

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: Keith Schofield

From: Daniel Britt, Planner

Date: November 12, 2025

Subject: Blue-line review for MLD0058-25: Schofield 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: **Grant Dorman**.

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:
Schofield Acres

File No:
MLD0058-25

Received by:
Daniel Britt, Planner

Received from:
Grant Dorman

Date Received:
10.15.25

Blueline Review

Completed	Date	Initial	Department/ Office
See Staff Report	11.7.25	DB	Bonner County Planning Department
X	10.29.25	SM	Assessor's Office
X	10-24-25	MM	Bonner County Road & Bridge Department
Road name required	10/23/2025	MC	GIS Department
X	11.6.25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0058-25** **DATE OF REPORT:** 11/12/2025

APPLICANT: Keith L. Schofield Revocable Trust **PARCEL #:** RP61N04W075402A

SUBDIVISION NAME/LOTS: Schofield Acres

SUMMARY OF PROPOSAL:

The applicant has proposed to create four(4) lots 10 acres each and one(1) 35.396 acre parcel.

THE APPLICATION IS NOT consistent 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 subject to the conclusions required by BCRC.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **10 acre** **Rural 10 (R-10)**

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: **No**
12-622 Submerged Lands: **No**

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: **No** 12-626.A Environmental Features: **No**

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 proposal lot sizes are 10 acres which meets the A/F-10 zoning minimum requirements.
3. Lots are not divided by a boundary of any city, county, zoning designation, railroad right or way or public right of way.
4. The proposed lots do not contain any mapped bodies of water.
5. The proposed lots contain slopes $\geq 30\%$ grade.
6. Properties are within the West Priest Lake Fire District.
7. Lots will be served by individual wells and septic systems.
8. Northern Lights Inc. will be the utility provider.
9. Access is a 33' wide easement.
10. Each proposed lot has a depth to width of 4.7:1, therefore not meeting BCRC 12-621(A) depth to

width of 4.2:1.

11. The plat per BCRC 12-646(C) does not indicate the "initial point"

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

"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 Review Letter

November 12, 2025

Grant Dorman
6811 S. Main St Ste. C
Bonners Ferry, ID 83805

SUBJECT: MLD0058-25: Schofield

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 Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - KS 10/21/2025: Parcel is within SFHA Zone D per FIRM Panel Number 16017C0125F Effective Date 7/7/2014. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Daniel Britt
Planner



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469
E-mail: gisgroup@bonnercountyid.gov

Thursday, October 23, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – SCHOFIELD ACRES (MLD0058-25)
SECTION 7, TOWNSHIP 61N, RANGE 4W**

To Whom It May Concern:

The road easement will require 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>



Office of
Dennis Engelhardt
Bonner County Assessor

1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

October 29, 2025

Bonner County Planning Dept
PLAT OF SCHOFIELD ACRES
MLD0058-25
SECTION 7, TOWNSHIP 61 NORTH, RANGE 4 WEST

RP61N04W075402A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and the correct name of the trust has come into question. Please compare to the trust named in the deed (1043146)

Verify the true and correct name of the trust and use that name consistently throughout the plat, to include the Owner's Certificate, the Notary Acknowledgement, and the Title on both sheets.

The call to the NW corner marker needs to be moved on the plat face so that it does not obscure the call to the N boundary line.

In the Statement of Purpose, please remove "This survey makes no representation of ownership." as this is a Plat and not a record of survey.

In the Owner's Certificate please remove reference to the unplatting remainder and only describe what is being platted.

On the plat face please do not show the unplatting remainder with bold lines.

In the Owner's Certificate and County Surveyor's Certificate, please use naming consistent with the title on the the plat (i.e. "PLAT OF SCHOFIELD ACRES" or just "SCOFIELD ACRES")

In the Notary Acknowledgment please include the actual name of the trust rather than "said trust" for clarity.

In the Surveyor's certificate, please correct the PLSS information and county name.

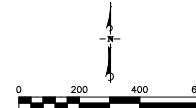
Please make corrections to the plat prior to printing mylar.

Thank you,
Sean Morgan
Cadastral Technician
Bonner County Land Records
208-265-1440 ext. 1329
landrecords@bonnercountyid.gov

PLAT OF
SCHOFIELD ACRES

LYING IN
GOVERNMENT LOTS 3 & 4 OF SECTION 7,
TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

FUR
KEITH L. SCHOFIELD 2
REVOCABLE TRUST



LEGEND 1" = 200'

 SECTIONAL CORNER, FOUND OR SET AS NOTED

 SECTIONAL CORNER, CALCULATED POSITION, NOTHING FOUND, NOTHING SET

NE1/4 SW1/4 ALIQUOT PART PER GLO PLAT

ADJOINING SURVEYS

(R1) SURVEY - INST. NO. 2310481 - 1980
(R2) SURVEY - INST. NO. 738931 - 2007
(R3) SURVEY - INST. NO. 941450 - 2019

SURVEYOR'S NARRATIVE

BOUNDARIES SHOWN HEREON WERE DETERMINED LARGELY BY FOLLOWING SURVEY PERFORMED BY ALAN KIEBERT, PLS 974, PERFORMED IN 1980 RECORDED UNDER INSTRUMENT NUMBER 231048. ALL MONUMENTS PER SAID SURVEY WERE FOUND WITHIN ACCEPTABLE TOLERANCES, EXCEPT AS NOTED. WEST 1/16TH CORNER WAS FOUND DISTURBED BY EROSION FROM GRANITE CREEK, BUT POSITION WAS CALCULATED FROM TIES ON SURVEY PERFORMED IN 2019 BY STEVEN BINNALL RECORDED UNDER INSTRUMENT NUMBER 941450.

PLAT OF SCHOFIELD ACRES

LYING IN
GOVERNMENT LOTS 3 & 4 OF SECTION 7,
TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

FOR
KEITH L. SCHOFIELD 2
REVOCABLE TRUST

LINE TABLE

LIN	BEARING	DISTANCE
L1	S 0045°27' W	1403.98'
L2	S 0045°27' W	70.98'
L3	S 0045°27' W	1403.98'
L4	N 0047°03' E	271.31'
L5	S 67.25' E	155.32'
L6	S 88.65' E	270.35'
L7	S 77.34' W	192.84'
L8	S 44.25' E	220.08'
L9	S 0045°27' W	1403.98'
L10	S 0551.62' W	69.21'
L11	S 0045°27' W	1403.98'
L12	S 0045°27' W	1403.98'

LEGEND

- SECTIONAL CORNER, FOUND OR SET AS NOTED
- SECTIONAL CORNER, CALCULATED POSITION, NOTHING FOUND, NOTHING SET
- FOUND 2-1/2" ALUM CAP, RLS 974, EXCEPT AS NOTED
- FOUND 5/8" REBAR AND CAP, PLS 14214, EXCEPT AS NOTED
- SET 5/8" X 30" REBAR AND CAP, PLS 16268, EXCEPT AS NOTED
- CALCULATED POINT, NOTHING FOUND, NOTHING SET

NE1/4 SW1/4
ALIQUOT PART PER GLO PLAT
CORNER INDEX

ADJOINING SURVEYS

(R1) SURVEY - INST. NO. 3210481 - 1980
(R2) SURVEY - INST. NO. 738931 - 2007
(R3) SURVEY - INST. NO. 941450 - 2019

SURVEYOR'S NARRATIVE

BOUNDARIES SHOWN HEREON WERE DETERMINED LARGELY BY FOLLOWING SURVEY PERIODIC MONUMENTS, ALSO BY FOLLOWING THE LINE OF A PREVIOUS SURVEY INSTRUMENT NUMBER 2310481. ALSO, MONUMENTS PER SAID SURVEY WERE FOUND WITHIN ACCEPTABLE TOLERANCES, EXCEPT AS NOTED. WEST 1/16TH CORNER WOULD NOT BE LOCATED DUE TO THE CREEK, BUT POSITION WAS CALCULATED FROM TIES ON SURVEY PERFORMED IN 2019 BY STEPHEN BRINNELL, REGISTERED UNDER INSTRUMENT NUMBER 941450.

BASIS OF BEARINGS AND CONTROL STATEMENT

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE IDAHO COORDINATE SYSTEM, WEST ZONE (1103), NAD83 (2011), EPOCH 2010.00, US SURVEY FEET (U.S. COORDINATE SYSTEM). THE COORDINATE ACCURACY IS 1.00 FT. THE SITE COMBINATION FACTOR IS 0.99990102, THE CONVERGENCE ANGLE IS 0.00232232, CALCULATED AT THE SOUTHWEST CORNER OF SECTION 7, SHOWN HEREON.

DISTANCES ARE SHOWN IN GROUND DISTANCE AND WERE DETERMINED BY MULTIPLYING GRID DISTANCES BY 1.000098988, WHICH IS THE INVERSE OF THE SITE COMBINATION FACTOR.

THE PURPOSE OF THIS SURVEY IS TO FACILITATE A MINOR LAND DIVISION AND MONUMENT THE PROPERTY CORNERS THEREOF. THIS SURVEY MAKES NO REPRESENTATION OF THE EXISTENCE OR ABSENCE OF ANY PHYSICAL IMPROVEMENTS OR FEATURES OF RECORD. THE DESCRIPTIONS SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY.

SURVEY PROCEDURES

STATIC AND RTK GNSS SURVEY WORK UTILIZED TRIMBLE GNSS RECEIVERS. NSG-OPUS WAS USED FOR PROCESSING THE STATIC GNSS DATA. CONVENTIONAL SURVEYING UTILIZED A 3" TOTAL STATION. POSITIONING SHOWN FELL WITHIN ACCEPTABLE TOLERANCES.

STATEMENT OF PURPOSE

THE PURPOSE OF THIS SURVEY IS TO FACILITATE A MINOR LAND DIVISION AND MONUMENT THE PROPERTY CORNERS THEREOF. THIS SURVEY MAKES NO REPRESENTATION OF THE EXISTENCE OR ABSENCE OF ANY PHYSICAL IMPROVEMENTS OR FEATURES OF RECORD. THE DESCRIPTIONS SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY.

HIGHLAND SURVEYING

6015 MAIN STREET, SUITE C
BONNER COUNTY, IDAHO 83864
(208) 265-2000

PROFESSIONAL LAND SURVEYOR	REGISTRATION NO.	EXPIRATION DATE	STATEMENT
ROBERT L. HIGHLAND, S.R.L.S.	1600000000	10/2025	AS NOTED
ROBERT L. HIGHLAND, S.R.L.S.	1600000000	10/2025	AS NOTED
ROBERT L. HIGHLAND, S.R.L.S.	1600000000	10/2025	AS NOTED

1/4 SEC. T R DRAWN BY GND SCALE: AS NOTED
7 61N 4W
CHECKED BY DATE: OCTOBER 2025
JOB NO. 25028 SHEET 1 OF 2

Summary of comments: Blueline Plat.pdf

Page:1

 Number: 1 Author: Sean Morgan Date: 2025-10-23 08:21:20

Please reposition call for corner marker to avoid obscuring call for boundary line

 Number: 2 Author: Sean Morgan Date: 2025-10-23 11:42:44

Ensure the name of the trust is correct on both sheets

 Number: 3 Author: Monica Carash Date: 2025-10-23 09:28:46

Road name required

 Number: 4 Author: Sean Morgan Date: 2025-10-23 07:59:24

Please remove.

 Number: 5 Author: Sean Morgan Date: 2025-10-23 07:59:59

please remove.

**PLAT OF
SCHOFIELD ACRES**

LYING IN

**GOVERNMENT LOTS 3 & 4 OF SECTION 7,
TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO**

**FOR
KEITH L. SCHOFIELD
REVOCABLE TRUST**

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KEITH L. SCHOFIELD, REVOCABLE TRUST, HEREIN SIGNATORIES, THAT IT IS DESIRED THAT THE LAND BE PLATTED INTO LOTS 1, 2 & 3, LOTS 1 & 2 BE KNOWN AS THE PLATTED LOTS AND THE REMAINDER BE KNOWN AS THE UNPLATTED REMAINDER, BEING A 40 ACRES LOT LOCATED IN SECTION 7, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 3 AND 4 IN SECTION 7, TOWNSHIP 61 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO

TOGETHER WITH A NON-EXCLUSIVE THREE FEET WIDE STRIP OF LAND SHOWN HERON IS HEREBY RESERVED FOR ACCESS AND UTILITY PURPOSES TO THE OWNER(S) OF LOTS 1 THRU 4 AND UNPLATTED REMAINDER ALSO SHOWN HERON.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RESERVATIONS AND ENCUMBRANCES OF RECORD OR IN VIEW.

KEITH SCHOFIELD, TRUSTEE

DATE

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF IDAHO) SS. COUNTY OF BONNER)
ON THIS DAY OF 2025, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, THE FOREGOING KEITH SCHOFIELD, KNOWN OR
IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT
AS TRUSTEE ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

COMMISSION EXPIRES:

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING EASEMENTS AND DOCUMENTS OF RECORD FOR SUBDIVISION GRANTOR, ISSUED BY THE STATE OF IDAHO, FILED SEPTEMBER 24, 2025 ARE AS FOLLOWS:

1. A perpetual Easement for road granted to The United States of America, recorded April 17, 1981 as Instrument No. 300131.
2. A perpetual Easement for road granted to The United States of America, recorded April 17, 1981 as Instrument No. 300131.
3. Reservation of all oil, gas and other hydrocarbons, by document recorded April 17, 1981 as Instrument No. 363266, together with the appurtenant rights to use the surface of the land.
4. Covenants and Restrictions recorded as Instrument No. 363266, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Special Deed of Deed recorded January 15, 1993 under instrument No. 416254 to delete the Timberslides conveyance and assumption agreement contained therein.
6. Transfer of easement recorded February 9, 1997 as instrument No. 168712.
7. Premium in deed to Granite Creek Estates, LLC, an Idaho limited liability company, recorded January 30, 2024 as instrument No. 697058.
8. Effect of the Quitclaim Deed recorded December 17, 2024 as instrument No. 1043146.
9. Reserves in United States Patent.
10. If Steven Sanchez is one and the same as Steven Lee Sanchez (named on line 1041782), the following will attach to said land:

 - a. (See line below).

The Notary Public affixes Page 8 of 8 Quarante Face Page - Exclusions, Conditions and Limitations

Form 50102000 (7-1-14)

11. Notary Public Seal of the State of Idaho
Debt: Steven Sanchez
For: Notary Public
Filing Agency: Idaho State Tax Commission
Filed: July 9, 2024
Lien number: 20241244173

COUNTY COMMISSIONERS' CERTIFICATE

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

_____ DAY OF 20____

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

WATER AND SEWER NOTE

WATER SERVICE: WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWER SERVICE: SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEM

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERON PLAT "SCHOFIELD ACRES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE SAME CONFORMS TO THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF 20____

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR OTHER STRUCTURE, WHETHER TEMPORARY OR PERMANENT, OR MAKE ANY SANITARY FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF 20____

BONNER COUNTY TREASURER

RECORDOR'S CERTIFICATE

FILED THIS DAY OF 20____ AT M.
AT THE REQUEST OF HIGHLAND SURVEYING, LLC.

BOOK ____ OF PLATS, PAGE ____ AS INSTRUMENT NUMBER ____

COUNTY RECORDER DEPUTY FEE

SURVEYOR'S CERTIFICATE

I, GRANT DORMAN, PLS 16268, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND DIRECTED TO BE FILED ON THE DATE OF THIS ACTUAL SURVEY LOCATED IN SECTION 30, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURES AND ANGLES ARE CORRECT AND THAT THE LOT LINES ARE PLAINLY MARKED AND WELL PLACED AND ALL LOT CORNERS PRECISELY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

GRANT DORMAN, PLS 16268

DATE



HIGHLAND SURVEYING

6811 MAIN STREET, SUITE C
BONNER COUNTY, IDAHO 83804
(208) 207-2000

1/4	SEC	T	R	DRAWN BY	SCALE/
<input checked="" type="checkbox"/>	7	61N	4W	GWD	AS NOTED

CHECKED BY: GWD DATE: OCTOBER 2025

JOB NO: 25028 SHEET: 2 OF 2

 Number: 1 Author: Sean Morgan Date: 2025-10-23 07:54:42

The owner of record in instrument 1043146 is "The revocable trust of Keith L. Schofield" - please verify the correct name of the trust and use consistently in the owner's certificate and notary acknowledgement.

 Number: 2 Author: Sean Morgan Date: 2025-10-22 16:46:34

TYPO? - KNOW

 Number: 3 Author: Sean Morgan Date: 2025-10-24 12:11:04

Please remove reference to unplattd remainder from the owner's certificate and only describe what is being platted. Additionally, change the line weight of the unplattd area on the map to not appear bold.

 Number: 4 Author: Sean Morgan Date: 2025-10-24 12:18:54

Please use consistent naming throughout the document - if the title is "PLAT OF SCHOFIELD ACRES" that should be reflected in the Owner's Certificate.

 Number: 5 Author: Sean Morgan Date: 2025-10-23 11:38:16

Include that portion of government lot 4 that is included in the platted lots (e.g. "... and the north xxx feet of lot 4..." or some particular metes & bounds description of that area.

 Number: 6 Author: Sean Morgan Date: 2025-10-24 12:20:17

Please use consistent naming - see Owner's Cert note.

 Number: 7 Author: Sean Morgan Date: 2025-10-23 11:33:21

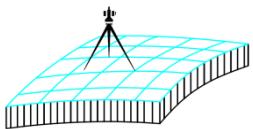
Please add name of trust for clarity.

 Number: 8 Author: Sean Morgan Date: 2025-10-23 07:34:51

Correct PLSS description

 Number: 9 Author: Sean Morgan Date: 2025-10-23 08:05:10

Change to Bonner County



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
Website: www.glaheinc.com

November 1, 2025

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

Re: Plat Review – MLD0058-25 – Schofield Acres

Dear Planning Dept.,

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

- 1) Show status of surrounding properties.
- 2) Show easements through all properties, where applicable.
- 3) Correct S-T-R in Surveyor's Cert.
- 4) Adjust Statement of purpose to relate to plats vs Record of Survey.
- 5) Clarify Trust and person signing for the Trust in the Owner's Cert and Notary Block.
- 6) Adjust text near W 1/4 Sec. 7.
- 7) Sentence case v all CAPS (Documents and Easements of Record)
- 8) Tax lien may be in place per #10 & 11 on documents block.
- 9) Other items marked on review map.

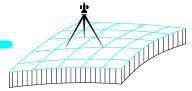
When these items have been addressed, the plat should be ready for signature.

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
Website: www.glaheinc.com

Invoice #

16166

Date

11/5/2025

Bill To:

Highland

Project / Job #

25-001CE Review MLD0058-25 - Schofield Ac

Please submit payment by: 11/5/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0058-25 - Schofield 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%

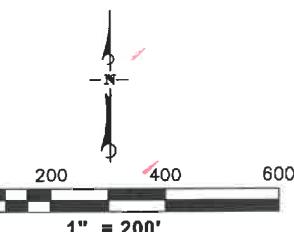
A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

PLAT OF SCHOFIELD ACRES

LYING IN

GOVERNMENT LOTS 3 & 4 OF SECTION 7,
TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

FOR
KEITH L. SCHOFIELD
REVOCABLE TRUST



LEGEND

- SECTIONAL CORNER, FOUND OR SET AS NOTED
- SECTIONAL CORNER, CALCULATED POSITION, NOTHING FOUND, NOTHING SET

- FOUND 2-1/2" ALUM CAP, RLS 974, EXCEPT AS NOTED
- FOUND 5/8" REBAR AND CAP, PLS 14214, EXCEPT AS NOTED
- SET 5/8" X 30" REBAR AND CAP, PLS 16268, EXCEPT AS NOTED
- CALCULATED POINT, NOTHING FOUND, NOTHING SET

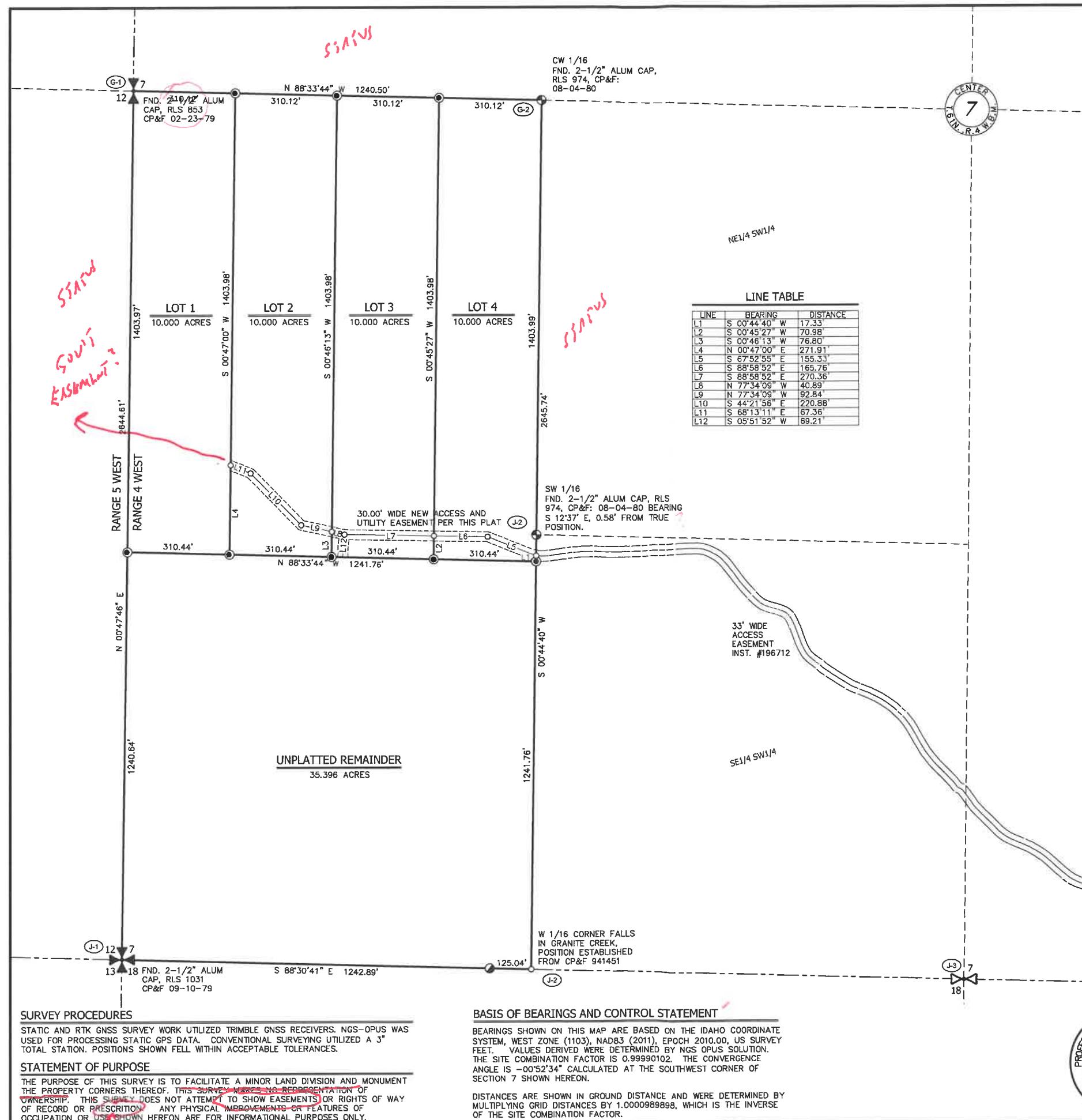
NE1/4 SW1/4 ALIQUOT PART PER GLO PLAT
(J-24) CORNER INDEX

ADJOINING SURVEYS

(R1) SURVEY - INST. NO. 2310481 - 1980
(R2) SURVEY - INST. NO. 738931 - 2007
(R3) SURVEY - INST. NO. 941450 - 2019

SURVEYOR'S NARRATIVE

BOUNDARIES SHOWN HEREON WERE DETERMINED LARGELY BY FOLLOWING SURVEY PERFORMED BY ALAN KIEBERT, PLS 974, PERFORMED IN 1980 RECORDED UNDER INSTRUMENT NUMBER 231048. ALL MONUMENTS PER SAID SURVEY WERE FOUND WITHIN ACCEPTABLE TOLERANCES, EXCEPT AS NOTED. WEST 1/16TH CORNER WAS FOUND DISTURBED BY EROSION FROM GRANITE CREEK, BUT POSITION WAS CALCULATED FROM TIES ON SURVEY PERFORMED IN 2019 BY STEVEN BINNALL RECORDED UNDER INSTRUMENT NUMBER 941450.



HIGHLAND SURVEYING			
6811 MAIN STREET, SUITE C BONNERS FERRY, ID 83864 (208) 267-2080			
1/4	SEC	T	R
DRAWN BY: GWD		SCALE: AS NOTED	
CHECKED BY: GWD		DATE: OCTOBER 2025	
JOB NO: 25028		SHEET: 1 OF 2	

PLAT OF SCHOFIELD ACRES

LYING IN

GOVERNMENT LOTS 3 & 4 OF SECTION 7,
TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

FOR

KEITH L. SCHOFIELD
REVOCABLE TRUST

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KEITH L. SCHOFIELD, REVOCABLE 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, 3, & 4 AS SHOWN HEREON, RESERVING AN UNPLATTED REMAINDER, TO BE KNOWN AS "SCHOFIELD ACRES" BEING A PORTION OF SECTION 7, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 3 AND 4 IN SECTION 7, TOWNSHIP 61 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO

TOGETHER WITH A NON-EXCLUSIVE THIRTY (30) FOOT WIDE STRIP OF LAND SHOWN HEREON IS HEREBY DEDICATED FOR ACCESS AND UTILITY PURPOSES TO THE OWNER(S) OF LOTS 1 THRU 4 AND UNPLATTED REMAINDER ALSO SHOWN HEREON.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RESERVATIONS AND ENCUMBRANCES OF RECORD OR IN VIEW.

KEITH SCHOFIELD, TRUSTEE

DATE

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF IDAHO) SS. COUNTY OF BONNER)

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEITH SCHOFIELD, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE ON BEHALF OF SAID TRUST, NAME TRUST

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING EASEMENTS AND DOCUMENTS OF RECORD PER SUBDIVISION GUARANTEE ISSUED BY FIRST AMERICAN TITLE, ORDER NO. 1207586-S, GUARANTEE NUMBER 5010500-1207586-S, DATED SEPTEMBER 24, 2025 ARE AS FOLLOWS:

1. A perpetual Easement for road granted to The United States of America, recorded April 17, 1981 as Instrument No. 241029.
2. A perpetual Easement for road granted to The United States of America, recorded March 13, 1985 as Instrument No. 300131.
3. Reservation of oil, gas and other hydrocarbons, by document recorded June 29, 1989, as Instrument No. 363266, together with the appurtenant rights to use the surface of the land.
4. Covenants, Conditions and Restrictions recorded as Instrument No. 363266, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Said Deed was amended by document recorded January 15, 1993 under Instrument No. 418624 to delete the Timberslides conveyance and assumption agreement contained therein.
6. Terms, provisions and conditions contained in that certain access Easement recorded February 9, 1978 as Instrument No. 196712.
7. Provisions in deed to Granite Creek Estates, LLC, an Idaho limited liability company, recorded January 30, 2006, as Instrument No. 697085.
8. Effect of the Quitclaim Deed recorded December 17, 2024 as Instrument No. 1041782.
9. Effect of the Quitclaim Deed recorded January 29, 2025 as Instrument No. 1043146.
10. Reservations in United States Patent.
11. If Steven Sanchez is one and the same as Steven Lee Sanchez (named Grantee in Instrument No. 1041782), the following will attach to said land:
 - a. (See lien below).
 - File No. 1207586-S Page 8 of 8 Guarantee Face Page - Exclusions, Conditions and Stipulations Form 5010500 (7-1-14)
12. Notice of Lien in favor of the State of Idaho Debtor: Steven Sanchez For: Idaho Tax Filing Agency: Idaho State Tax Commission Filed: July 9, 2024 Lien number: 20241244173

COUNTY COMMISSIONERS' CERTIFICATE

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

____ DAY OF ____ 20____

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

WATER AND SEWER NOTE

WATER SERVICE: WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWER SERVICE: SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEM

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS

____ DAY OF ____ 20____

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, GRANT DORMAN, PLS 16268, 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 7, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, 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.

GRANT DORMAN, PLS 16268

DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SCHOFIELD ACRES" AND CHECKED THE PLAT 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 ____ 20____

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

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 DRAINAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

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 ____ 20____

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF ____ 20____ AT ____ M.
AT THE REQUEST OF HIGHLAND SURVEYING, LLC.

BOOK ____ OF PLATS, PAGE ____ AS INSTRUMENT NUMBER ____.

COUNTY RECORDER ____ DEPUTY ____ FEE ____



1 / 4	SEC	T	R	DRAWN BY: GWD	SCALE: AS NOTED
7	61N	4W	CHECKED BY: GWD		
DATE: OCTOBER 2025			JOB NO: 25028		
SHEET: 2 OF 2					

HIGHLAND SURVEYING
6811 MAIN STREET, SUITE C
BONNERS FERRY, ID 83864
(208) 267-2080

Lot Report

Mon, Oct 13 2025 4:59:52 PM

Lot File: H:\Shared drives\Highland Surveying\04-Survey Jobs\2025\25028 - Keith Schofield - Granite Creek BLA\05-Drawings\02-Map Exhibits\25028 MLD.lot

CRD File: H:\Shared drives\Highland Surveying\04-Survey Jobs\2025\25028 - Keith Schofield - Granite Creek BLA\05-Drawings\02-Map Exhibits\25028 MLD.crd

Lot: PERIMETER , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Eastng
1			2549798.25	2342840.00
	S 88°33'44" E	1240.50		
9			2549767.13	2344080.11
	S 00°44'40" W	2645.74		
12			2547121.61	2344045.73
	N 88°30'41" W	1242.89		
11			2547153.90	2342803.26
	N 00°47'46" E	2644.61		
1			2549798.25	2342840.00

Closure Error Distance> 0.0088 Error Bearing> S 87°44'19" W
Closure Precision> 1 in 882826.0 Total Distance> 7773.74
Area: 3284257, 75.3962

Lot: 1 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Eastng
1			2549798.25	2342840.00
	S 88°33'44" E	310.12		
2			2549790.47	2343150.03
	S 00°47'00" W	1403.98		
3			2548386.63	2343130.84
	N 88°33'44" W	310.44		
4			2548394.41	2342820.49
	N 00°47'46" E	1403.97		
1			2549798.25	2342840.00

Closure Error Distance> 0.0094 Error Bearing> N 47°55'02" E
Closure Precision> 1 in 365581.9 Total Distance> 3428.51
Area: 435600, 10.0000

Lot: 2 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Eastng
2			2549790.47	2343150.03
	S 88°33'44" E	310.12		
5			2549782.69	2343460.05
	S 00°46'13" W	1403.98		
6			2548378.84	2343441.18
	N 88°33'44" W	310.44		
3			2548386.63	2343130.84
	N 00°47'00" E	1403.98		
2			2549790.47	2343150.03

Closure Error Distance> 0.0037 Error Bearing> S 00°13'22" E
Closure Precision> 1 in 928623.8 Total Distance> 3428.52

Area: 435600, 10.0000

Lot: 3 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Eastng
5			2549782.69	2343460.05
	S 88°33'44" E	310.12		
7			2549774.91	2343770.08
	S 00°45'27" W	1403.98		
8			2548371.05	2343751.52
	N 88°33'44" W	310.44		
6			2548378.84	2343441.18
	N 00°46'13" E	1403.98		
5			2549782.69	2343460.05

Closure Error Distance> 0.0078 Error Bearing> S 60°31'18" E
Closure Precision> 1 in 437669.6 Total Distance> 3428.53
Area: 435600, 10.0000

Lot: 4 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Eastng
7			2549774.91	2343770.08
	S 88°33'44" E	310.12		
9			2549767.13	2344080.11
	S 00°44'40" W	1403.99		
10			2548363.26	2344061.86
	N 88°33'44" W	310.44		
8			2548371.05	2343751.52
	N 00°45'27" E	1403.98		
7			2549774.91	2343770.08

Closure Error Distance> 0.0062 Error Bearing> N 01°19'24" E
Closure Precision> 1 in 556169.3 Total Distance> 3428.54
Area: 435600, 10.0000

Lot: REMAINDER , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Eastng
11			2547153.90	2342803.26
	N 00°47'46" E	1240.64		
4			2548394.41	2342820.49
	S 88°33'44" E	1241.76		
10			2548363.26	2344061.86
	S 00°44'40" W	1241.76		
12			2547121.61	2344045.73
	N 88°30'41" W	1242.89		
11			2547153.90	2342803.26

Closure Error Distance> 0.0050 Error Bearing> N 31°34'44" W
Closure Precision> 1 in 995997.0 Total Distance> 4967.04
Area: 1541856, 35.3962

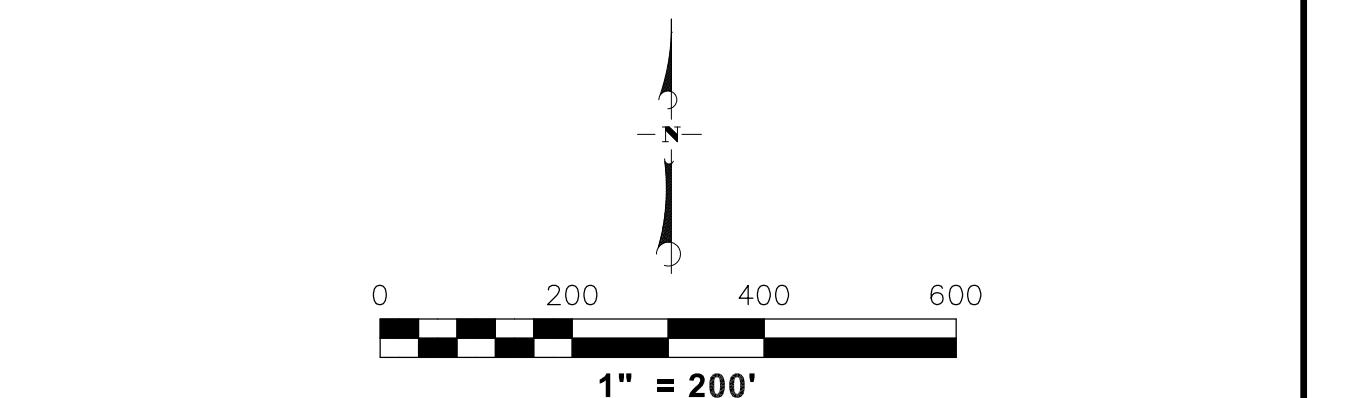
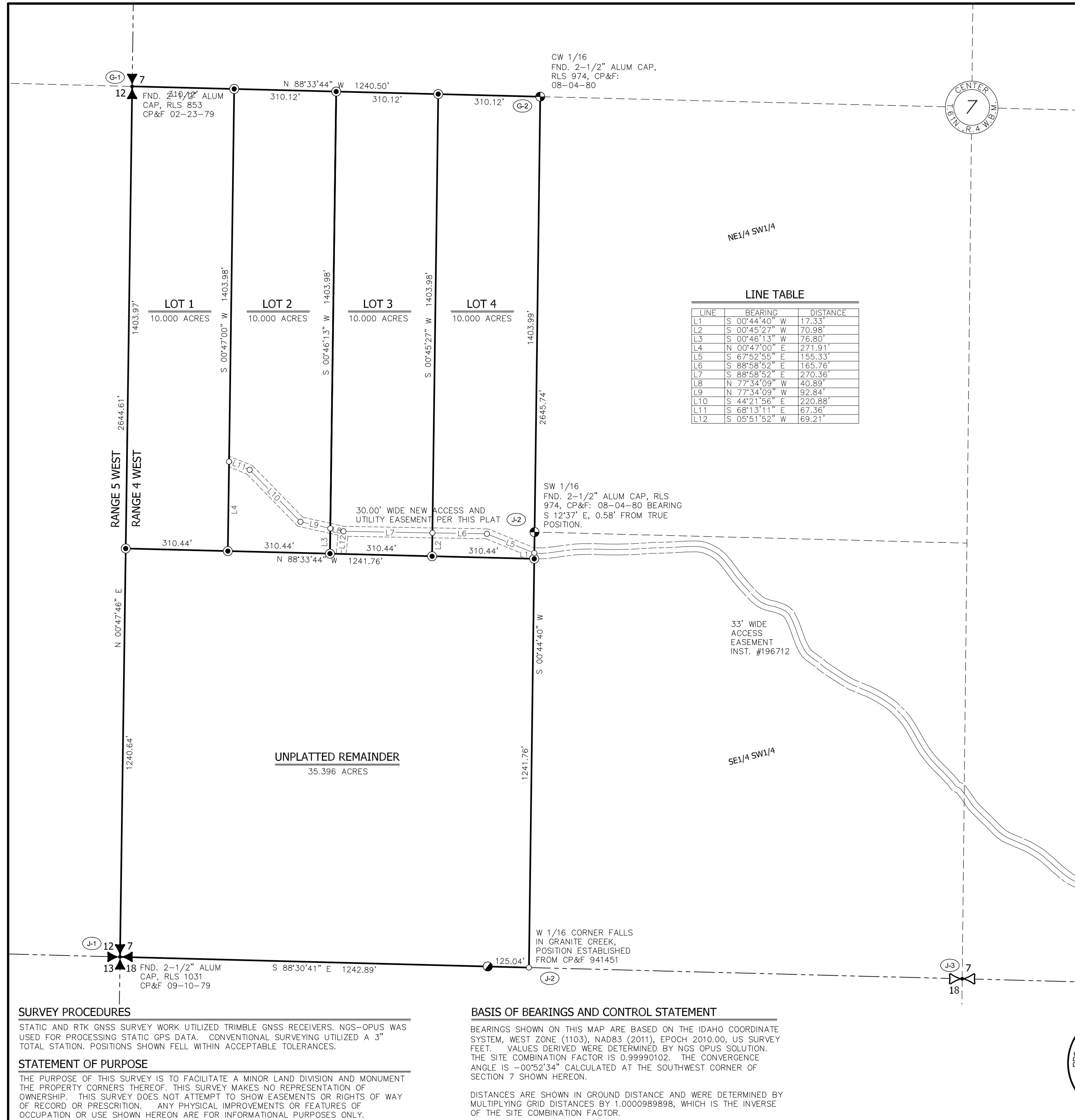
Block 1 Total Area: 6568513, 150.7923

PLAT OF SCHOFIELD ACRES

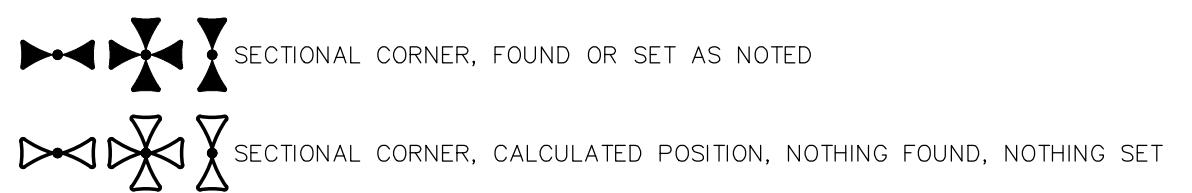
LYING IN

GOVERNMENT LOTS 3 & 4 OF SECTION 7,
TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

FOR
KEITH L. SCHOFIELD
REVOCABLE TRUST



LEGEND



- FOUND 2-1/2" ALUM CAP, RLS 974, EXCEPT AS NOTED
- FOUND 5/8" REBAR AND CAP, PLS 14214, EXCEPT AS NOTED
- SET 5/8" X 30" REBAR AND CAP, PLS 16268, EXCEPT AS NOTED
- CALCULATED POINT, NOTHING FOUND, NOTHING SET

NE1/4 SW1/4 ALIQUOT PART PER GLO PLAT
(J-24) CORNER INDEX

ADJOINING SURVEYS

- (R1) SURVEY - INST. NO. 2310481 - 1980
- (R2) SURVEY - INST. NO. 738931 - 2007
- (R3) SURVEY - INST. NO. 941450 - 2019

SURVEYOR'S NARRATIVE

BOUNDARIES SHOWN HEREON WERE DETERMINED LARGELY BY FOLLOWING SURVEY PERFORMED BY ALAN KIEBERT, PLS 974, PERFORMED IN 1980 RECORDED UNDER INSTRUMENT NUMBER 231048. ALL MONUMENTS PER SAID SURVEY WERE FOUND WITHIN ACCEPTABLE TOLERANCES, EXCEPT AS NOTED. WEST 1/16TH CORNER WAS FOUND DISTURBED BY EROSION FROM GRANITE CREEK, BUT POSITION WAS CALCULATED FROM TIES ON SURVEY PERFORMED IN 2019 BY STEVEN BINNALL RECORDED UNDER INSTRUMENT NUMBER 941450.



HIGHLAND SURVEYING

6811 MAIN STREET, SUITE C
BONNERS FERRY, ID 83864
(208) 267-2080

1/4	SEC	T	R	DRAWN BY: GWD	SCALE: AS NOTED
7	61N	4W		CHECKED BY: GWD	DATE: OCTOBER 2025
				JOB NO: 25028	SHEET: 1 OF 2

PLAT OF SCHOFIELD ACRES

LYING IN

GOVERNMENT LOTS 3 & 4 OF SECTION 7,
TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

FOR

KEITH L. SCHOFIELD
REVOCABLE TRUST

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KEITH L SCHOFIELD, REVOCABLE 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, 3, & 4 AS SHOWN HEREON, RESERVING AN UNPLATTED REMAINDER, TO BE KNOWN AS "SCHOFIELD ACRES" BEING A PORTION OF SECTION 7, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 3 AND 4 IN SECTION 7, TOWNSHIP 61 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO

TOGETHER WITH A NON-EXCLUSIVE THIRTY (30) FOOT WIDE STRIP OF LAND SHOWN HEREON IS HEREBY DEDICATED FOR ACCESS AND UTILITY PURPOSES TO THE OWNER(S) OF LOTS 1 THRU 4 AND UNPLATTED REMAINDER ALSO SHOWN HEREON.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RESERVATIONS AND ENCUMBRANCES OF RECORD OR IN VIEW.

KEITH SCHOFIELD, TRUSTEE

DATE

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF IDAHO) SS. COUNTY OF BONNER)

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEITH SCHOFIELD, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE ON BEHALF OF SAID TRUST.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

COMMISSION EXPIRES: _____

COUNTY COMMISSIONERS' CERTIFICATE

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

____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SCHOFIELD ACRES" AND CHECKED THE PLAT 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 _____, 20____.

BONNER COUNTY SURVEYOR

WATER AND SEWER NOTE

WATER SERVICE: WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWER SERVICE: SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEM

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING EASEMENTS AND DOCUMENTS OF RECORD PER SUBDIVISION GUARANTEE ISSUED BY FIRST AMERICAN TITLE, ORDER NO. 1207586-S, GUARANTEE NUMBER 5010500-1207586-S, DATED SEPTEMBER 24, 2025 ARE AS FOLLOWS:

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2. A perpetual Easement for road granted to The United States of America, recorded March 13, 1985 as Instrument No. 300131.
3. Reservation of all oil, gas and other hydrocarbons, by document recorded June 29, 1989, as Instrument No. 363266, together with the appurtenant rights to use the surface of the land.
4. Covenants, Conditions and Restrictions recorded as Instrument No. 363266, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Terms, provisions and conditions contained in that certain access Easement recorded February 9, 1978 as Instrument No. 196712.
6. Provisions in deed to Granite Creek Estates, LLC, an Idaho limited liability company, recorded January 30, 2006, as Instrument No. 697085.
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9. Reservations in United States Patent.
10. If Steven Sanchez is one and the same as Steven Lee Sanchez (named Grantee in Instrument No. 1041782), the following will attach to said land:
 - (See lien below).
 - File No. 1207586-S Page 8 of 8 Guarantee Face Page - Exclusions, Conditions and Stipulations Form 5010500 (7-1-14)
11. Notice of Lien in favor of the State of Idaho

Debtor: Steven Sanchez
For: Idaho Tax
Filing Agency: Idaho State Tax Commission
Filed: July 9, 2024
Lien number: 20241244173

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS

____ DAY OF _____, 20____.

PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT

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 DRAINAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

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 _____, 20____.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 20____, AT _____ M.
AT THE REQUEST OF HIGHLAND SURVEYING, LLC.

BOOK ____ OF PLATS, PAGE ____ AS INSTRUMENT NUMBER _____.

COUNTY RECORDER DEPUTY FEE

SURVEYOR'S CERTIFICATE

I, GRANT DORMAN, PLS 16268, 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 35, TOWNSHIP 63 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, 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.

GRANT DORMAN, PLS 16268

DATE



HIGHLAND SURVEYING				
6811 MAIN STREET, SUITE C BONNERS FERRY, ID 83864 (208) 267-2080				
1/4	SEC	T	R	DRAWN BY: GWD AS NOTED
7	61N	4W		CHECKED BY: GWD DATE: OCTOBER 2025
JOB NO: 25028		SHEET: 2 OF 2		