

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: Keith L. Schofield Revocable Trust

From: Kyle Snider, Planner

Date: January 27, 2026

Subject: Blue-line review for MLD0059-25: Replat of Lot 1 of Bourbon Falls

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: Steve Binnall, PLS. GO Land Surveying, PLLC.

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

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

- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: Replat of Lot 1 of Bourbon Flats		File No: MLD0059-25
Received by: Kyle Snider, Planner	Received from: Steve Binnall, PLS	Date Received: 10/15/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	1/6/25	KS	Bonner County Planning Department
See Letter	10/29/25	SM	Assessor's Office
X	10/23/25	MM	Bonner County Road & Bridge Department
See letter	10/21/20 25	MC	GIS Department
Review Complete	10/27/20 25	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0059-25** **DATE OF REPORT:** 1/27/2026
APPLICANT: Keith L. Schofield Revocable Trust **PARCEL #:** RP054180000010A
SUBDIVISION NAME/LOTS: Replat of Lot 1 of Bourbon Flats - 4 lots MLD
SUMMARY OF PROPOSAL:
Divide one (1) 18.77-acre lot into one (1) 8.75-acre lot and two (2) 5.01-acre lots.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.

STANDARDS REVIEW:

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

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**

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

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

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

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural-5 (R-5).
3. The proposed lots are accessed off a currently unnamed 50' wide privately owned and privately maintained easement.
4. The proposed lots are served by individual well for water, individual septic for sewage, Northern Lights, Inc. for power, and West Priest Lake Fire District.
5. The proposed lots are within SFHA Zone D per FIRM Panel Number 16017C0125E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do contain any mapped wetlands. (NWI)

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

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



Blueline Review Letter

January 27, 2026

Steve Binnall, PLS
GO Land Surveying, PLLC
414 Euclid Ave
Sandpoint, ID 83864

SUBJECT: MLD0059-25: Replat of Lot 1 of Bourbon Falls

Dear Steve,

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 10/27/2025: Parcel is within SFHA Zone X 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
 - Complete.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider
Planner



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

October 29, 2025

Bonner County Planning Dept
BOURBON FLATS
MLD0059-25
SECTION 18, TOWNSHIP 61 NORTH, RANGE 4 WEST

RP054180000010A

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.

Remove BLOCK 1 from Owner's Certificate. It does not exist on the original plat, on the face of this replat, or in the parcel number and tax records. Removing it from the Owner's Cert will help clarify.

In the Surveyor's Narrative, ensure the name of the private road matches whatever name is chosen - Addressing will not allow Jim Beam Way.

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



Bonner County Geographic Information Systems

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

E-mail: gisgroup@bonnercountyid.gov

Tuesday, October 21, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – BOURBON FLATS EPLAT OF LOT 1
(MLD0059-25) SECTION 18, TOWNSHIP 61N, RANGE 4W**

To Whom It May Concern:

The proposed JIM BEAM WAY is not an approved road name. Cooper Lane has been approved and is temporary for 15 days as the neighbors are notified and given the opportunity to petition for an alternative name.

The final approved road name should be reflected on the final plat.

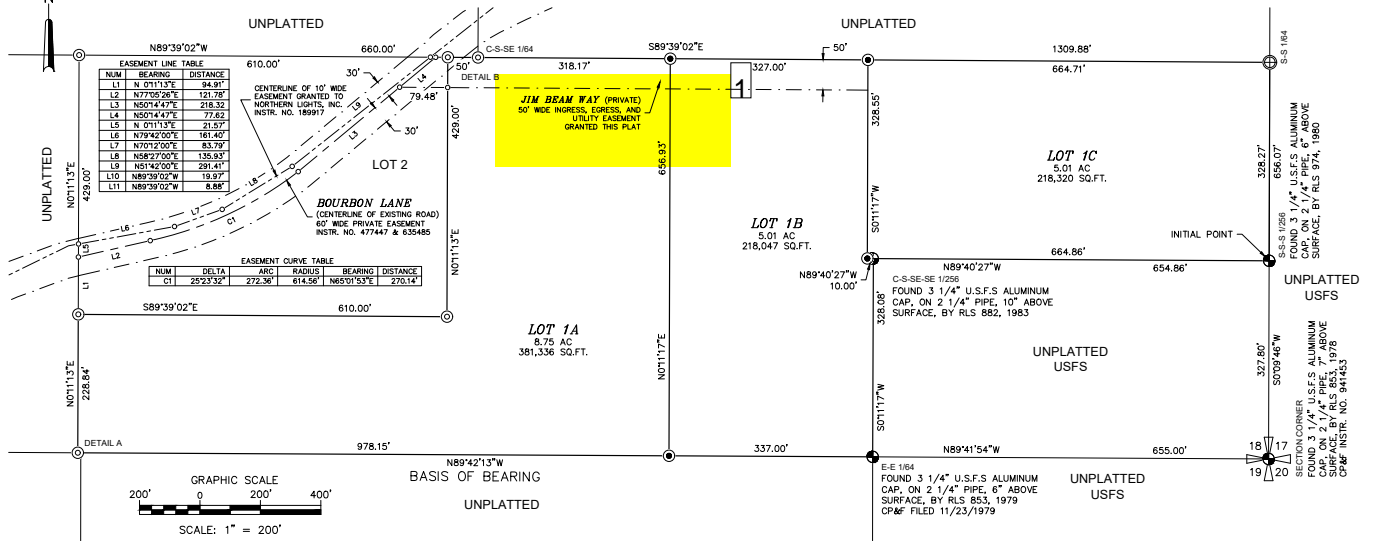
Sincerely,

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>

REPLAT OF LOT 1 OF BOURBON FLATS

RECORDER'S CERTIFICATE

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 18, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, ID



LEGEND

- COMPUTED POINT
- FOUND CORNER AS NOTED
- ⊠ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP
- ⊞ FOUND 1 1/2" AXLE
- ⊕ FOUND 5/8" REBAR WITH 2" ALUM. CAP--"BINNALL 14214"
- ⊙ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP--"BINNALL 14214"
- ⊗ SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP--"BINNALL 14214"

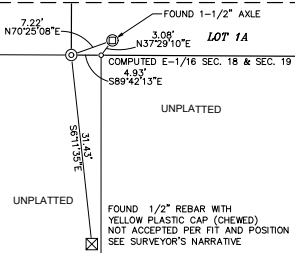
BASIS OF BEARING

THE BASIS OF BEARING IS N89°42'13"W, ALONG THE SOUTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF BOURBON FLATS, BK 15, PG 27, INSTR. NO. 929587, PLS 14214 (2020), RECORDS OF BONNER COUNTY, IDAHO.

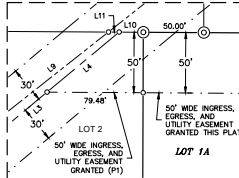
REFERENCES

- (P1) PLAT OF BOURBON FLATS, BK 15, PG 27, INSTR. NO. 929587, PLS 14214 (2020)
- (R1) RECORD OF SURVEY INSTR. NO. 231049, BY PLS 974 (1980)
- (R2) RECORD OF SURVEY INSTR. NO. 273013, BY PLS 882 (1983)
- (R3) RECORD OF SURVEY INSTR. NO. 941450, BY PLS 14214 (2019)

DETAIL A



DETAIL B



TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS - ID. N. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00012689=GROUND.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1 OF BOURBON FLATS INTO THREE LOTS.

JIM BEAM WAY, A PRIVATE ROAD, IS ACCESSED THROUGH AN EXISTING 50' WIDE ACCESS AND UTILITY EASEMENT ADJOINING BOURBON LANE DESCRIBED IN THE PLAT OF BOURBON FLATS (P1).

AS SHOWN IN DETAIL A, AND ADDRESSED IN THE SURVEYOR'S NOTE OF BOURBON FLATS (P1), THE 1/2" REBAR WITH CHEWED-UP PLASTIC CAP FROM UNRECORDED SURVEY BY PLS 6876, IN 1987, AVAILABLE THROUGH THE "UNRECORDED SURVEY" RECORDS OF BONNER COUNTY, IS NOT ACCEPTED PER THE POOR FIT TO THE AXLE FOUND AND SECTION LINE.



GO
Land Surveying, PLLC

GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208) 346-8200
stevenb@golandsurveying.com

DRAWN BY SJB/LEM	PROJECT NO. 250505	DRAWING NO. 250505_Bourbon_Replat.dwg	DATE 10/14/2025	SHEET 1 of 2
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Summary of comments: MLD0059-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Monica Carash Date: 2025-10-21 15:23:17

Jim Beam Way is not an approved road name. Cooper Lane has been approved and is temporary until 7/11/2025



Number: 2 Author: Sean Morgan Date: 2025-10-28 08:37:50

Match to selected road name



Number: 3 Author: Kyle Snider Subject: Highlight Date: 2026-01-27 15:25:20

Bourbon Flats Instrument number is 959587



Number: 4 Author: Kyle Snider Subject: Highlight Date: 2026-01-27 15:25:32

959587

REPLAT OF LOT 1 OF BOURBON FLATS

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 18, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, ID

OWNER'S CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT KEITH L. SCHOFIELD, AS TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST, DATED SEPTEMBER 30, 2021, IS THE OWNER OF LOT 1, BOOK 11 BOURBON FLATS, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 15 OF PLATS, PAGE 27, RECORDS OF BONNER COUNTY, STATE OF IDAHO, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOWN AS REPLAT OF LOT 1 OF BOURBON FLATS.

A NONEXCLUSIVE INGRESS, EGRESS, AND UTILITIES EASEMENT ACROSS LOTS 1A AND 1B (AS SHOWN ON SHEET 1) IS HEREBY DEDICATED TO THE LOT OWNERS.

KEITH L. SCHOFIELD _____ DATE _____
TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST
DATED SEPTEMBER 30, 2021

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH L. SCHOFIELD, AS TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST, DATED SEPTEMBER 30, 2021, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID TRUST'S NAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO _____
RESIDING AT _____.

MY COMMISSION EXPIRES: _____

SUBDIVISION GUARANTEE NOTES

THIS PLAT MAY BE SUBJECT TO EXCEPTIONS LISTED IN SUBDIVISION GUARANTEE ISSUED BY FLYING S TITLE AND ESCROW OF IDAHO, INC. (FIRST AMERICAN TITLE) GUARANTEE NUMBER 5010500-1207589-S DATED SEPTEMBER 30, 2025.

- EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC. (INSTR. NO. 189917).
- MUTUAL ROAD EASEMENT AND ACKNOWLEDGEMENT OF PRESCRIPTIVE RIGHTS (INSTR. NO. 476898).
- PROVISIONS IN DEED TO FREDERICK S. MARK AND SANDRA MARK (INSTR. NO. 477447).
- PROVISIONS IN DEED TO JEFFREY EDWIN GEDEON (INSTR. NO. 564463).
- EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC. (INSTR. NO. 959537).
- PLAT OF BOURBON FLATS, PLAT BOOK 15, PAGE 27, BY PLS 14214 (2020) (INSTR. NO. 959587).

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

NOTES

- WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.
- SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.
- SOLID WASTE WILL BE DISPOSED OF AT THE LOCAL COUNTY APPROVED COLLECTION FACILITY, AND IS THE RESPONSIBILITY OF THE LOT OWNERS.
- THE INTENDED LAND USE OF THE LOTS IS RESIDENTIAL.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2025.

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 _____, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20 ____ APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER _____

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR KEITH L. SCHOFIELD.

THIS ____ DAY OF _____, 2025, AT _____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER _____ DEPUTY CLERK _____

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT OF LOT 1 OF BOURBON FLATS 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 _____, 2025.

BONNER COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF KEITH L. SCHOFIELD.



GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208) 266-8203
stevenb@goandsurveying.com

DRAWN BY	PROJECT NO.	DRAWING NO.	DATE	SHEET
SJB/LEM	250505	250505_Bourbon_Replat.dwg	10/14/2025	2 of 2



Number: 1 Author: Sean Morgan Date: 2025-10-28 09:39:27

Remove "Block 1" from Owner's Certificate - it was not specified on the original plat or the face of this replat and is not shown in tax records - for clarity it should not be referenced in the owner's certificate.



October 27, 2025

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

Re: Plat Review – MLD0059-25 Replat of Lot 1 of Bourbon Flats

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find no corrections or additions to be made.

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,

A handwritten signature in black ink, appearing to read "Grant Dorman", with a stylized, flowing script.

Grant Dorman, PLS

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.: 1079
Terms: Net 15
Invoice date: 10/27/2025
Due date: 11/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	County Surveyor Review - MLD0059-25 Replat of Lot 1 of Bourbon Flats	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14

Total \$308.14

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.

MLD0059-25 Replat of Lot 1 of Barbon Flats

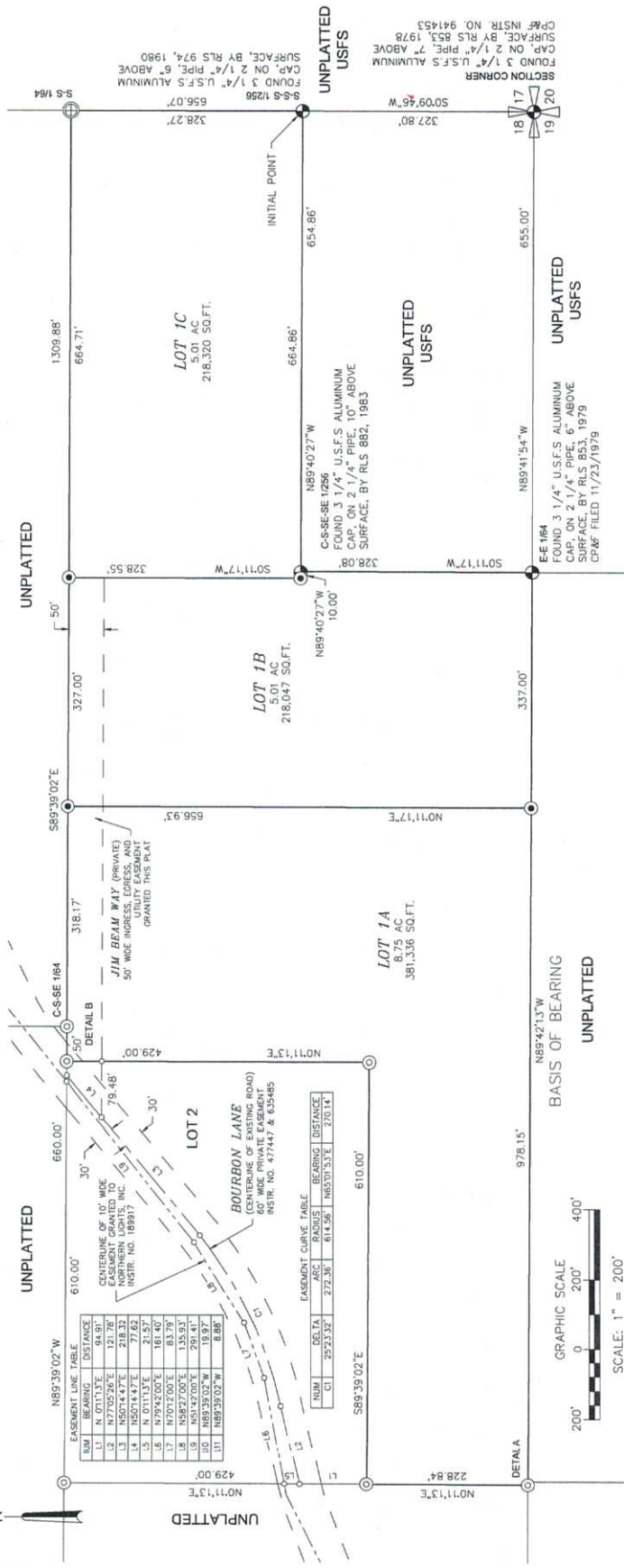
File:

10/27/25
Date:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
Surveys 55-19 & Plats 50-13		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	✓
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	—
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	✓
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	—
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	—
Plats Only 50-13		
50-1303	Centerline Monuments with description	—
50-1304(2a)	Show Streets and alleys show width and courses	✓
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	—
50-1304(2h)	Reference or Show easements	✓
50-1304(2i)	Show Subdivision Name	—
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	✓
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerck	✓
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	✓
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	—
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	—
Add'l for Condos 55-15		
55-1504(c(i))	Survey map of ground surface of project	—
55-1504(c(ii))	Diagramatic 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.	—

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 18, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, ID



LEGEND

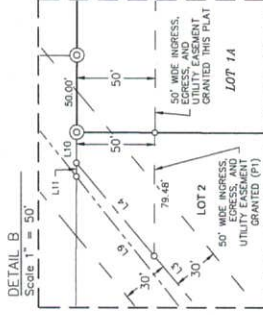
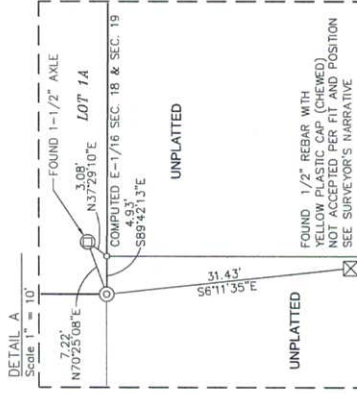
- o COMPUTED POINT
- ⊕ FOUND CORNER AS NOTED
- ⊗ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP
- ⊗ FOUND 1 1/2" AXLE
- ⊕ FOUND 5/8" REBAR WITH 2" ALUM. CAP—"BINNALL 14214"
- ⊕ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"
- ⊗ SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"

BASIS OF BEARING

THE BASIS OF BEARING IS N89°42'13"W, ALONG THE SOUTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF BOURBON FLATS, BK 15, PG 27, INSTR. NO. 929587, BY PLS 14214 (2020), RECORDS OF BONNER COUNTY, IDAHO.

REFERENCES

- (P1) PLAT OF BOURBON FLATS, BK 15, PG 27, INSTR. NO. 929587, BY PLS 14214 (2020)
- (R1) RECORD OF SURVEY INSTR. NO. 231049, BY PLS 974 (1980)
- (R2) RECORD OF SURVEY INSTR. NO. 273013, BY PLS 882 (1983)
- (R3) RECORD OF SURVEY INSTR. NO. 941450, BY PLS 14214 (2019)



TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010. SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.000126895=GROUND.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1 OF BOURBON FLATS INTO THREE LOTS.

JIM BEAM WAY, A PRIVATE ROAD, IS ACCESSED THROUGH AN EXISTING 50' WIDE ACCESS AND UTILITY EASEMENT ADJOINING BOURBON LANE DESCRIBED IN THE PLAT OF BOURBON FLATS (P1).

AS SHOWN IN DETAIL A, AND ADDRESSED IN THE SURVEYOR'S NOTE OF BOURBON FLATS (#1), THE 1/2" REBAR WITH CHEWED-UP PLASTIC CAP FROM UNRECORDED SURVEY BY PLS 6876, IN 1987, AVAILABLE THROUGH THE "UNRECORDED SURVEY" RECORDS OF BONNER COUNTY, IS NOT ACCEPTED PER THE POOR FIT TO THE AXLE FOUND AND SECTION LINE.



Land Surveying, PLLC

GOI AND SURVEYING PLIC

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(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY SUB/LEM	PROJECT NO. 250505	DRAWING NO. 250505 Bourbon Replot.dwg	DATE 10/14/2025	SHEET 1 of 2
---------------------	-----------------------	--	--------------------	-----------------

REPLAT OF LOT 1 OF BOURBON FLATS

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 18, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, ID

OWNER'S CERTIFICATE

IN SIGNED IT IS HEREBY CERTIFIED THAT KEITH L. SCHOFIELD, AS TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST, DATED SEPTEMBER 30, 2021, IS THE OWNER OF LOT 1, BLOCK 1, BOURBON FLATS, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 15 OF PLATS, PAGE 27, RECORDS OF BONNER COUNTY, STATE OF IDAHO. THE SAME IS TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOWN AS REPLAT OF LOT 1 OF BOURBON FLATS.

A NONEXCLUSIVE INGRESS, EGRESS, AND UTILITIES EASEMENT ACROSS LOTS 1A AND 1B (AS SHOWN ON SHEET 1) IS HEREBY DEDICATED TO THE LOT OWNERS.

KEITH L. SCHOFIELD
TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST
DATED SEPTEMBER 30, 2021

DATE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS _____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF IDAHO, PERSONALLY APPEARED KEITH L. SCHOFIELD, AS TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST, DATED SEPTEMBER 30, 2021, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID TRUST'S NAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

SUBDIVISION GUARANTEE NOTES

- THIS PLAT MAY BE SUBJECT TO EXCEPTIONS LISTED IN SUBDIVISION GUARANTEE ISSUED BY FLYING S TITLE AND ESCROW OF IDAHO, INC. (FRED A. BRIDGEMAN, TITLE) GUARANTEE NUMBER 5010500-1207589-S. THE EXCEPTIONS ARE AS FOLLOWS:
1. EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC. (INSTR. NO. 18917).
 2. MUTUAL ROAD EASEMENT AND ACKNOWLEDGEMENT OF PRESCRIPTIVE RIGHTS (INSTR. NO. 476898).
 3. PROVISIONS IN DEED TO FREDERICK S. MARK AND SANDRA MARK (INSTR. NO. 47447).
 4. PROVISIONS IN DEED TO JEFFREY EDWIN GEDEON (INSTR. NO. 564463).
 5. EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC. (INSTR. NO. 959537).
 6. PLAT OF BOURBON FLATS, PLAT BOOK 15, PAGE 27, BY PLS 14214 (2020) (INSTR. NO. 959587).

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, SHALL BE IN FULL FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SEWERAGE FACILITY WITHOUT THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

NOTES

1. WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.
2. SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.
3. SOLID WASTE WILL BE DISPOSED OF AT THE LOCAL COUNTY APPROVED COLLECTION FACILITY, AND IS THE RESPONSIBILITY OF THE LOT OWNERS.
4. THE INTENDED LAND USE OF THE LOTS IS RESIDENTIAL.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION LAWS AND APPROVED THIS _____ DAY OF _____ IN THE YEAR OF 2025.

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 _____, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR OF 2025.

APPROVED THIS _____ DAY OF _____, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER _____

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR KEITH L. SCHOFIELD.

THIS _____ DAY OF _____, 2025, AT _____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____.

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER _____

DEPUTY CLERK _____

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT OF LOT 1 OF BOURBON FLATS AND CHECKED THE PLAT AND SUBDIVISION 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 _____

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF KEITH L. SCHOFIELD.



GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208) 846-9203
steven@goandsurveying.com

DRAWN BY	PROJECT NO.	DRAWING NO.	DATE	SHEET
Sub/LEM	250505	250505_Bourbon_Report.dwg	10/14/2025	2 of 2

Lot Closure Report - Lot : Parent Parcel

=====

file- C:\Users\steve\Dropbox\GO Projects\250505_Schofield (Bourbon
Flats)\04-Drawing\250505_Bourbon_Replat.msx\lc_Parent Parcel.txt

Friday, October 3, 2025, 10:02:19a.m.

Starting location (North, East) = (2542151.980, 2347866.740)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N89°40'27"W	654.860	✓ No	2542155.704	
2347211.891						
2	Line	S0°11'17"W	328.080	✓ No	2541827.626	
2347210.814						
3	Line	N89°42'13"W	1315.150	✓ No	2541834.429	
2345895.681						
4	Line	N0°11'13"E	228.840	✓ No	2542063.268	
2345896.428						
5	Line	S89°39'02"E	610.000	✓ No	2542059.547	
2346506.417						
6	Line	N0°11'13"E	429.000	✓ No	2542488.545	
2346507.816						
7	Line	S89°39'02"E	50.000	✓ No	2542488.240	
2346557.815						
8	Line	S89°39'02"E	1309.880	✓ No	2542480.251	
2347867.671						
9	Line	S0°09'46"W	328.270	✓ No	2542151.983	
2347866.739						

Ending location (North, East) = (2542151.983, 2347866.739)

Total Distance : 5254.080
 Total Traverse Stations : 10
 Misclosure Direction : S28°43'12"E (from ending location to starting location)
 Misclosure Distance : 0.003
 Error of Closure : 1:1691680.4
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 817706.978 sq. ft. (straight segment added to close
 traverse)
 = 18.771969 Acres

Lot Closure Report - Lot : Lot 1A

=====

file- C:\Users\steve\Dropbox\GO Projects\250505_Schofield (Bourbon
Flats)\04-Drawing\250505_Bourbon_Replat.msj\lc_Lot 1A.txt

Friday, October 3, 2025, 10:06:17a.m.

Starting location (North, East) = (2541829.373, 2346873.877)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg ---	Segment -----	Bearing -----	Length -----	Front -----	End_Northing -----	End_Easting -----
1	Line	N89°42'13"W	978.150	✓ No	2541834.433	
2345895.741						
2	Line	N0°11'13"E	228.840	✓ No	2542063.271	
2345896.487						
3	Line	S89°39'02"E	610.000	✓ No	2542059.551	
2346506.476						
4	Line	N0°11'13"E	429.000	✓ No	2542488.549	
2346507.876						
5	Line	S89°39'02"E	368.170	✓ No	2542486.303	
2346876.039						
6	Line	S0°11'17"W	656.930	✓ No	2541829.377	
2346873.883						

Ending location (North, East) = (2541829.377, 2346873.883)

Total Distance : 3271.090
 Total Traverse Stations : 7
 Misclosure Direction : S50°52'33"W (from ending location to starting location)
 Misclosure Distance : 0.007 ✓
 Error of Closure : 1:495201.5
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 381340.631 sq. ft. (straight segment added to close
 traverse)
 = 8.754376 Acres ✓

Lot Closure Report - Lot : Lot 1B

=====

file- C:\Users\steve\Dropbox\GO Projects\250505_Schofield (Bourbon
Flats)\04-Drawing\250505_Bourbon_Replat.msj\lc_Lot 1B.txt

Friday, October 3, 2025, 10:08:45a.m.

Starting location (North, East) = (2541829.373, 2346873.877)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N0°11'17"E	656.930	✓ No	2542486.299	
2346876.034						
2	Line	S89°39'02"E	327.000	✓ No	2542484.305	
2347203.028						
3	Line	S0°11'17"W	328.550	✓ No	2542155.757	
2347201.949						
4	Line	S89°40'27"E	10.000	✓ No	2542155.700	
2347211.949						
5	Line	S0°11'17"W	328.080	✓ No	2541827.621	
2347210.872						
6	Line	N89°42'13"W	337.000	✓ No	2541829.365	
2346873.877						

Ending location (North, East) = (2541829.365, 2346873.877)

Total Distance : 1987.560
 Total Traverse Stations : 7
 Misclosure Direction : N5°23'51"E (from ending location to starting location)
 Misclosure Distance : 0.008 ✓
 Error of Closure : 1:249343.6
 Frontage : 0.000
 Frontage/Perimeter : 0.0 percent
 AREA : 218049.163 sq. ft. (straight segment added to close
 traverse)
 = 5.005720 Acres ✓

Lot Closure Report - Lot : Lot 1C

=====

file- C:\Users\steve\Dropbox\GO Projects\250505_Schofield (Bourbon
Flats)\04-Drawing\250505_Bourbon_Replat.msx\lc_Lot 1C.txt

Friday, October 3, 2025, 10:10:10a.m.

Starting location (North, East) = (2542151.981, 2347866.796)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N89°40'27"W	664.860	No	2542155.762	
2347201.947						
2	Line	N0°11'17"E	328.550	No	2542484.310	
2347203.025						
3	Line	S89°39'02"E	664.710	No	2542480.256	
2347867.723						
4	Line	S0°09'46"W	328.270	No	2542151.987	
2347866.790						

Ending location (North, East) = (2542151.987, 2347866.790)

Total Distance : 1986.390
Total Traverse Stations : 5
Misclosure Direction : S42°06'29"E (from ending location to starting location)
Misclosure Distance : 0.009
Error of Closure : 1:227016.7
Frontage : 0.000
Frontage/Perimeter : 0.0 percent
AREA : 218322.337 sq. ft. (straight segment added to close
traverse)
= 5.011991 Acres

RECORDER'S CERTIFICATE

EASEMENT LINE TABLE

NUM	BEARING	DISTANCE
L1	N 0°11'13"E	94.91'
L2	N77°05'26"E	121.78'
L3	N50°14'47"E	218.32'
L4	N50°14'47"E	77.62'
L5	N 0°11'13"E	21.57'
L6	N79°42'00"E	161.40'
L7	N70°12'00"E	83.79'
L8	N58°27'00"E	135.93'
L9	N51°42'00"E	291.41'
L10	N89°39'02"W	19.97'
L11	N89°39'02"W	8.88'

EASEMENT CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	25°23'32"	272.36'	614.56'	N65°01'53"E	270.14'

LOT 1A
8.75 AC
381,336 SQ.FT.

LOT 1B
5.01 AC
218,047 SQ.FT.

LOT 1C
5.01 AC
218,320 SQ.FT.

UNPLATTED USFS

GRAPHIC SCALE
200' 0 200' 400'
SCALE: 1" = 200'

- COMPUTED POINT
- FOUND CORNER AS NOTED
- ☒ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP
- FOUND 1 1/2" AXLE
- ⊕ FOUND 5/8" REBAR WITH 2" ALUM. CAP—"BINNALL 14214"
- ⊙ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"
- SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"

THE BASIS OF BEARING IS N89°42'13"W, ALONG THE SOUTH LINE OF LOT 1 AS SHOWN ON THE PLAT OF BOURBON FLATS, BK 15, PG 27, INSTR. NO. 929587, BY PLS 14214 (2020), RECORDS OF BONNER COUNTY, IDAHO.

(P1) PLAT OF BOURBON FLATS, BK 15, PG 27, INSTR. NO. 929587, BY
PLS 14214 (2020)

(R1) RECORD OF SURVEY INSTR. NO. 231049, BY PLS 974 (1980)

(R2) RECORD OF SURVEY INSTR. NO. 273013, BY PLS 882 (1983)

(R3) RECORD OF SURVEY INSTR. NO. 941450, BY PLS 14214 (2019)

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1 OF BOURBON FLATS INTO THREE LOTS.

COOPER WAY, A PRIVATE ROAD, IS ACCESSED THROUGH AN EXISTING 50' WIDE ACCESS AND UTILITY EASEMENT ADJOINING BOURBON LANE DESCRIBED IN THE PLAT OF BOURBON FLATS (P1).

AS SHOWN IN DETAIL A, AND ADDRESSED IN THE SURVEYOR'S NOTE OF BOURBON FLATS (P1), THE 1/2" REBAR WITH CHEWED-UP PLASTIC CAP FROM UNRECORDED SURVEY BY PLS 6876, IN 1987, AVAILABLE THROUGH THE "UNRECORDED SURVEY" RECORDS OF BONNER COUNTY, IS NOT ACCEPTED PER THE POOR FIT TO THE AXLE FOUND AND SECTION LINE.

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPGS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00012689=GROUND.



GO LAND SURVEYING, PLLC

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DRAWN BY SJB/LEM	PROJECT NO. 250505	DRAWING NO. 250505_Bourbon_Replat.dwg	DATE 11/7/2025	SHEET 1 of 2
---------------------	-----------------------	--	-------------------	-----------------

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 18, TOWNSHIP 61 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, ID

IN SIGNING IT IS HEREBY CERTIFIED THAT KEITH L. SCHOFIELD, AS TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST, DATED SEPTEMBER 30, 2021, IS THE OWNER OF LOT 1, BLOCK 1, BOURBON FLATS, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 15 OF PLATS, PAGE 27, RECORDS OF BONNER COUNTY, STATE OF IDAHO, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOWN AS REPLAT OF LOT 1 OF BOURBON FLATS.

A PRIVATE INGRESS, EGRESS, AND UTILITIES EASEMENT ACROSS LOTS 1A, 1B, AND 1C (AS SHOWN ON SHEET 1) IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1A, 1B, AND 1C.

KEITH L. SCHOFIELD TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST DATED SEPTEMBER 30, 2021	DATE
---	------

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KEITH L. SCHOFIELD, AS TRUSTEE OF THE KEITH L. SCHOFIELD REVOCABLE TRUST, DATED SEPTEMBER 30, 2021, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID TRUST'S NAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____.

MY COMMISSION EXPIRES: _____

THIS PLAT MAY BE SUBJECT TO EXCEPTIONS LISTED IN SUBDIVISION
GUARANTEE ISSUED BY FLYING S TITLE AND ESCROW OF IDAHO, INC.
(FIRST AMERICAN TITLE) GUARANTEE NUMBER 5010500-1207589-S
DATED SEPTEMBER 30, 2025.

1. EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC. (INSTR. NO. 189917).
2. MUTUAL ROAD EASEMENT AND ACKNOWLEDGEMENT OF PRESCRIPTIVE RIGHTS (INSTR. NO. 476898).
3. PROVISIONS IN DEED TO FREDERICK S. MARK AND SANDRA MARK (INSTR. NO. 477447).
4. PROVISIONS IN DEED TO JEFFREY EDWIN GEDEON (INSTR. NO. 564463).
5. EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC. (INSTR. NO. 959537).
6. PLAT OF BOURBON FLATS, PLAT BOOK 15, PAGE 27, BY PLS 14214 (2020) (INSTR. NO. 959587).

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

1. WATER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS.
2. SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.
3. SOLID WASTE WILL BE DISPOSED OF AT THE LOCAL COUNTY APPROVED COLLECTION FACILITY, AND IS THE RESPONSIBILITY OF THE LOT OWNERS.
4. THE INTENDED LAND USE OF THE LOTS IS RESIDENTIAL.

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND
SUBDIVISION CODES AND APPROVED THIS __, DAY OF _____, IN
THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR

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

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED
PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE
YEAR 20____.
APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR KEITH L. SCHOFIELD.

THIS _____ DAY OF _____, 2025, AT _____M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____

FEE: \$_____.

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT
OF LOT 1 OF BOURBON FLATS 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 _____, 2025.

BONNER COUNTY SURVEYOR

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF KEITH L. SCHOFIELD.



GO LAND SURVEYING, PLLC

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stevenb@golandsurveying.com

DRAWN BY	PROJECT NO.	DRAWING NO.	DATE	SHEET
SJB/LEM	250505	250505_Bourbon_Replat.dwg	11/7/2025	2 of 2