

# 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: 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:**

<ul style="list-style-type: none"><li>✓ All plat corrections.</li><li>✓ 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.</li><li>✓ County surveyor fee paid to the Bonner County Planning Department.</li></ul>	<ul style="list-style-type: none"><li>✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.</li><li>✓ All conditions of approval must be met.</li><li>✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments.</li></ul>
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**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**  
12-660 (D) (2) (a) Alignment with  
existing/planned roads/easements: **Yes**

In an area of City impact: **No**  
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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## Blueline Review Letter

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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](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 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.

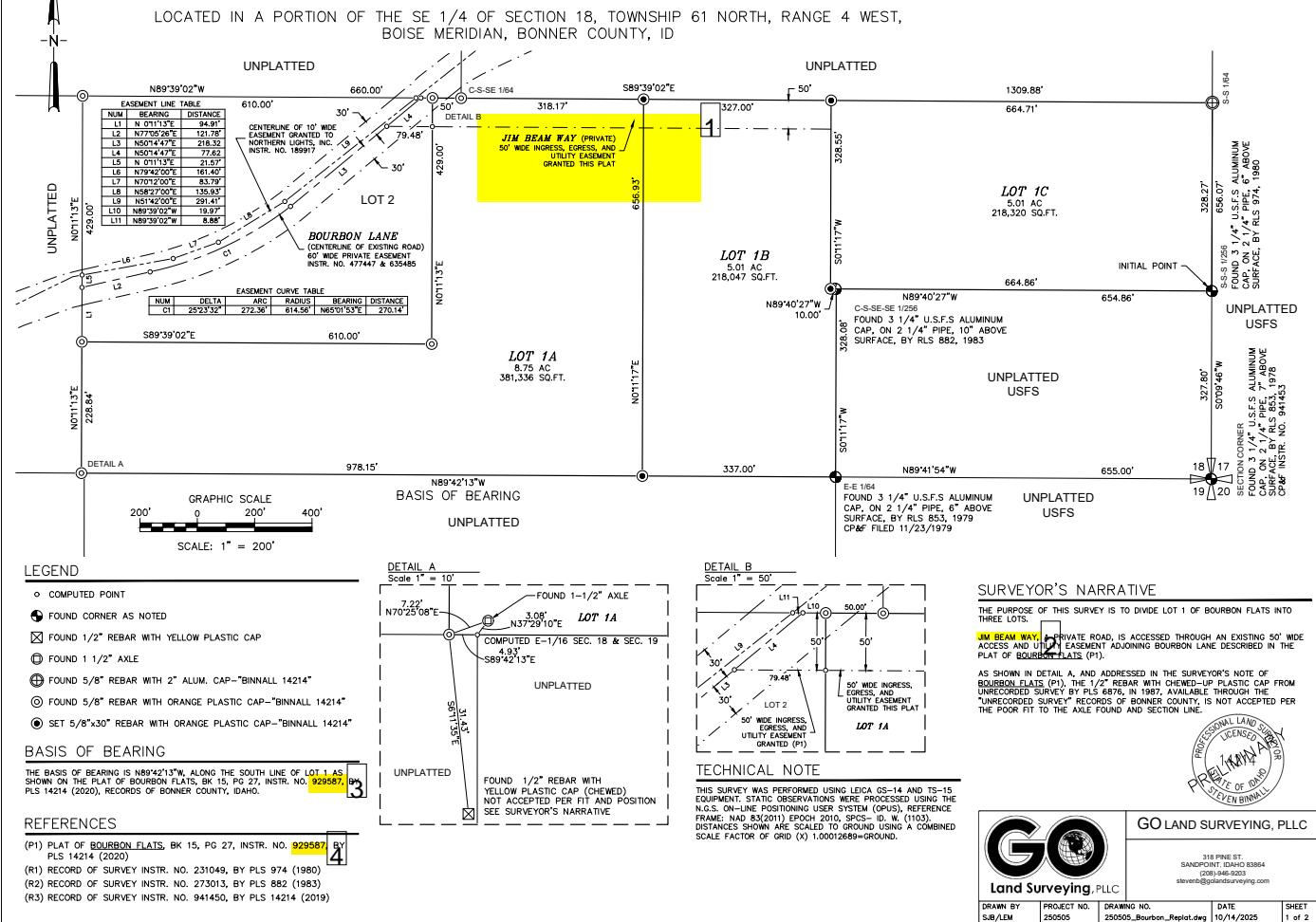
Sincerely,

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



# Summary of comments: MLD0059-25 Blueline Plat.pdf

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Page:1

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 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

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

Match to selected road name

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

Bourbon Flats Instrument number is 959587

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 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, KNOWN AS REPLAT OF LOT 1 OF 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 FLYNG S TITLE AND ESCROW OF IDAHO, INC.  
(FIRST AMERICAN TITLE) GUARANTEE NUMBER 5010500-1207589-S  
DATED SEPTEMBER 30, 2020.  
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 RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50,  
CHAPTER 13, ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING,  
DWELLING, OR OTHER PREMISES, OR NECESSARILY USE, ANY APPLIANCE OR WATER  
OR SEWER 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 CODES AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 2025, 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 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  
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, NO. 14214, A PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE  
SURVEY OF THE PLAT AS 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, ID 83864  
(208) 946-9203  
stevenb@ golandsurveying.com

DRAWN BY PROJECT NO. DRAWING NO. DATE SHEET  
SUB/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,

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.	<b>Bonner County Surveyor Review</b>	County Surveyor Review - MLD0059-25 Replat of Lot 1 of Bourbon Flats	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.

MLD0059-25 Replat of Lot 1 of Barbon Flats

10/27/25

File:

Date:

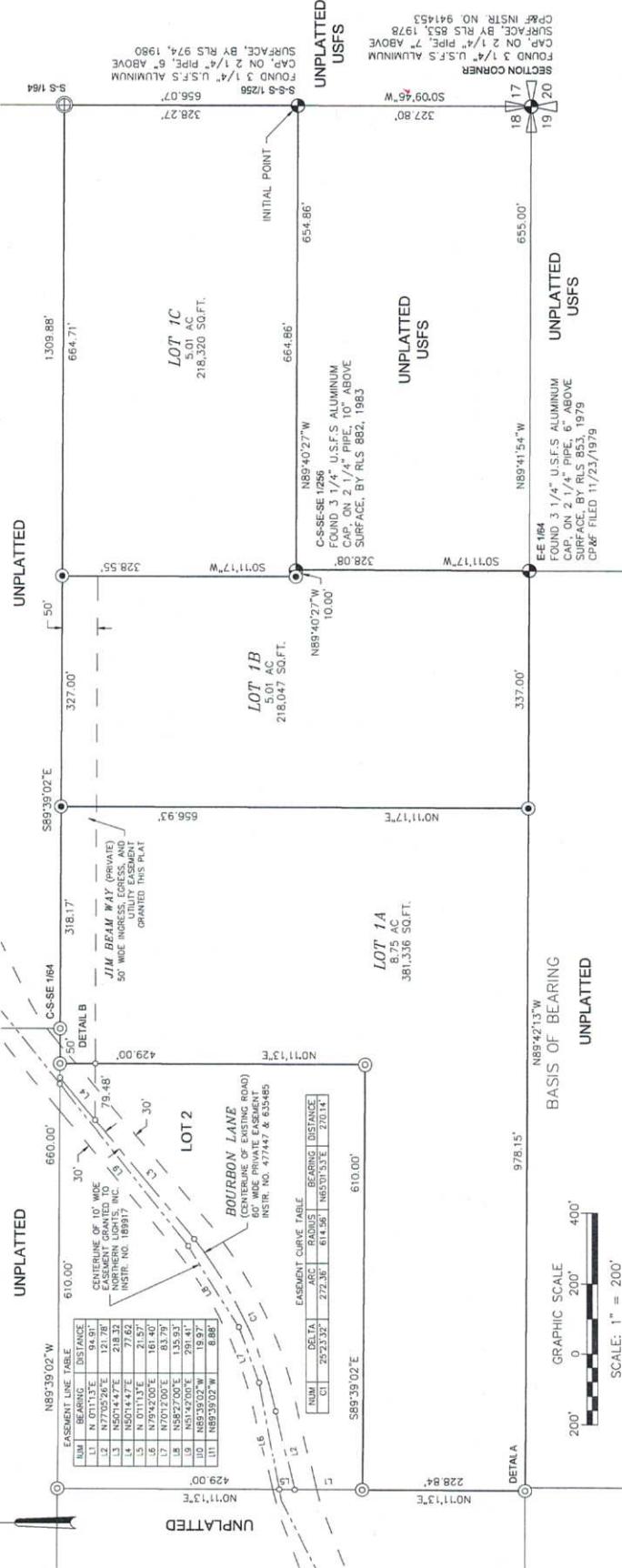
Bonner County Surveyor's Plat Checklist

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 Intital 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	✓
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.	—

# 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

## RECORDED'S CERTIFICATE



## SURVEYOR'S NARRATIVE

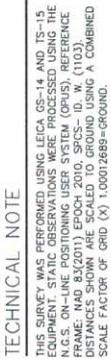
THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1 OF BOURBON FLATS INTO THREE PARCELS. THE SURVEYOR'S NOTE OF THE BOURBON FLATS IS A PRIVATE ROAD, ACCESS THROUGH AN EXISTING 50' WIDE JIM BEAM WAY, A PRIVATE ROAD, IS ACCESSED THROUGH AN EXISTING 50' WIDE ACCESS AND UTILITY LANE ADJOINING BOURBON LANE DESCRIBED 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 IN THE PLAT 8876 IN 1987, AVAILABLE THROUGH THE UNRECORDED SURVEY, BY PLS 882, IN 1987, AVAILABLE THROUGH THE UNRECORDED SURVEY, RECORDS OF BONNER COUNTY, IS NOT ACCEPTED PER THE FOUR FIT TO THE AXLE FOUND AND SECTION LINE.



<b>GO LAND SURVEYING, PLLC</b>	<b>Land Surveying, PLLC</b>
DRAWN BY S.B. ALLEN	PROJECT NO. 250505
DRAWING NO. 250505_Bourbon_Report.dwg	
DATE 10/14/2025	
SHEET 1 of 2	

318 PINE ST.  
SANDPOINT, IDAHO 83864  
800.843.5444  
stevens@landsurveying.com



## TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA CS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS). REFERENCED FRAME: NAD 83(2011) EPOCH 2010. SPCS - 10, W. (N103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00012689 = GROUND.



Lot Closure Report - Lot : Parent Parcel

=====

file- C:\Users\steve\Dropbox\GO Projects\250505\_Schofield (Bourbon Flats)\04-Drawing\250505\_Bourbon\_Replat.msj\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

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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

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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.msj\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 )

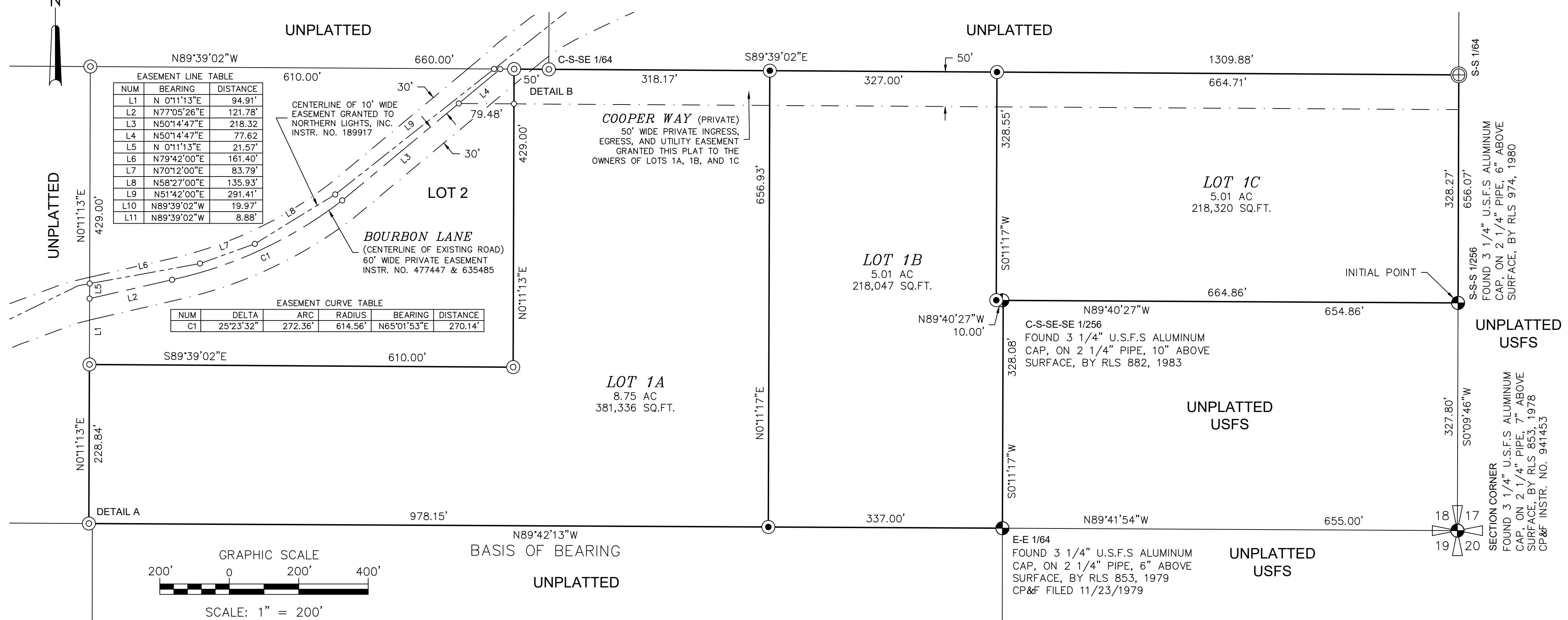
Total Distance : 1986.390  
Total Traverse Stations : 5  
Misclosure Direction : S42°06'29"E (from ending location to starting location)  
Misclosure Distance : 0.009 ✓  
Error of Closure : 1:227016.7  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 218322.337 sq. ft. (straight segment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

\*\*\*\*\*

# 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—"BENNALL 14214"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP—"BENNALL 14214"
- SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP—"BENNALL 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.

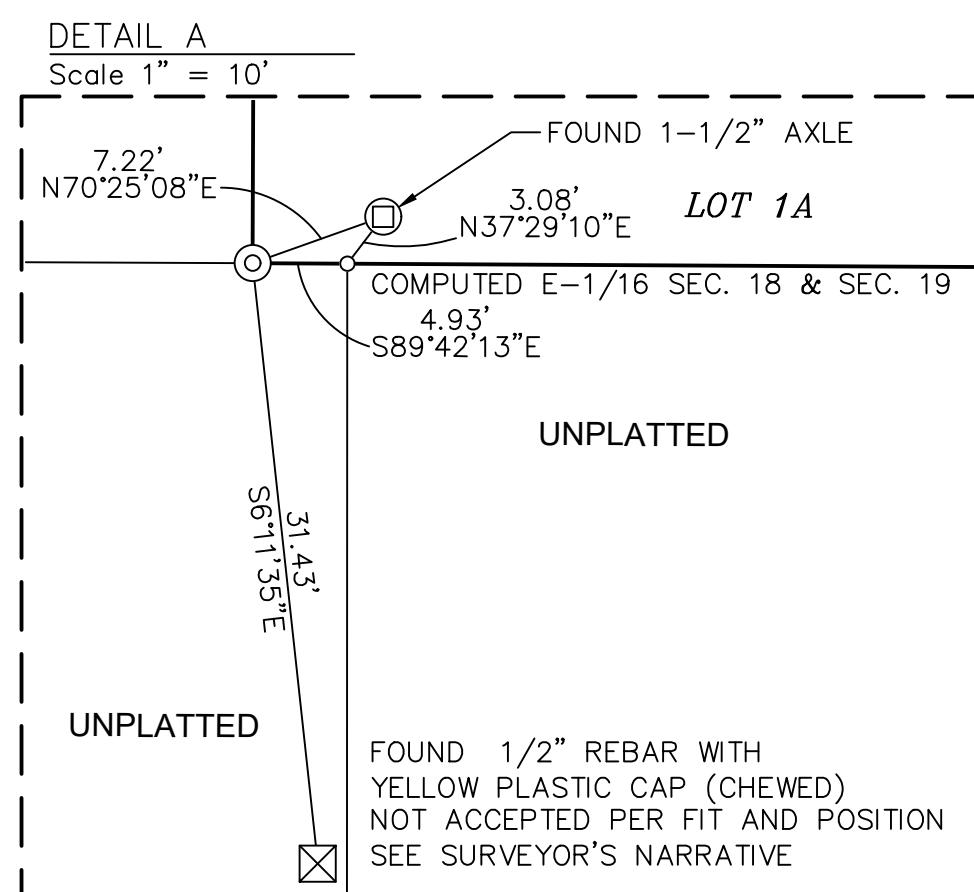
## REFERENCES

(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)



**DETAIL B**

Scale 1" = 50'

50.00'

50'

50'

**COOPER WAY**  
(PRIVATE)  
50' WIDE PRIVATE  
INGRESS, EGRESS, AND  
UTILITY EASEMENT  
GRANTED THIS PLAT  
TO THE LOT OWNERS

50' WIDE INGRESS,  
EGRESS, AND  
UTILITY EASEMENT  
GRANTED (P1)

79.48'

LOT 2

LOT 1A

## 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) 1.00012689=GROUND.

## SURVEYOR'S NARRATIVE

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.



GO LAND SURVEYING, PLLC

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(208)-946-9203  
[stevenb@golandsurveying.com](mailto:stevenb@golandsurveying.com)

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

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 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

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 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

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stevenb@golandsurveying.com

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