1 Author: Matt Mulder Date: 2025-10-10 07:32:08  
Label Hoo Doo Loop, mark it as a public road.

---

 Number: 2 Author: david.fisher Subject: Note Date: 2025-10-22 14:44:41  
Show status of west adjointer

---

 Number: 3 Author: Matt Mulder Date: 2025-10-10 07:31:29  
Label Larsen Lane.

---

 Number: 4 Author: david.fisher Subject: Note Date: 2025-10-22 14:43:19  
Initial point to be shown.

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## HOWELL PLAT

LYING IN A PORTION OF THE SE  $\frac{1}{4}$  OF SECTION 31,  
TOWNSHIP 56 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT SETH HOWELL AND JESSICA HOWELL, HUSBAND AND WIFE, AS  
COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE  
REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1-2,  
THE SE  $\frac{1}{4}$  TO BE KNOWN AS THE "HOWELL PLAT", TOWNSHIP 56 NORTH, RANGE 5 WEST, BONNER COUNTY, IDAHO,  
IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: **4**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

**1**  
SETH HOWELL

DATE

JESSICA HOWELL

DATE

## COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS **5** DAY OF **2025**.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "HOWELL PLAT" AND  
CHECKED THE SURVEY AND COMPUTATIONS THEREIN AND HAVE DETERMINED THAT  
THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS  
HAVE BEEN MET.

DATED THIS **5** DAY OF **2025**.

BONNER COUNTY SURVEYOR

## PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY **6** IDAHO CODE, TITLE 50, CHAPTER 13 HAVE  
BEEN SATISFIED. SANITARY RESTRICTIONS **6** WILL BE REIMPOSED, IN ACCORDANCE WITH  
SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF  
DISAPPROVAL.

DATE PANHANDLE HEALTH DISTRICT SIGNATURE

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS **5** DAY OF **2025**.

PLANNING DIRECTOR

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM

## 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 **2025**.

DATED THIS **5** DAY OF **2025**.

BONNER COUNTY TREASURER

## RECORDER'S CERTIFICATE

FILED THIS **5** DAY OF **2025**, AT **12:00 P.M.**  
IN BOOK **25** OF PLATS AT PAGE **1** ON THE REQUEST OF  
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. **14879**.

COUNTY RECORDER BY DEPUTY

\$ **0** FEE

PLACE RECORDING  
LABEL HERE



1/4	Section	Township	Range	Montana	Idaho
+	31	56	5		

WASHINGTON  
ORIGIN



HOWELL PLAT

GLAHE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
3015 Chalk Hill Rd  
Sandpoint, Idaho 83864

Date: **N/A**  
Checked By: **TLD** Drawn By: **TLD**  
Plot Date: **10/7/2025**  
Drawing Name: **25-158 HOWELL - TLD.G2RS**  
Sheet **2 of 2**

## ACKNOWLEDGMENT

STATE OF **Idaho**

COUNTY OF **Bonner**

ON THIS **5** DAY OF **October**, 2025, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED **JESSICA HOWELL**, KNOWN OR  
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING  
INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF **Idaho**

RESIDING AT: **1500 1/2 E. 10th Street, Sandpoint, Idaho 83864**

MY COMMISSION EXPIRES: **10/2026**

## ACKNOWLEDGMENT

STATE OF **Idaho**

COUNTY OF **Bonner**

ON THIS **5** DAY OF **October**, 2025, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED **SETH HOWELL**, KNOWN OR  
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING  
INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF **Idaho**

RESIDING AT: **1500 1/2 E. 10th Street, Sandpoint, Idaho 83864**

MY COMMISSION EXPIRES: **10/2026**

**3**

## Page:2

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 Number: 1 Author: david.fisher Subject: Note Date: 2025-10-22 15:01:46  
\*Howell

---

 Number: 2 Author: Alicia Deabenderfer Date: 2025-10-15 07:25:07  
31?

---

 Number: 3 Author: Alicia Deabenderfer Date: 2025-10-15 07:26:01  
spelling

---

 Number: 4 Author: david.fisher Subject: Note Date: 2025-10-22 14:59:49  
31

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 Number: 5 Author: david.fisher Subject: Note Date: 2025-10-22 15:01:55  
\*Plat

---

 Number: 6 Author: david.fisher Subject: Note Date: 2025-10-22 15:03:50  
Restriction Lift not required. May use sanitary restriction.

---

# HIGHLAND SURVEYING

October 17, 2025

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

Re: Plat Review MLD0053-25 Howell Plat

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) Label Hoo Doo Loop & Larsen Lane
- 2) Owner's Certificate:
  - a. Correct Section Number
  - b. Correct spelling of Seth Howell's name.
- 3) In County Surveyor's Certificate, change "replat" to "plat".

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

MLD0053-25 HOWELL PLAT

File:

10/17/25

Date:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
<b>Surveyor 54-12</b>		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
<b>Surveys 55-19 &amp; Plats 50-13</b>		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
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?	✓
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	-
<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	# 1
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	# 2
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerk	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	-
50-1309(1)	Surveyor's Certificate	✓
50-1305	County Surveyor's Certificate	# 3
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.	-
<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.	-



# HOWELL PLAT

LYING IN A PORTION OF THE SE<sup>1/4</sup> OF SECTION 31,  
TOWNSHIP 56 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

PLAT

## OWNERS' CERTIFICATE

KNOWN ALL NOW BY THESE PRESENTS THAT SETH HOWELL, HUSBAND AND WIFE, AS  
COMMUNITY PROPERTY, IN WITNESS WHEREOF, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE  
REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1-2,  
THE SAME TO BE KNOWN AS "HOWELL PLAT", BEING A PORTION OF SECTION 31, TOWNSHIP 56, RANGE 5  
WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:  
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 56, RANGE 5, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SETH HOWELL

DATE

JESSICA HOWELL

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.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREN PLAT "HOWELL PLAT" AND  
THE CILED AND COMPUTED THEREON AND HAVE DETERMINED THAT  
THE SAME HAS BEEN SATISFIELD. SANITARY RESTRICTIONS MAY BE IMPOSED IN ACCORDANCE WITH  
THE IDAHO STATE CODE FOR PAVING TO PLATS AND SURVEYS  
HAVE BEEN MET. I HEREBY APPROVE THE PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY SURVEYOR

## PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE  
BEEN SATISFIELD. SANITARY RESTRICTIONS MAY BE IMPOSED IN ACCORDANCE WITH  
DISAPPROVAL. 128, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF

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

PANHANDLE HEALTH DISTRICT SIGNATURE

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED PROPERTY  
HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

## SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAIE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS  
PLAT WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED ON AN  
ACTUAL SURVEY LOCATED IN SECTION 31, TOWNSHIP 56, NORTH, RANGE 5, WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES, AND  
ANGLES AND SLOPES CORRECTLY THEREON, AND THAT THE MONUMENTS HAVE BEEN  
PLACED IN THE CORRECT PLACEMENT AND THAT THE SURVEY IS IN COMPLIANCE  
WITH ALL PROVISIONS OF APPLICABLE STATE, LOCAL AND FEDERAL LAW AND LOCAL BYLAWS.

TYSON L.A. GLAIE, PLS 14879

DATE

## RECORDER'S CERTIFICATE

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

COUNTY RECORDER

BY DEPUTY

Fee



## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SETH HOWELL, KNOWN OR  
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING  
INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESPONDENT AT: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED JESSICA HOWELL, KNOWN OR  
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING  
INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESPONDENT AT: \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, PERSONALLY APPEARED MC, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JESSICA HOWELL, KNOWN OR  
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING  
INSTRUMENT.

HOWELL PLAT

PROJECT # 25-149 HOWELL				DRAWN BY				SIGNED BY			
2025				GLAIE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 203 Church Street Sandpoint, Idaho 83864 PHONE: 208-265-4744							
1	4	5	6	7	8	9	10	11	12	13	14
1	4	5	6	7	8	9	10	11	12	13	14

Polyline Report\_Lot 1

Wed Oct 8 08:13:20 2025

Northing Easting Bearing Distance

2368480.764	2317296.746		✓
	N 01°42'56" E	665.000	
2369145.466	2317316.653		✓
	N 88°45'10" W	332.304	
2369152.699	2316984.428		✓
	S 01°42'18" W	665.433	
2368487.561	2316964.629		✓
	S 88°49'39" E	332.186	
2368480.764	2317296.746		✓

Closure Error Distance &gt; 0.00000

Total Distance &gt; 1994.923

Polyline Area: 221006.416 sq ft, 5.0736 acres ✓

## Polyline Report\_Lot 2

Wed Oct 8 08:13:33 2025

Northing Easting Bearing Distance

2369138.234	2317648.878		✓
		S 01°43'33" W	664.568
2368473.967	2317628.863		✓
		N 88°49'39" W	332.186
2368480.764	2317296.746		✓
		N 01°42'56" E	665.000
2369145.466	2317316.653		✓
		S 88°45'10" E	332.304
2369138.234	2317648.878		✓

Closure Error Distance&gt; 0.00000

Total Distance&gt; 1994.059

Polyline Area: 220862.488 sq ft, 5.0703 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 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.: 1072

Terms: Net 15

Invoice date: 10/17/2025

Due date: 11/01/2025

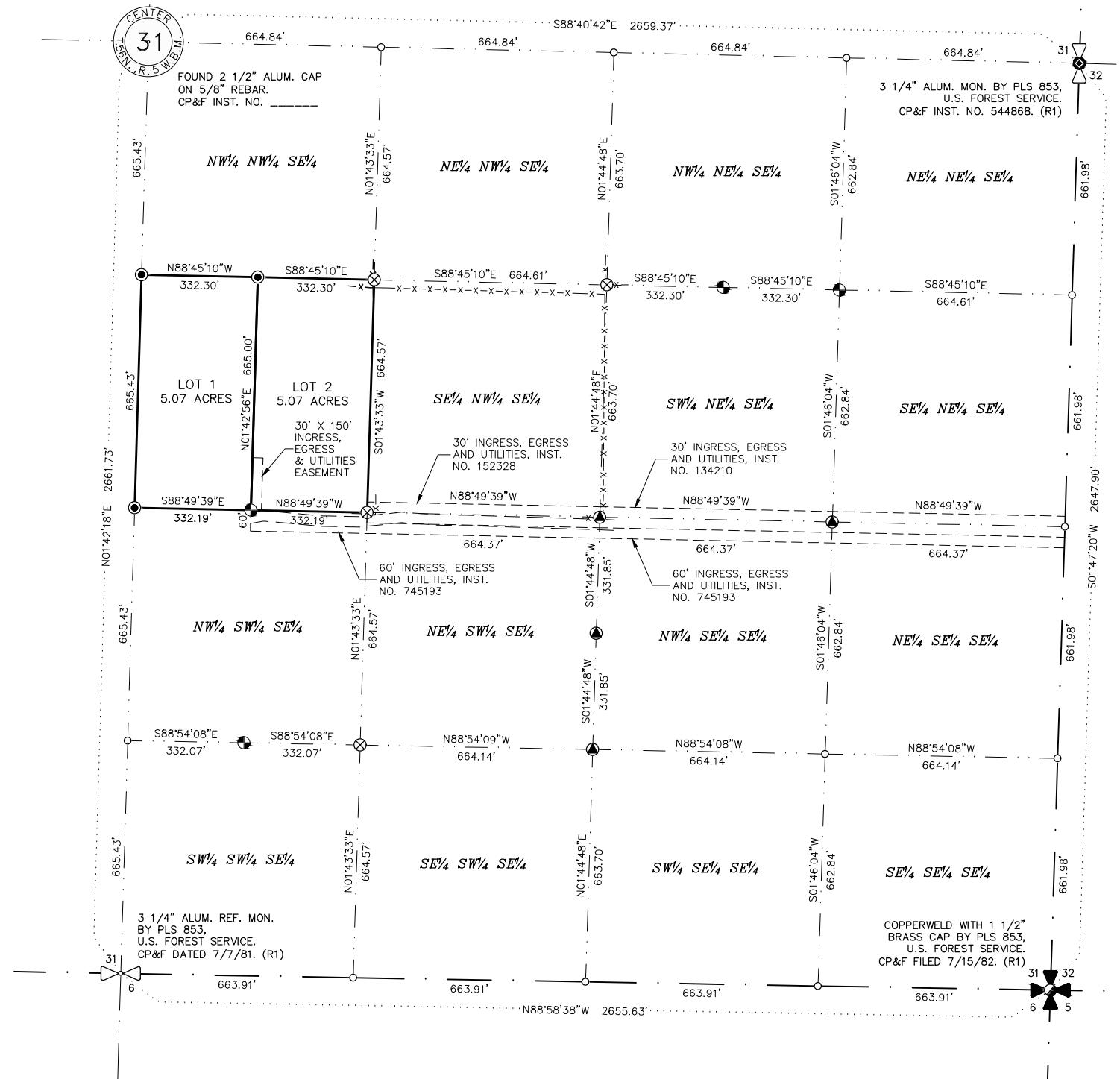
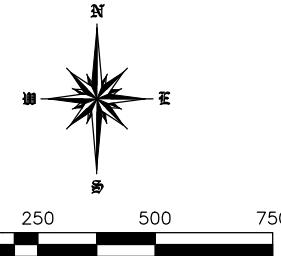
#	Product or service	Description	Qty	Rate	Amount
1.	<b>Bonner County Surveyor Review</b>	County Surveyor Review - MLD0053-25 Howell Plat	1	\$265.00	\$265.00
2.	<b>Copies &amp; Recording Fees</b>		1	\$43.14	\$43.14
			<b>Total</b>	<b>\$308.14</b>	

Thank you for choosing to work with us on your survey. Please send your payment to the following address:

Highland Surveying  
6811 S. Main Street, Suite c  
Bonner's Ferry, ID 83805  
or contact us for electronic payment.

# HOWELL PLAT

LYING IN A PORTION OF THE SE  $\frac{1}{4}$  OF SECTION 31,  
TOWNSHIP 56 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 14879
- PREVIOUSLY SET 5/8" REBAR AND CAP, PLS 13548
- FOUND YELLOW PLASTIC CAP, LS 7046
- FOUND 1 1/2" COPPERWELD
- FOUND 3 1/4" ALUMINUM CAP
- CALCULATED POINT, NOTHING SET
- (P1) SLEEPY HOLLOW ESTATES, BK. 9, PG. 132 OF PLATS, 11/20/2008.
- (R1) RECORD OF SURVEY BY PLS 13548, INST. NO. 845019, 5/30/2013.
- (R2) RECORD OF SURVEY BY PLS 13548, INST. NO. 846965, 7/9/2013.
- (R3) RECORD OF SURVEY BY PLS 14879, INST. NO. 964030, 8/26/2020.

## GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0850E, EFFECTIVE 11/18/2009.

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE PLAT CERTIFICATE, FILE NO. N-69265, GUARANTEE NO. 5010500-0020339E, DATED JULY 28, 2025.

- THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES. BK. 62 OF DEEDS, PG. 86, JANUARY 17, 1940.
- TERMS, COVENANTS, CONDITIONS, AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES. INST. NO. 134210, JULY 1, 1971.
- TERMS, COVENANTS, CONDITIONS, AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES. INST. NO. 152328, SEPTEMBER 11, 1973.
- A ROAD RIGHT OF WAY EASEMENT. INST. NOS. 286764, 286765, 286766, 286767, 286768, 286769, 286770, 286771, MAY 24, 1984.
- STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME REAL PROPERTY. INST. NO. 1024220, AUGUST 21, 2023.

## BASIS OF BEARING

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

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000106879. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°55'55" AT THE EAST QUARTER OF SECTION 31.

## SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1040970, RECORDED AT BONNER COUNTY, TAKING SAID LOT AND DIVIDING INTO TWO (2) CONFORMING LOTS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
31	56	N	5	OREGON	WASHINGTON
PROJECT #: 25-158 HOWELL			DRAWING NAME: 25-158 HOWELL - TDLG.DWG		
Plot Date: 10/7/2025			Scale: 1"=250'		
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			Checked By: TLAG Drawn By: TDLG		
			Sheet: 1 of 2		

# HOWELL PLAT

LYING IN A PORTION OF THE SE  $\frac{1}{4}$  OF SECTION 31,  
TOWNSHIP 56 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SETH HOWELL AND JESSICA HOWELL, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-2, THE SAME TO BE KNOWN AS "HOWELL PLAT" BEING A PORTION OF SECTION 31, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

\_\_\_\_\_  
SETH HOWELL

\_\_\_\_\_  
DATE

\_\_\_\_\_  
JESSICA HOWELL

\_\_\_\_\_  
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.

\_\_\_\_\_  
CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "HOWELL PLAT" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

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

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

## PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PANHANDLE HEALTH DISTRICT SIGNATURE

## PLANNING DIRECTOR

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

\_\_\_\_\_  
PLANNING DIRECTOR

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SETH HOWELL, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JESSICA HOWELL, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 31, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879



1/4	Section	Township	Range	MONTANA	IDAHO
31	31	56	5		
N		W			

PROJECT #: 25-158 HOWELL  
DRAWING NAME: 25-158 HOWELL - TDLG.DWG

Plot Date: 10/7/2025

PLACE RECORDING  
LABEL HERE

## HOWELL PLAT

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A
Checked By: TLAG	Drawn By: TDLG
Sheet: 2 of 2	

Polyline Report\_Lot 1

Wed Oct 8 08:13:20 2025

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