

# 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

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To: Gary & Margaret Syth

From: Daniel Britt, Planner

Date: November 6, 2025

**Subject: Blue-line review for MLD0061-25- Syth Subdivision**

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: **James Staples**.

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.

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### 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: <b>Syth Subdivision</b>		File No: <b>MLD0061-25</b>
Received by: Daniel Britt, Planner	Received from: James Staples	Date Received: 10.16.25

### Blueline Review

Completed	Date	Initial	Department/ Office
Staff Report	11.6.25	DB	Bonner County Planning Department
Comments	10/30/25	SM	Assessor's Office
Comments	10-24-25	MM	Bonner County Road & Bridge Department
See letter	10/23/20 25	MC	GIS Department
Review Complete	10/27/20 25	GD	County Surveyor

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## Blueline Review Letter

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November 6, 2025

James Staples  
JRS Surveying Inc.  
PO Box 3099  
Bonners Ferry, ID 83805

**SUBJECT: MLD0061-25: Syth Subdivision**

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 X per FIRM Panel Number 16017C0950E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Daniel Britt  
Planner



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** MLD0061-25 **DATE OF REPORT:** 11/12/2025  
**APPLICANT:** Gary & Margaret Syth **PARCEL #:** RP56N02W250007A  
**SUBDIVISION NAME/LOTS:** Syth Subdivision

### SUMMARY OF PROPOSAL:

The applicant is proposing to create one(1) ten acre lot and one(1) 97.829 acre parcel. The project total acreage is 107.829 acres.

**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:

<b>DOES PROJECT MEET ZONING DISTRICT MINIMUMS?</b>		<b>5 acres</b>	<b>Rural 5 (R-5)</b>
12-660 (D) (2) (f) Site area minimum:	<b>Yes</b>	Urban services:	<b>N/A</b>
<b>DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?</b>			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	<b>No</b>	In an area of City impact:	<b>No</b>
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>No</b>
		12-622 Submerged Lands:	<b>N/A</b>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>No</b>	12-626.A Environmental Features:	<b>Yes</b>

### 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 "remainder" parcel does not meet BCRC 12-621(A) depth to width 4.2:1. The 97.829 parcel is currently 5.6:1 the proposed will be 6.1:1
3. The project does not meet BCRC 12-647 Endorsements to be shown on final plat(B)(E)
4. The property is zoned Rural-5 and meets zoning minimum of 5 acres.
5. Resulting lots are not divide by a boundary of any city, county, zoning designation, railroad right-of-way or public right-of-way.
6. The plat was prepared by a Idaho registered land surveyor.
7. The property has frontage on Talache Road.
8. The proposal does not contain any submerged lands
9. The proposed plat has the sanitary restriction.

10. The parcel does contain mapped wetlands
11. The parcel does contain mapped slopes of 0-≥30% grade.
12. An easement has be recorded Instrument # 583509 for Lot 1

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**NOTICE OF ADMINISTRATIVE DECISION:**

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

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

Sincerely,

Planning Department



# Bonner County 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)

Thursday, October 23, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – SYTH SUBDIVISION MLD0061-25)  
SECTION 25, TOWNSHIP 56N, RANGE 2W**

To Whom It May Concern:

It is strongly recommended that the private road easement #583509 be assigned an approved road name. If any further subdividing is done it will be required, and it may be easier to establish now.

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.

Show and create if necessary, easement to RP56N02W253000A.

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 30, 2025

Bonner County Planning Dept  
SYTH SUBDIVISION  
MLD0061-25  
SECTION 25, TOWNSHIP 56 NORTH, RANGE 2 WEST

RP56N02W250007A

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.

Please separately include the last name of each party in the Owner's Certification - "Gary A. Syth and Margaret A. Syth"

Please separately include the last name of each party in the Notary Public Acknowledgement - "Gary A. Syth and Margaret A. Syth"

On the plat face, the bearing and distance of the south boundary line of proposed LOT 1 does not match the legal description in the Owner's Certification or the information in the closure report - please verify and correct as needed to match

Subtitle of plat indicates NW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> of the section, this subdivision appears to be in the NE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub>, if specifying 1/16s please verify

Please include chord data on the face of the plat for the curves along Talache Rd; this will aid in future reference to this plat for remainder parcel and other uses

There appears to be a minor typo toward the end of the Surveyor's Narrative

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

# SYTH SUBDIVISION

IN THE  
NW1/4 NW1/4 OF SECTION 25  
TOWNSHIP 56 NORTH, R. 2 WEST, B.M.  
BONNER COUNTY, IDAHO  
FOR  
GARY A. & MARGARET A. SYTH  
SHEET 1 OF 2

**BASIS OF BEARINGS**

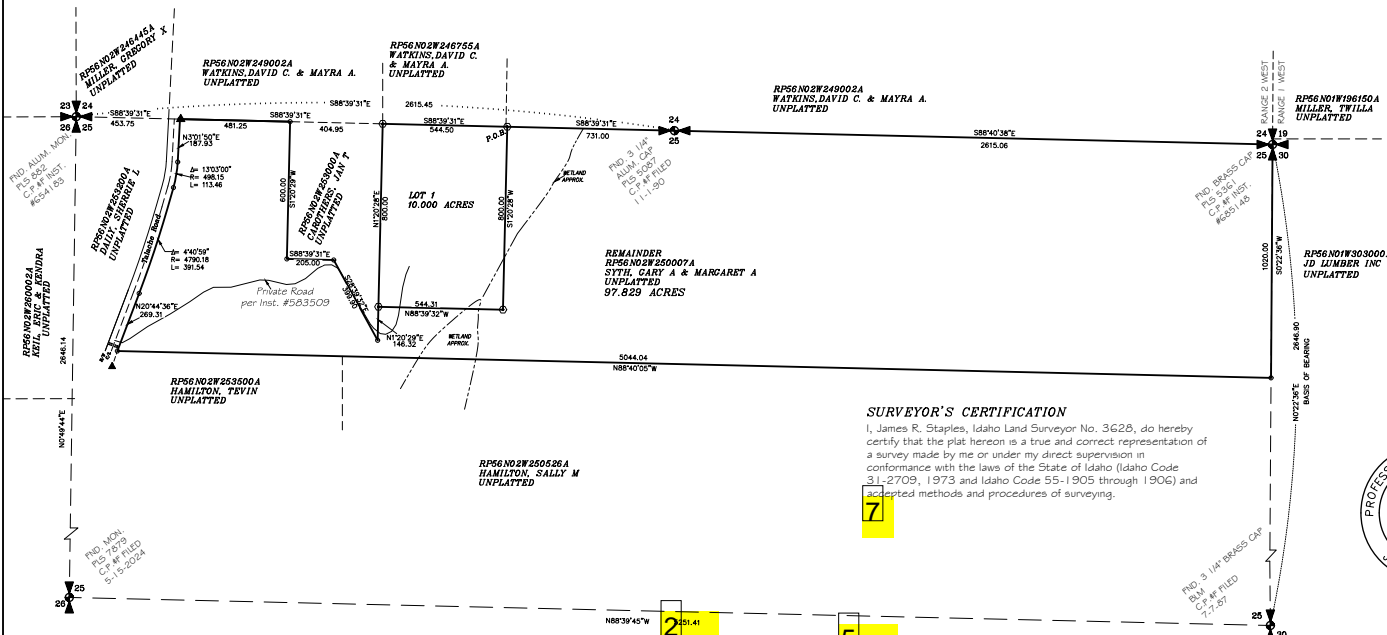
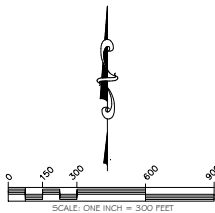
Bearings are based on Idaho State Plane West Zone  
(1 001, 14025)  
Scale Factor: 0.999861411. All distances shown are  
converted to ground.

**LEGEND**

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" REBAR/PLASTIC CAP - PLS 3628
- COMPUTED POINT
- ▲ FOUND 1" REBAR/PLASTIC CAP - PLS 5361
- WETLAND APPROXIMATION PER NATIONAL WETLANDS INVENTORY

**ADJACENT SURVEYS OF RECORD**

RECORD OF SURVEY INSTRUMENT NUMBER 70680  
RECORD OF SURVEY INSTRUMENT NUMBER 228575  
RECORD OF SURVEY INSTRUMENT NUMBER 292985  
RECORD OF SURVEY INSTRUMENT NUMBER 737751  
RECORD OF SURVEY INSTRUMENT NUMBER 859916  
RECORD OF SURVEY INSTRUMENT NUMBER 864503  
RECORD OF SURVEY INSTRUMENT NUMBER 867676  
RECORD OF SURVEY INSTRUMENT NUMBER 976057  
RECORD OF SURVEY INSTRUMENT NUMBER 1029273  
RECORD OF SURVEY INSTRUMENT NUMBER 1047171  
MIRROR LAKE LOTS REPLAT BOOK 2 OF PLATS, PAGE 55  
MIRROR LAKE LOTS REPLAT BOOK 10 OF PLATS, PAGE 33  
TAMARACK CREEK ACRES BOOK 17 OF PLATS, PAGE 73



**SURVEYOR'S CERTIFICATION**  
I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.



**SURVEYOR'S NARRATIVE**

The purpose of this survey was to divide 10 acres off of the parent parcel that was described in Instrument Number 583509, records of Bonner County, Idaho. The controlling corners as tied fit well with previous surveys. There was no conflicting corner evidence encountered during the course of the survey. The above referenced deed began at the Northeast corner of the Section and ran "due" South along the East Section line 1020.00 feet and then "due" West to Talache Road. The term "due" West was interpreted to mean parallel to the North line of the Section. The bearing for the line paralleled the bearing from the Northeast Section corner to the Northwest Section Corner. Deed Instrument Number 583509 references an easement along an existing roadway. There was no specified easement width.

**COUNTY RECORDER**  
This Record of Survey was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ m. and \_\_\_\_\_ a.m. duly recorded in Book \_\_\_\_\_ of Surveys, Page \_\_\_\_\_ as Instrument No. \_\_\_\_\_

County Recorder \_\_\_\_\_ Deputy Recorder \_\_\_\_\_


<b>J.R.S. SURVEYING, INC.</b>	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 367-7555	
PLAT - SYTH SUBDIVISION	
FOR: GARY A. & MARGARET A. SYTH	REVISION NO. 1
DRAWN BY: JRS/CK	DATE: 10-8-2025
SURV. BY: TREN, REV. B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 25-39

# Summary of comments: MLD0061-25 Blueline Plat.pdf

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Page:1

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 Number: 1 Author: Sean Morgan Date: 2025-10-30 14:54:01


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Subdivision appears to sit in the NE1/4 NW1/4

 Number: 2 Author: Monica Carash Date: 2025-10-23 10:10:37


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Create if needed and show easement to RP56N02W253000A

 Number: 3 Author: Sean Morgan Date: 2025-10-30 13:08:25

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Please add chord data for curves on plat face.

 Number: 4 Author: Matt Mulder Date: 2025-10-24 07:41:19


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Label Talache Rd as a County maintained public road. Increase the size of the ROW width label (25|25). Indicate by instrument number or otherwise how this public ROW came to be.

 Number: 5 Author: Monica Carash Date: 2025-10-23 10:13:14


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Road name recommended. If any further subdividing is done it will be required.

 Number: 6 Author: Matt Mulder Date: 2025-10-24 07:44:07


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The Road & Bridge Department requests an additional dedication of 5ft along the frontage of Talache Rd for the purposes of the public road. Our standard width for collector roads is 60 to 80ft, and the existing 50ft is insufficient to accommodate a quality road, ditches, utilities, and allow for future improvements.

 Number: 7 Author: Sean Morgan Date: 2025-10-30 11:32:34


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Please verify and correct - does not match legal description in owner's certificate or closure report for length or bearing.

 Number: 8 Author: Matt Mulder Date: 2025-10-24 07:38:09

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This new driveway connection to Talache Rd will require an encroachment permit from the Road & Bridge Dept.

 Number: 9 Author: Sean Morgan Date: 2025-10-30 10:45:37

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typo?

**OWNER'S CERTIFICATION**

Be it known that Gary A. and Margaret A. Syth, husband and wife, have caused to be surveyed and divided into lots a tract of land situated in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section Twenty-five (25), Township Fifty-six (56) North, Range Two (2) West of the Boise Meridian, Bonner County, Idaho, being a portion of that parcel described in Instrument No. 563509; more particularly described as follows:

BEGINNING at a 5/8" rebar and plastic cap stamped PLS 3628 on the North line of said Section 25, which is N 88°39'31" W, 731.00 feet from the North 1/4 corner of the Section; thence S 1°20'28" W, 800.00 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, N 88°39'31" W, 544.50 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 1°20'28" E, 800.00 feet to the north line of said Section 25 marked on the ground with a 5/8" rebar and plastic cap stamped PLS 3628; thence along said north line, S 88°39'31" E, 544.50 feet to the POINT OF BEGINNING.

\_\_\_\_\_  
Gary A. Syth Date

\_\_\_\_\_  
Margaret A. Syth Date

**NOTARY PUBLIC ACKNOWLEDGEMENT**

State of Idaho )  
                          )  
                          ss.  
County of \_\_\_\_\_ )

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Gary A. and Margaret A. Syth, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

\_\_\_\_\_  
Notary Public in and for the State of Idaho  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**SANITARY RESTRICTION**

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, are in full force. No owner shall construct any building, dwelling, or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

**COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined the herein SYTH SUBDIVISION 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

**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\_\_\_\_.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Bonner County Treasurer

**COUNTY COMMISSIONERS' CERTIFICATE**

This plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

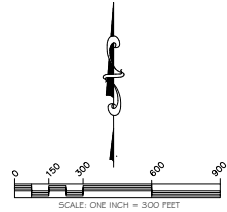
\_\_\_\_\_  
Chairwoman of the Board of County Commissioners

**PLANNING AND ZONING CERTIFICATE**

This \_\_\_\_\_ Parcel Division has been examined and approved per Bonner County Application No. xx-xxxx.


\_\_\_\_\_  
Boundary County Planning and Zoning Administrator Date

**SYTH SUBDIVISION**  
IN THE  
**NW1/4 NW1/4 OF SECTION 25**  
**TOWNSHIP 56 NORTH, R. 2 WEST, B.M.**  
**BONNER COUNTY, IDAHO**  
FOR  
**GARY A. & MARGARET A. SYTH**  
SHEET 2 OF 2




J.R.S. SURVEYING, INC.	
PO BOX 3039-6496 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
PLAT - SYTH SUBDIVISION	
FOR: GARY A. & MARGARET A. SYTH	REVISION NO. 1
DRAWN BY: JRS/CK	DATE: 10-6-2025
BY: G.S. TREN, REV. B.M.	SHEET 2 OF 2
BONNER COUNTY, IDAHO	JOB NO. 25-33

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 Number: 1 Author: Sean Morgan Date: 2025-10-30 10:42:48

Please include last name for both parties (i.e. "Gary A. Syth and Margaret A. Syth")  
Do this in the Notary Acknowledgement also.

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 Number: 2 Author: Sean Morgan Date: 2025-10-30 10:44:08

Please include last name for both parties (i.e. "Gary A. Syth and Margaret A. Syth") as in Owner Cert.

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
<b>Surveyor 54-12</b>		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
<b>Surveys 55-19 &amp; Plats 50-13</b>		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	#1
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?	#3
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	—
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	—
<b>Plats Only 50-13</b>		
50-1303	Centerline Monuments with description	—
50-1304(2a)	Show Streets and alleys show width and courses	✓
50-1304(2b)	Show Each street named	✓
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	#2
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	#4
50-1308(1)	Approvals: Planning Commission or Director	#5
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	#6
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	#7
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	—
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	—
<b>Add'l for Condos 55-15</b>		
55-1504(c(i))	Survey map of ground surface of project	—
55-1504(c(ii))	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.	—

# SYTH SUBDIVISION

IN THE  
NW1/4 NW1/4 OF SECTION 25  
TOWNSHIP 56 NORTH, R. 2 WEST, B.M.  
BONNER COUNTY, IDAHO

FOR  
**GARY A. & MARGARET A. SYTH**  
SHEET 1 OF 2

**ADJACENT SURVEYS OF RECORD**

RECORD OF SURVEY INSTRUMENT NUMBER	70680
RECORD OF SURVEY INSTRUMENT NUMBER	228575
RECORD OF SURVEY INSTRUMENT NUMBER	292985
RECORD OF SURVEY INSTRUMENT NUMBER	737751
RECORD OF SURVEY INSTRUMENT NUMBER	859916
RECORD OF SURVEY INSTRUMENT NUMBER	864503
RECORD OF SURVEY INSTRUMENT NUMBER	867676
RECORD OF SURVEY INSTRUMENT NUMBER	976057
RECORD OF SURVEY INSTRUMENT NUMBER	1029273
RECORD OF SURVEY INSTRUMENT NUMBER	1047171

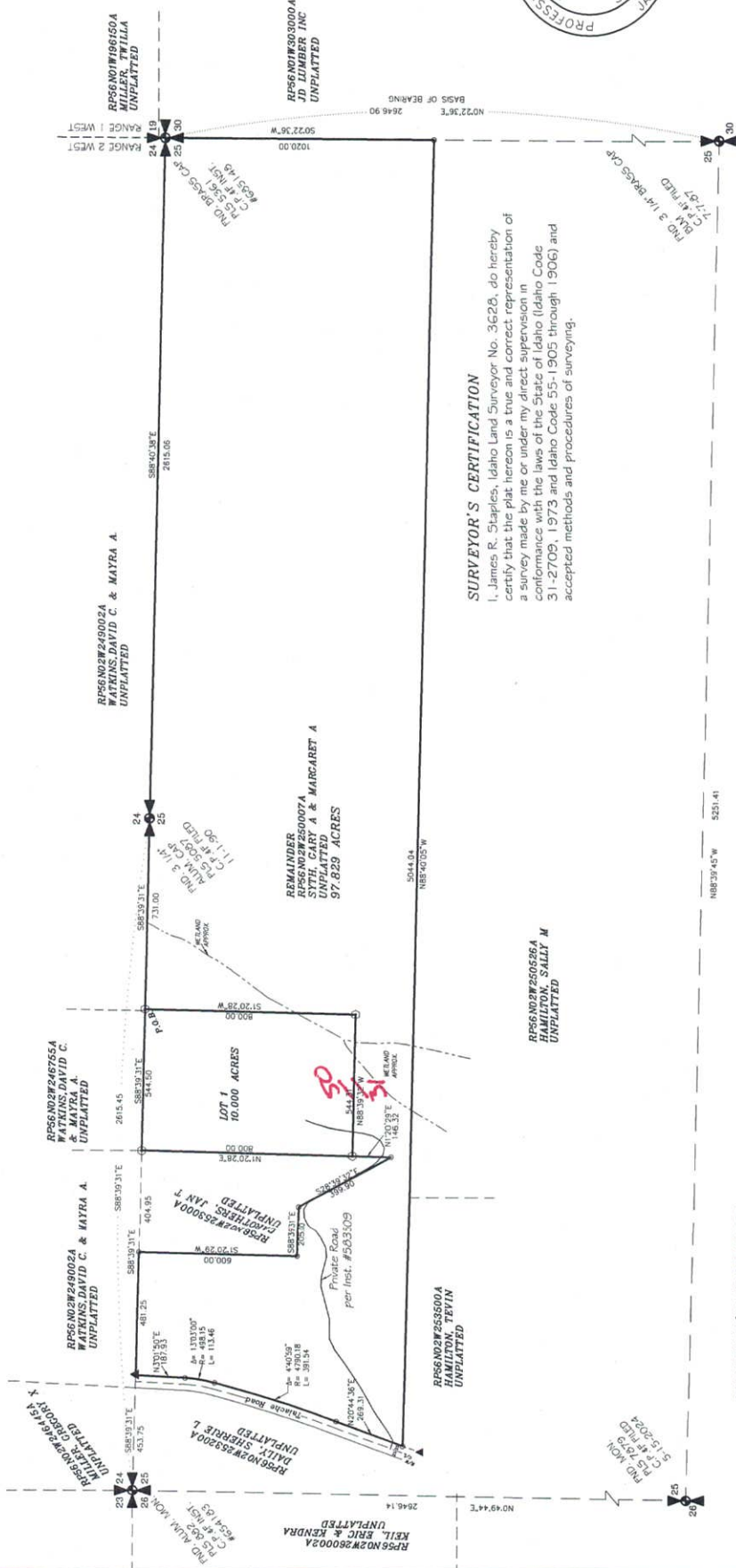
MIRROR LAKE LOTS BOOK 2 OF PLATS, PAGE 55  
MIRROR LAKE LOTS REPLAT BOOK 10 OF PLATS, PAGE 33  
TAMARACK CREEK ACRES BOOK 17 OF PLATS, PAGE 73

**BASIS OF BEARINGS**  
Computed on Idaho State Plane West Zone  
(11 03), NAD83  
Scale Factor: 0.999861411. All distances shown are converted to ground.

**LEGEND**

- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" REBAR/PLASTIC CAP - FLS 3628
- COMPUTED POINT
- ▲ FOUND 5/8" REBAR/PLASTIC CAP - FLS 5361

WETLAND APPROXIMATION PER NATIONAL WETLANDS INVENTORY



**SURVEYOR'S CERTIFICATION**

I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973, and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.

**SURVEYOR'S NARRATIVE**

The purpose of this survey was to divide 10 acres off of the parent parcel that was described in Instrument Number 583509, records of Bonner County, Idaho. The controlling corners as bed fit well with previous surveys. There was no conflicting corner evidence encountered during the course of the survey. The above referenced deed began at the Northeast corner of the Section and ran "due" South along the East Section line 1020.00 feet and then "due" West to Tamarack Road. The term "due" West was interpreted to mean parallel to the North line of the Section. The bearing for the line parallelized the bearing from the Northeast Section corner to the Northwest Section Corner. Deed Instrument Number 583509 references an easement along and existing roadway. There was no specified easement width.

**COUNTY RECORDER**

This Record of Survey was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this

day of 20 at \_\_\_\_\_, m, and  
duly recorded in Book \_\_\_\_\_ of Surveys, Page \_\_\_\_\_ as Instrument No. \_\_\_\_\_

County Recorder \_\_\_\_\_ Deputy Recorder \_\_\_\_\_



<b>J.R.S. SURVEYING, INC.</b>	
PO BOX 3099-6476 MAIN	
BONNERS PERRY, ID. 83805	
(208) 287-7555	
PLAT - SYTH SUBDIVISION	
FOR GARY A. & MARGARET A. SYTH	REVISION NO. 1
DWN BY: JRS/CK	DATE: 10-6-2025
SEC. 55, T56N., R2E., B.M.	SHEET 1 OF 2
BONNER COUNTY, IDAHO	JOB NO. 25-23

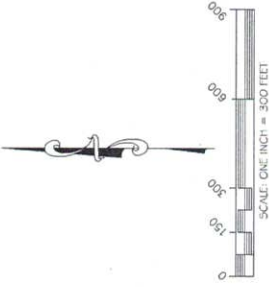
# SYTH SUBDIVISION

IN THE  
 NW1/4 NW1/4 OF SECTION 25  
 TOWNSHIP 56 NORTH, R. 2 WEST, B.M.  
 BONNER COUNTY, IDAHO

FOR  
**GARY A. & MARGARET A. SYTH**  
 SHEET 2 OF 2

**COUNTY SURVEYOR'S CERTIFICATE**  
 I hereby certify that I have examined the herein SYTH SUBDIVISION 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



**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\_\_\_\_.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Bonner County Treasurer

**COUNTY COMMISSIONERS' CERTIFICATE**  
 This Plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 Chairwoman of the Board of County Commissioners

**PLANNING AND ZONING CERTIFICATE**  
 This \_\_\_\_\_ Parcel Division has been examined and approved per Bonner County Application No. xx-xxxx.  
 \_\_\_\_\_  
 Boundary Planning and Zoning Administrator

**OWNER'S CERTIFICATION**  
 Be it known that Gary A. and Margaret A. Syth, husband and wife, have caused to be surveyed and divided into lots a tract of land situated in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section Twenty-five (25), Township Fifty-six (56) North, Range Two (2) West of the Boise Meridian, Bonner County, Idaho, being a portion of that parcel described in instrument No. 563359; more particularly described as follows:

BEGINNING at a 5/8" rebar and plastic cap stamped PLS 3628 on the North line of said Section 25, which is N 89°39'31" W, 731.00 feet from the North 1/4 corner of the Section; thence S 1°20'28" W, 800.00 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, N 89°39'31" W, 544.50 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 1°20'28" E, 800.00 feet to the north line of said Section 25 marked on the ground with a 5/8" rebar and plastic cap stamped PLS 3628; thence along said north line, S 89°39'31" E, 544.50 feet to the POINT OF BEGINNING.

Gary A. Syth \_\_\_\_\_ Date \_\_\_\_\_  
 Margaret A. Syth \_\_\_\_\_ Date \_\_\_\_\_

**NOTARY PUBLIC ACKNOWLEDGEMENT**  
 State of Idaho )  
 ) ss.  
 County of \_\_\_\_\_ )

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Gary A. and Margaret A. Syth, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

Notary Public in and for the State of Idaho  
 Residing at: \_\_\_\_\_  
 Commission Expires: \_\_\_\_\_

**SANITARY RESTRICTION**  
 Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, are in force. No owner shall construct any building, dwelling, or shelter which necessitates the supplying of water, or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.



<b>J.R.S. SURVEYING, INC.</b>	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
<b>PLAT - SYTH SUBDIVISION</b>	REVISION NO. 1
FOR GARY A. & MARGARET A. SYTH	DRAWN BY: JRS/CK
DATE: 10-6-2025	SHEET 2 OF 2
SEC. 56 N34E, R2W, B.M.	BONNER COUNTY, IDAHO
	JOB NO. 25-33

COORDINATE FILE : J4252533.CRD

*SyTH Lot 1*

AREA/LOT SUMMARY  
SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
32	SW 01 20'28"	800.000 ✓	32	100000.000	100000.000	
			33	99200.219	99981.276	
33	NW 88 39'31"	544.500 ✓	34	99212.966	99436.925	0.00 ✓
			35	100012.746	99455.649	
34	NE 01 20'28"	800.000 ✓	32	100000.000	100000.000	
			35	100012.746	99455.649	
35	SE 88 39'31"	544.500 ✓	32	100000.000	100000.000	

PERIMETER  
2689.000

AREA (sq ft)  
435600.000

AREA (acres)  
10.000 ✓



October 27, 2025

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

Re: Plat Review – MLD0061-25 Syth Subdivision

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) For Basis of Bearings using SPC, show convergence angle and at which monument it is taken.
- 2) Reference or show easements identified in title report.
- 3) Bearing and Distance of southerly line of Lot 1 disagrees with closure report.
- 4) In Commissioner's Certificate, change word "Chairwoman" to either "Chairman", "Chairperson" or simply "Chair".
- 5) Change Planning Certificate from Boundary County language to be consistent with platting standards for Bonner County.
- 6) In Recorder's Certificate, change "Surveys" to "Plats".
- 7) Include Water System Certificate.

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", written in a cursive style.

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.: 1081  
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 - MLD0061-25 Syth Subdivision	1	\$265.00	\$265.00
2.	<b>Copies &amp; Recording Fees</b>		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.





COORDINATE FILE : J4252533.CRD

*Syth Lot 1*

AREA/LOT SUMMARY  
SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
32	SW 01 20'28"	800.000	33	100000.000	100000.000	
			COMP SE COR LOT 1	99200.219	99981.276	
			FOR CLOSURE			
33	NW 88 39'31"	544.500	34	99212.966	99436.925	<i>0.00</i>
			COMP SW COR LOT 1			
			FOR CLOSURE			
34	NE 01 20'28"	800.000	35	100012.746	99455.649	
			COMP NW COR LOT 1			
			FOR CLOSURE			
35	SE 88 39'31"	544.500	32	100000.000	100000.000	
			POB FOR CLOSURE			

PERIMETER	AREA (sq ft)	AREA (acres)
2689.000	435600.000	<u>10.000</u>