

# 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: Kamron Jones  
From: Daniel Britt, Planner  
Date: November 21, 2025

**Subject: Blue-line review for MLD0065-25: Akin Acres**

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: **ATS, INC.**

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

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

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

**REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.**

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

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## Blueline Review Routing Form

Plat Name: <b>Akin Acres</b>	File No: <b>MLD0065-25</b>
Received by: <b>Daniel Britt, Planner</b>	Received from: <b>ATS, INC.</b>

### Blueline Review

Completed	Date	Initial	Department/ Office
Staff Report	11.20.25	DB	Bonner County Planning Department
Letter	11/13/25	SM	Assessor's Office
X	11-7-25	MM	Bonner County Road & Bridge Department
Letter	11/10/20 25	MC	GIS Department
X	11/19/20 25	GD	County Surveyor



# Bonner County Planning Department

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Phone: 208-265-1458

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Website: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)

## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0065-25**

**DATE OF REPORT:** 11/20/2025

**APPLICANT:** Kamron Jones

**PARCEL #:** RP54N03W264950A

**SUBDIVISION NAME/LOTS:** Akin Acres

### SUMMARY OF PROPOSAL:

The applicant has proposed to subdivide one (1) 10 acre parcel into two (2) ±5 acre lots.

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

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### CONDITIONS OF APPROVAL:

1. The 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.

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### STANDARDS REVIEW:

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

12-660 (D) (2) (f) Site area minimum:	<b>Yes</b>	Urban services:	<b>No</b>
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#### DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	<b>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>Yes</b>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>No</b>	12-622 Submerged Lands:	<b>N/A</b>
		12-626.A Environmental Features:	<b>No</b>

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**FINDINGS:**

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1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The property is zoned Rural-5
3. The proposal has mapped slopes of 0- $\geq$ 30% grade
4. The proposal does not contain any mapped wetlands or watercourses.
5. Resulting lots are not divided by boundary of any city, county, zoning designation, railroad right-of-way, or public right-of-way.
6. Depth to width of Lot 1 is 2.5:1 and Lot 2 is 2.6:1, this meets the the depth to width of 4.2:1
7. The proposal is within the Sagle Fire District.
8. The proposal has access on Akin Back Ranch Road, Mara Meadows Road and Pine Meadow Road.
9. Northern Lights is t he power provider.

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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



Office of  
Dennis Engelhardt  
**Bonner County Assessor**

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

November 13, 2025

Bonner County Planning Dept  
AKIN ACRES  
MLD0065-25  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST

RP54N03W264950A

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.

On the face of the plat, the individual line segments along the north boundary and the south boundary of LOT 2 do not sum to their respective overall lengths as shown. Please adjust and verify lot closures and misclose ratios.

In the exploded diagram of the northwest corner of the platted property there is an unlabeled line segment. I believe this should be L9 - please verify and label accordingly.

In reference R7, the surveyor's first name is misspelled.

Please make corrections to the plat and verify ownership 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)

Monday, November 10, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – AKIN ACRES (MLD0065-25)  
SECTION 26, TOWNSHIP 54N, RANGE 3W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Please remove “Rd” from the road name labels for Mara Meadows & Pine Meadow.

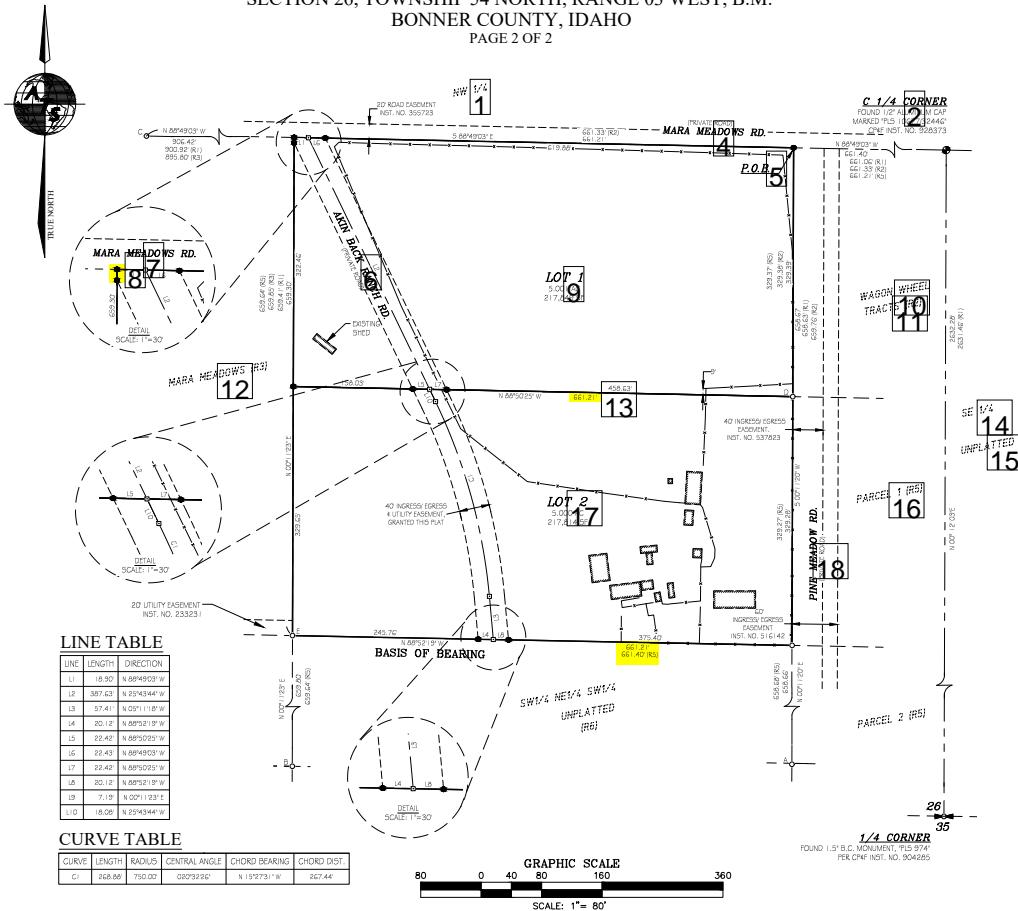
Sincerely,

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>

# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2

PAGE 2 OF 2



## REFERENCES

KJ) SURVEY BY ANDREW C. GLEAS, PL 5713, RECORDED OCTOBER 1991 AS INSTRUMENT NUMBER 32625.

K2) WAGON WHEEL TRACT BY KAREN L. STRATTON, PL 16277, RECORDED MAY 2017 BOOK 12 OF PLAT, PAGE 49.

K3) MARA MEADOWS AND DOUGLAS R. MING, PL 5576, RECORDED APRIL 2007 BOOK 6 OF PLAT, PAGE 1.

K4) WARRANTY DEED INSTRUMENT NUMBER 314061.

K5) SURVEY BY MATTHEW D. MANDERY, PL 49262, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 396209.

K6) MONKEY MOUNTAIN BY MATTHEW D. MANDERY, PL 49262, RECORDED APRIL 2001 BOOK 16 OF PLAT, PAGE 1.

K7) SURVEY BY ANDREW C. GLEAS, PL 3569, RECORDED JULY 1990 AS INSTRUMENT NUMBER 32625.

ALL RECORDING BURDEN, BOOK AND PAGE NUMBERS, PLAT, SURVEY, DEEDS, DEEDS AND OTHER DOCUMENTS REFERRED TO IN THIS COUNTY RECORDS UNIT ARE TRANSFERRED, INCORPORATED, AND MADE A PART OF THIS RECORD.

65 - 33 - 00

## BASIS OF BEARING

BASIS OF BEARING  
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES R1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS COMPLETED WITH THE BUREAU OF LAND MANAGEMENT SURVEY TEAM AND IS OWNED BY THE STATE OF IDAHO, INC., FILE NO. 12-306-5.
2. THIS SURVEY WAS CONDUCTED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE SE-2 SECOND ORDER TOTAL STATION AND TRIMBLE R10 GPS RECEIVER. SURVEYORS WERE POSITIONED IN A VARIOUS NUMBER OF ACCESS POINTS AND SURVEY STATION POINTS. ACCESS POINTS WERE DETERMINED FROM COOP AND BOUNDARY SURVEY. ANY TERRAINAL MEASUREMENTS AND TRAVERSALS WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXHAUSTED THE REQUIREMENTS OF THIS SECTION.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BOUCI COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
4. 20 FOOT WIDE INGRESS/EGRESS + UTILITY EASEMENT REFERENCED ON R1 & R2 HERIN DO NOT ATTACH AN ACTUAL DOCUMENT CREATING THE EASEMENT.
5. MONUMENTS FOUND WERE HLD AND NORTH CONDENS WERE SET EXTENDING EAST AND WEST

## LEGEND

```

SET 5'0" BY 30' REBAR 4 CAP MARKED 'ATS PLS 892'
?FOUND 1/2" IRON ROD 4 CAP MARKED PLS 3556"
?FOUND 5/8" IRON ROD 4 CAP MARKED PLS 7879"
?FOUND 5/8" IRON ROD 4 CAP MARKED 'ATS PLS
892'
?FOUND 1/2" ALUMINUM CAP MARKED "PLS 1111"
?FOUND 5/8" IRON ROD 4 CAP MARKED PLS 4677"
?FOUND 5/8" IRON ROD 4 CAP MARKED PLS 5713"
CINTRAL COUNTER CONSTR
COMPUTED POINT (NOTHING FOUND OR SET)
PROPERTY BOUNDARY
SECTION LINE
EASEMENT LINE
EXISTING FENCE
EXISTING BUILDING

```



**ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING**

# ENGINEERING

HESS STREET, HAYDEN IDAHO, 83885

(208)-772-2745 • FAX (208)-762-7731.

SCALE: 1" = 80'  
CHECKED BY MBM  
DATE: 08-01-2025  
DRAWN BY RAS  
DATE: 10-08-2025  
RWM: PLAT

# Summary of comments: MLD0065-25 Blueline Plat.pdf

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Page:2

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Number: 1 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

NW 1/4

---

Number: 2 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

C 1/4 CORNER

---

Number: 3 Author: Sean Morgan Date: 2025-11-12 09:15:13

Should be LEONARD

---

Number: 4 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

MARA MEADOWS RD.

---

Number: 5 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

P.O.B.

---

Number: 6 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

AKIN BACK RANCH RD.

---

Number: 7 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

MARA MEADOWS RD.

---

Number: 8 Author: Sean Morgan Date: 2025-11-12 08:42:49

This line segment appears to by L9 - please verify and add label as needed

---

Number: 9 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

LOT 1

---

Number: 10 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

WAGON WHEEL

---

Number: 11 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

TRACTS (R2)

---

Number: 12 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

MARA MEADOWS (R3)

---

Number: 13 Author: Sean Morgan Date: 2025-11-12 09:38:57

Individual line segments along this bearing do not sum to this overall length resulting in a low misclose ratio for LOT 1 - please verify closure and misclose ratio for both lots if adjustments are made. Also verify that owners' certification matches plat if changed.

---

Number: 14 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

SE 1/4

---

Number: 15 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

UNPLATTED

---

Number: 16 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

PARCEL 1 (R5)

---

Number: 17 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

LOT 2

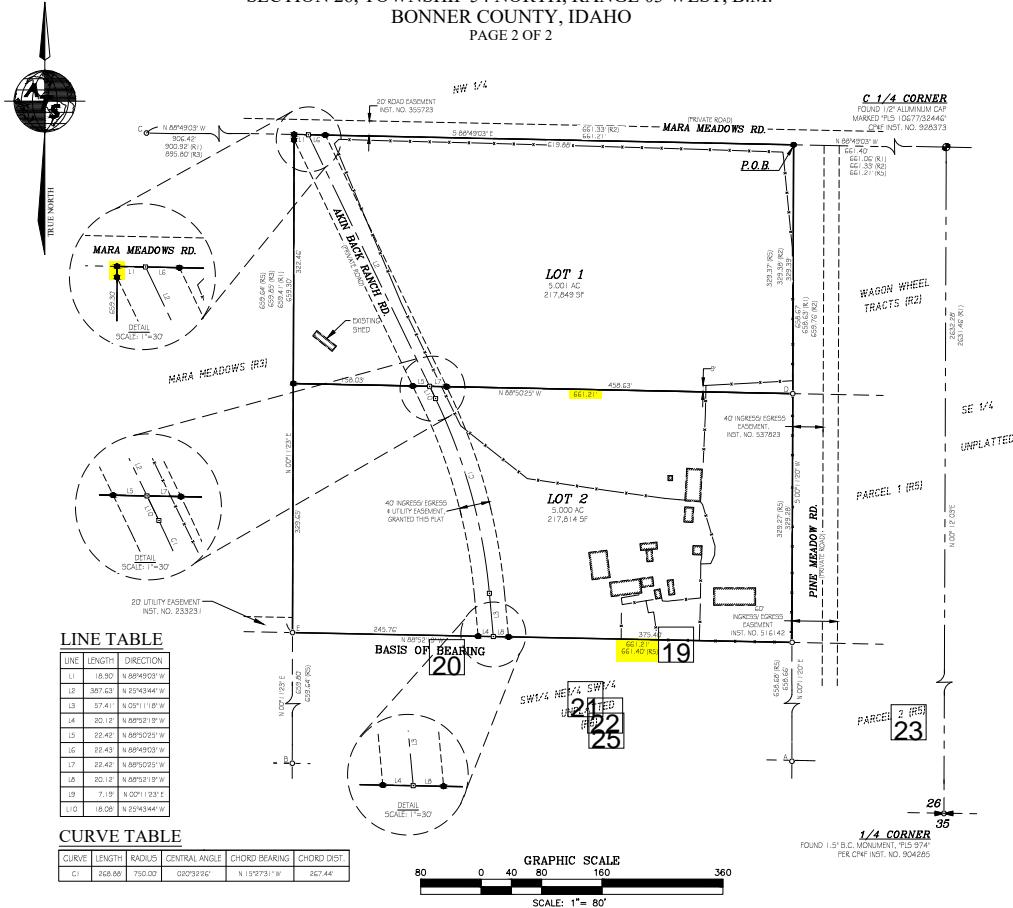
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Number: 18 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2

PAGE 2 OF 2



INSTRUMENT NO.

## REFERENCES

K1) SURVEY BY JAMES C. GLEB, PL 571-3, RECORDED OCTOBER 1991 AS INSTRUMENT NUMBER 34256.

K2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PL 16777, RECORDED MAY 20, 1977 BOOK 16 OF PLATS, PAGE 49.

K3) MARA MEADOWS BY DOUGLAS K. MINGO, PL 5976, RECORDED APRIL 2007 BOOK 6 OF PLATS, PAGE 6.

K4) WARRANTY DEED INSTRUMENT NUMBER 914661.

K5) SURVEY BY MATTHEW D. MANDERS, PL 6982, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 598050.

K6) MONKEY MOUNTAIN BY MATTHEW D. MANDERS, PL 6982, RECORDED APRIL 2001 BOOK 16 OF PLATS, PAGE 6A.

K7) SURVEY BY JAMES C. GLEB, PL 3563, RECORDED JULY 1990 AS INSTRUMENT NUMBER 34255.

ALL RESTAURANT NAMES, BOOK AND PLAT NUMBERS, PLAT SIZES, DEPTHS, AND OTHER DOCUMENTS REFERRED TO IN THIS COUNTY RECORDS UNIT STATEMENT ARE INCORPORATED BY REFERENCE.

65 (33-00)

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES R1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FLYING 5 TITLE AND ESCROW OF IDAHO, INC., FILE NO. 1201306-5.
2. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO LAND SURVEYORS CODE OF ETHICS AND STANDARDS OF PRACTICE, AND THE IDAHO STATE BOARD OF LAND SURVEYORS. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE IDAHO CODE FOR LAND SURVEYORS. ACCORDING TO IDAHO CODE FOR LAND SURVEYORS, ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND VERIFIED, THAT THEY DAZED THE REQUIREMENTS OF THIS SECTION.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BOUCAN COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
4. 20 FOOT WIDE INGRESS/EGRESS "EASEMENT RETRIBUTED ON RI # 2 MERIDIAN DO NOT REFER TO AN ACTUAL DOCUMENT CREATING THE EASEMENT.
5. MONUMENTS FOUND WERE HOLD AND NORTH COMPASS WERE SET EXTENDING EAST AND WEST

#### LEGEND

SET 5/8" BY 30" REBAR 4 CAP MARKED 'AT5 PLS 8962'  
FOUND 1/2" IRON ROD 4 CAP MARKED PLS 3566'  
FOUND 5/8" IRON ROD 4 CAP MARKED PLS 7879'  
FOUND 5/8" IRON ROD 4 CAP MARKED 'AT5 PLS 8952'  
FOUND 2 1/2" ALUMINUM CAP MARKED 'PL5 1119'  
FOUND 5/8" IRON ROD 4 CAP MARKED PLS 0677'  
FOUND 5/8" IRON ROD 4 CAP MARKED PLS 5713'  
CENTER QUADRANT, CONSTR  
COMPUTED POINT (NOTHING FOUND OR SET)  
PROPERTY BOUNDARY  
SECTION LINE  
EASEMENT LINE  
EXISTING FENCE  
EXISTING BUILDINGS



**ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING**

SCALE: 1" = 80'  
CHECKED BY MBM  
DATE: 08-01-2025  
DRAWN BY RAS  
DATE: 10-08-2025  
OWNER: PLAT

Number: 19 Author: Sean Morgan Date: 2025-11-12 09:06:56

Individual line segments along this bearing do not sum to the current distance shown - they do sum to the (R5) distance.

Number: 20 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

BASIS OF BEARING

Number: 21 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

SW1/4 NE1/4 SW1/4

Number: 22 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

UNPLATTED

Number: 23 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

PARCEL 2 (R5)

Number: 24 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

L

Number: 25 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

(R6)

Number: 26 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

A

Number: 27 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

L

Number: 28 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

N

Number: 29 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

A

Number: 30 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

N

Number: 31 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

D

Number: 32 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

O

Number: 33 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

S

Number: 34 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

I

Number: 35 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

S

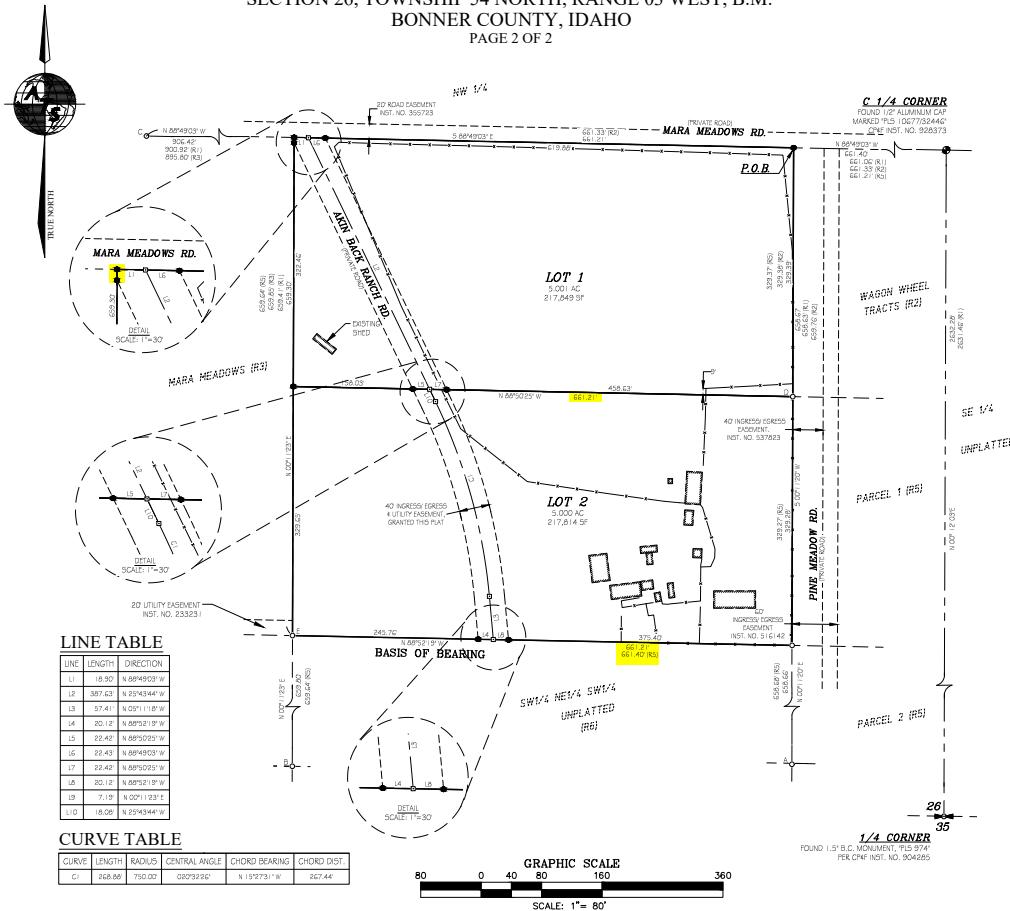
Number: 36 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

T

# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2

PAGE 2 OF 2



INSTRUMENT NO.

## REFERENCES

K1) SURVEY OF JAMES C. GLAH, PLS 571-3, RECORDED OCTOBER 1991 AS INSTRUMENT NUMBER 593255.

K2) WAGON WELL TRACT BY ROBERT L. STRATTON, PLS 16777, RECORDED MAY 20 2017 BOOK 12 OF PLAT, PAGE 42.

K3) MARA MEADOWS BY DOUGLAS R. MING, PLS 5576, RECORDED APRIL 2007 BOOK 6 OF PLAT, PAGE 5.

K4) WARRANTY DEED INSTRUMENT NUMBER 914061.

K5) SURVEY BY MATTHEW D. MANDERY, PLS 6962, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 593605.

K6) MONKEY MOUNTAIN BY MATTHEW D. MANDERY, PLS 6962, RECORDED APRIL 2021 BOOK 16 OF PLAT, PAGE 1A.

K7) SURVEY BY ~~HARDY~~ SMITH, PLS 3569, RECORDED JULY 1 1960 AS INSTRUMENT NUMBER 593601.

66-33-901

## BASIS OF BEARING

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THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES R1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

### SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TILT REPORT ISSUED BY IT LYING 5' TALL AND 15'WIDE OF DANE, INC., FILE NO. 120-306-5.
2. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE 56-2 SECOND ORDER TOTAL STATION AND TRIMBLE R12-GPS. A FIELD CHECK AND A TILT REPORT WERE PERFORMED, ACCORDING TO ISAMIS CODE OF PRACTICE, BOUNDARY SURVEY, AND TRIMBLE MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY FACED THE REQUIREMENTS OF THIS SECTION.
3. THE PURPOSE OF THIS PLAT IS TO SURVEY SUBJECT PROPERTY ACCORDING TO BONNIE COUNTY SURVEYOR'S ORDINANCE AND ZONING REGULATIONS.
4. 20 FOOT WIDE INGRESS/EGRESS UTILITY EASEMENT REFERENCED ON R1 & R2 HERIN DO NOT RETAIN AN ACTUAL DOCUMENT CREATING THE EASEMENT.
5. MONUMENTS FOUND WERE HOLD AND NORTH CORNERS WERE SET EXTENDING EAST AND WEST

## LEGEND

SET 5'6" BY 30' REAR 4 CAP MARKED "PLS 862"  
 FOUND 1/2 IRON ROD 4 CAP MARKED "PLS 356"  
 FOUND 5'W IRON ROD 4 CAP MARKED "PLS 7879"  
 FOUND 5'W IRON ROD 4 CAP MARKED "PLS 862"  
 FOUND 2 1/2' ALUMINUM CAP MARKED "PLS 11119"  
 FOUND 5'W IRON ROD 4 CAP MARKED "PLS 1677"  
 FOUND 5'W IRON ROD 4 CAP MARKED "PLS 5713"  
 CENTER QUADRANT CORNER  
 COMPUTED PONT NOTHING FOUND OR SET!  
 PROPERTY BOUNDARY  
 SECTION LINE  
 EASEMENT LINE  
 EXISTING FENCE  
 EXISTING BUILDING



Number: 37 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

E

Number: 38 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

I

 Number: 39 Author: Matt Subject: Draft Date: 2025-10-21 12:10:11

Number: 40 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

S

Number: 41 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

R

Number: 42 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

G

Number: 43 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

U

Number: 44 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

E

Number: 45 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

E

Number: 46 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

S

Number: 47 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

R

Number: 48 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

R

Number: 49 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

D

Number: 50 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

E

Number: 51 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

V

Number: 52 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

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Number: 53 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

E

Number: 54 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

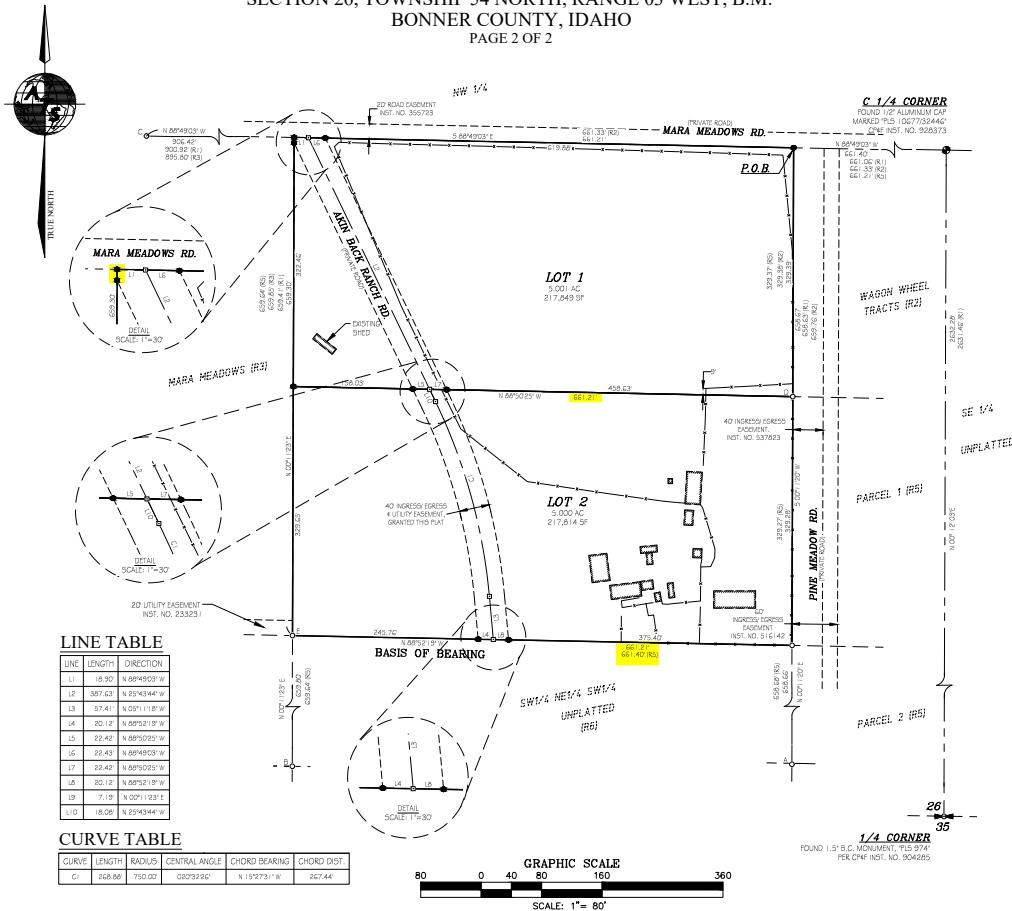
8962

Number: 55 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2

PAGE 2 OF 2



## REFERENCES

K1) SURVEY BY JAMES C. GLEB, PL 571-3, RECORDED OCTOBER 1991 AS INSTRUMENT NUMBER 34256.

K2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PL 16777, RECORDED MAY 20, 1977 BOOK 16 OF PLATS, PAGE 49.

K3) MARA MEADOWS BY DOUGLAS K. MINGO, PL 5976, RECORDED APRIL 2007 BOOK 6 OF PLATS, PAGE 6.

K4) WARRANTY DEED INSTRUMENT NUMBER 914661.

K5) SURVEY BY MATTHEW D. MANDERS, PL 6982, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 598050.

K6) MONKEY MOUNTAIN BY MATTHEW D. MANDERS, PL 6982, RECORDED APRIL 2001 BOOK 16 OF PLATS, PAGE 6A.

K7) SURVEY BY JAMES C. GLEB, PL 3563, RECORDED JULY 1990 AS INSTRUMENT NUMBER 34255.

ALL RESTAURANT NAMES, BOOK AND PLAT NUMBERS, PLAT SIZES, DEPTHS, AND OTHER DOCUMENTS REFERRED TO IN THIS COUNTY RECORDS UNIT STATEMENT ARE INCORPORATED BY REFERENCE.

65 (33-00)

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES R1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FLYING 5 TITLE AND ESCROW OF IDAHO, INC., FILE NO. 1201306-5.
2. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO LAND SURVEYORS CODE OF ETHICS AND STANDARDS OF PRACTICE, AND THE IDAHO STATE BOARD OF LAND SURVEYORS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE IDAHO CODE FOR LAND SURVEYING. ALL TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND VERIFIED, AND THAT THEY DAZED THE REQUIREMENTS OF THIS SECTION.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BOUCAN COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
4. 20 FOOT WIDE INGRESS/EGRESS UTILITY EASEMENT REFERENCED ON R1 & R2 HERIN DO NOT REFER TO AN ACTUAL DOCUMENT CREATING THE EASEMENT.
5. MONUMENTS FOUND WERE HOLD AND NORTH COMPASS WERE SET EXTENDING EAST AND WEST

## LEGEND

SET 5B BY 30' REAR 4 CAP MARKED "PLS 8826"  
 FOUND 1/2 IRON ROD & CAP MARKED "PLS 3566"  
 FOUND 5W IRON ROD & CAP MARKED "PLS 7879"  
 FOUND 5W IRON ROD & CAP MARKED "PLS 8522"  
 FOUND 1/2" ALUMINUM CAP MARKED "PLS 11119"  
 FOUND 5B" IRON ROD & CAP MARKED "PLS 1677"  
 FOUND 5W IRON ROD & CAP MARKED "PLS 5713"  
 CENTER QUADRANT CORNER  
 COMPUTED POINT (NOTHING FOUND OR SET)  
 PROPERTY BOUNDARY  
 SECTION LINE  
 EASEMENT LINE  
 EXISTING FENCE  
 EXISTING BUILDING



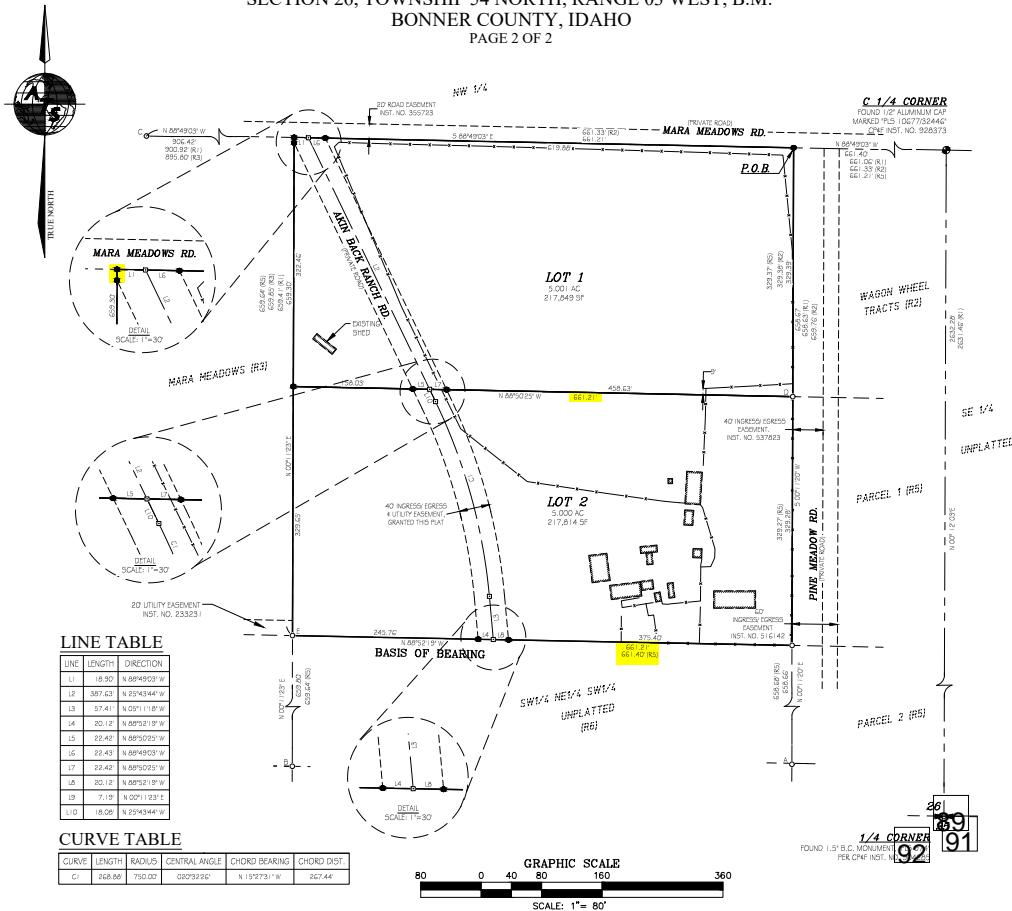
**ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING**

SCALE: 1" = 80'  
CHECKED BY MBM  
DATE: 08-01-2025  
DRAWN BY RAS  
DATE: 10-08-2025  
RWG: PLAT

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# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2



INSTRUMENT NO. \_\_\_\_\_

## REFERENCES

R1) SURVEY BY LAWRENCE A. GALT, PL5 5713, RECORDED OCTOBER 1991 AS INSTRUMENT NUMBER 396756.

R2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PL5 0577, RECORDED MAY 2017 BOOK 16 OF PLATS, PAGE 49.

R3) MARA MEADOWS RD. BY DOUGLAS R. MITTS, PL5 5576, RECORDED APRIL 2007 BOOK 16 OF PLATS, PAGE 155.

R4) WARRANTY DEED INSTRUMENT NUMBER 914061.

R5) SURVEY BY MATTHEW D. MARYBERRY, PL5 0562, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 395805.

R6) MONKEY MOUNTAIN BY MATTHEW D. MARYBERRY, PL5 0562, RECORDED APRIL 2021 BOOK 16 OF PLATS, PAGE 64.

R7) SURVEY BY RANEGE L. SMITH, PL5 0569, RECORDED JULY 1980 AS INSTRUMENT NUMBER 395358

661.33 (R5) 661.33 (R5) 661.33 (R5)

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES R1, TAKEN TO BE NORTH 89°52'45" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FLYING 5 TITLE AND ESCROW OF DANO, INC., FILE NO. 120305-3.

2. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD MEASUREMENT AND GPS GEODESIC SURVEYING. NO RECORDS OF FIELD SURVEYING TOTAL STATION AND TRIMBLE R102 GNSS BASE UNIT AND A TRIMBLE R12 RTK ROVER UNIT, ACCORDING TO IDAHO CODE FOR LAND SURVEYORS. ANY TRIMESTRAL MEASUREMENTS AND TRIMANGLES WERE PERFORMED AND COMPUTED TO VERIFY THAT THEY MET THE REQUIREMENTS OF THIS SECTION.

3. THE PURPOSE OF THIS PLAT IS TO SURVEY SUBJECT PROPERTY ACCORDING TO BONNER COUNTY DIVISION ORDINANCE AND ZONING REGULATIONS.

4. 20 FOOT WIDE INGRESS/EGRESS # UTILITY EASEMENT REFERENCED ON R1 & R2 HEREIN DO NOT REFER TO AN ACTUAL DOCUMENT CREATING THE EASEMENT.

5. MONUMENTS FOUND WERE HELD AND NORTH CORNERS WERE SET EXTENDING EAST AND WEST PROPERTY LINES TO SOUTH RIGHT OF WAY OF MARA MEADOWS RD.

## LEGEND

- SET 5/8" BY 3/8" REBAR & CAP MARKED AT5 PL5 0562\*
- FOUND 1/2" IRON ROD & CAP MARKED AT5 3566\*
- ▲ FOUND 5/8" IRON ROD & CAP MARKED AT5 7879\*
- FOUND 5/8" IRON ROD & CAP MARKED AT5 PL5 0562\*
- FOUND 2 1/2" ALUMINUM CAP MARKED AT5 1111\*
- FOUND 5/8" IRON ROD & CAP MARKED AT5 1067\*
- FOUND 5/8" IRON ROD & CAP MARKED AT5 5713\*
- CENTER QUADRANT CORNER
- COMPUTED POINT (NOT FOUND OR SET)
- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- DISTING FENCE
- EXISTING BUILDING



ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING

500-1000

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DATE: 08-01-2025  
DRAWN BY RAS  
DATE: 10-08-2025  
Dwg: PLAT  
Page: 25-135

4177 BLESS STREET, HAYDEN IDAHO, 83835  
PH. (208) 772-2745 • FAX (208) 762-7731 •

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Number: 76 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

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Number: 91 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

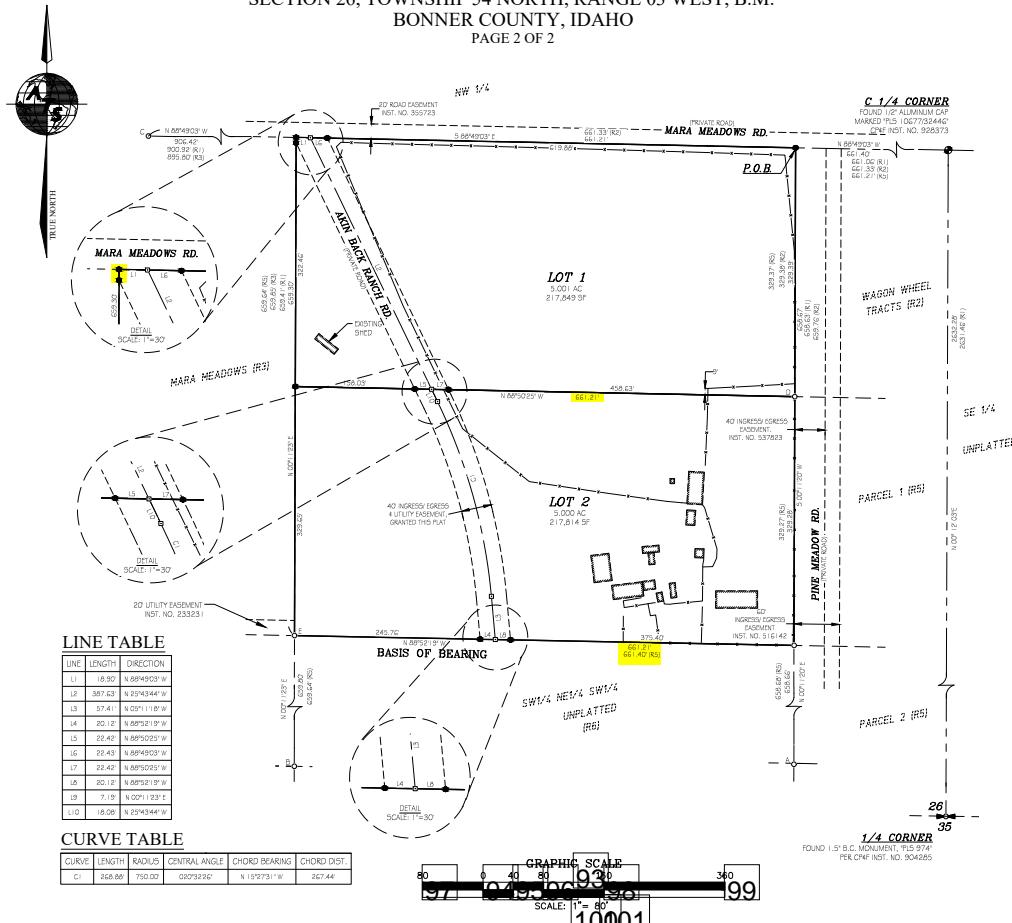
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Number: 92 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2

PAGE 2 OF 2



## REFERENCES

KJ) SURRY (HARDING, JAMES), PLS 5713, RECORDED OCTOBER 1991 AS INSTRUMENT NUMBER 326253.

KJ) WAGON WHEEL TRACT BY KAREN L. STRATTON, PLS 06771, RECORDED MAY 2017 BOOK 12 OF PLATES, PAGE 49.

KJ) MARA MEADOWS BY DOUGLAS A. MITCH, PLS 5576, RECORDED APRIL 2007 BOOK 6 OF PLATES, PAGE 1.

KJ) WARRANTY DEED INSTRUMENT NUMBER 914061.

KJ) SURRY BY MATTHEW D. MANSFIELD, PLS 6962, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 598305.

KJ) MONKEY MOUNTAIN BY MATTHEW D. MANSFIELD, PLS 6962, RECORDED APRIL 2021 BOOK 16 OF PLATES, PAGE 64.

KJ) SURRY (HARDING, JAMES), PLS 5369, RECORDED JULY 1990 AS INSTRUMENT NUMBER 250558.

## BASIS OF BEARING

BASIS OF BEARING  
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES R1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TILT REPORT ISSUED BY IT LYING 5' TALL AND 15'WIDE OF DANE, INC., FILE NO. 120-306-5.
2. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE 56-2 SECOND ORDER TOTAL STATION AND TRIMBLE R12-GPS. A FIELD CHECK AND A TILT REPORT WERE PERFORMED, ACCORDING TO ISAMIS CODE OF PRACTICE, BOUNDARY SURVEY, AND TRIMBLE MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY FACED THE REQUIREMENTS OF THIS SECTION.
3. THE PURPOSE OF THIS PLAT IS TO SURVEY SUBJECT PROPERTY ACCORDING TO BONNIE COUNTY SURVEYOR'S ORDINANCE AND ZONING REGULATIONS.
4. 20 FOOT WIDE INGRESS/EGRESS UTILITY EASEMENT REFERENCED ON R1 & R2 HERIN DO NOT RETAIN AN ACTUAL DOCUMENT CREATING THE EASEMENT.
5. MONUMENTS FOUND WERE HOLD AND NORTH CORNERS WERE SET EXTENDING EAST AND WEST

## LEGEND

SET 5/8" BY 30" REBAR 4 CAP MARKED "AT5 PL5 6926"  
FOUND 1/2" IRON ROD 4 CAP MARKED PL5 3566"  
FOUND 5/8" IRON ROD 4 CAP MARKED PL5 7879"  
FOUND 5/8" IRON ROD 4 CAP MARKED "AT5 PL5 6926"  
FOUND 2 1/2" ALUMINUM CAP MARKED "PL5 11113"  
FOUND 5/8" IRON ROD 4 CAP MARKED PL5 10677"  
FOUND 5/8" IRON ROD 4 CAP MARKED PL5 5713"  
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COMPUTED POINT (NOTHING FOUND OR SET)  
PROPERTY BOUNDARY  
SECTION LINE  
EASEMENT LINE  
EXISTING FENCE  
EXISTING BUILDING



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TECHNOLOGY  
SURVEYING &  
ENGINEERING  
INC.

1/4 CORNER  
FOUND 1.5' B.C. MONUMENT, 'PLS 974'  
PER CP4F INST. NO. 904285

SCALE: 1" = 80'  
CHECKED BY MBM  
DATE: 08-01-2025  
DRAWN BY RAS  
DATE: 10-08-2025  
OWNER: PLAT

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GRAPHIC SCALE

Number: 94 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00

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November 19, 2025

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

Re: Plat Review – MLD0065-25 Akin Acres

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) Show monuments observed as part of survey listed in Basis of Bearings.
- 2) See markups for dimensional issues.
- 3) Show or reference easements identified in Title Report.

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.: 1088

Terms: Net 15

Invoice date: 11/19/2025

Due date: 12/04/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Bonner County Surveyor Review</b>	County Surveyor Review - MLD0065025 Akin Acres	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.

MLN-0065-25 Akin Acres

File:

11/19/25

Date:

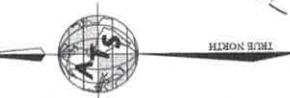
Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
<b>Surveyor 54-12</b>		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
<b>Surveys 55-19 &amp; Plats 50-13</b>		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	#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?	#2
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	#3
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 Clerk	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	—
50-1309(1)	Surveyor's Certificate	✓
50-1305	County Surveyor's Certificate	✓
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	—
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	✓
<b>Add'l for Condos 55-15</b>		
55-1504(c(i))	Survey map of ground surface of project	—
55-1504(c(ii))	Diagrammatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	—
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	—

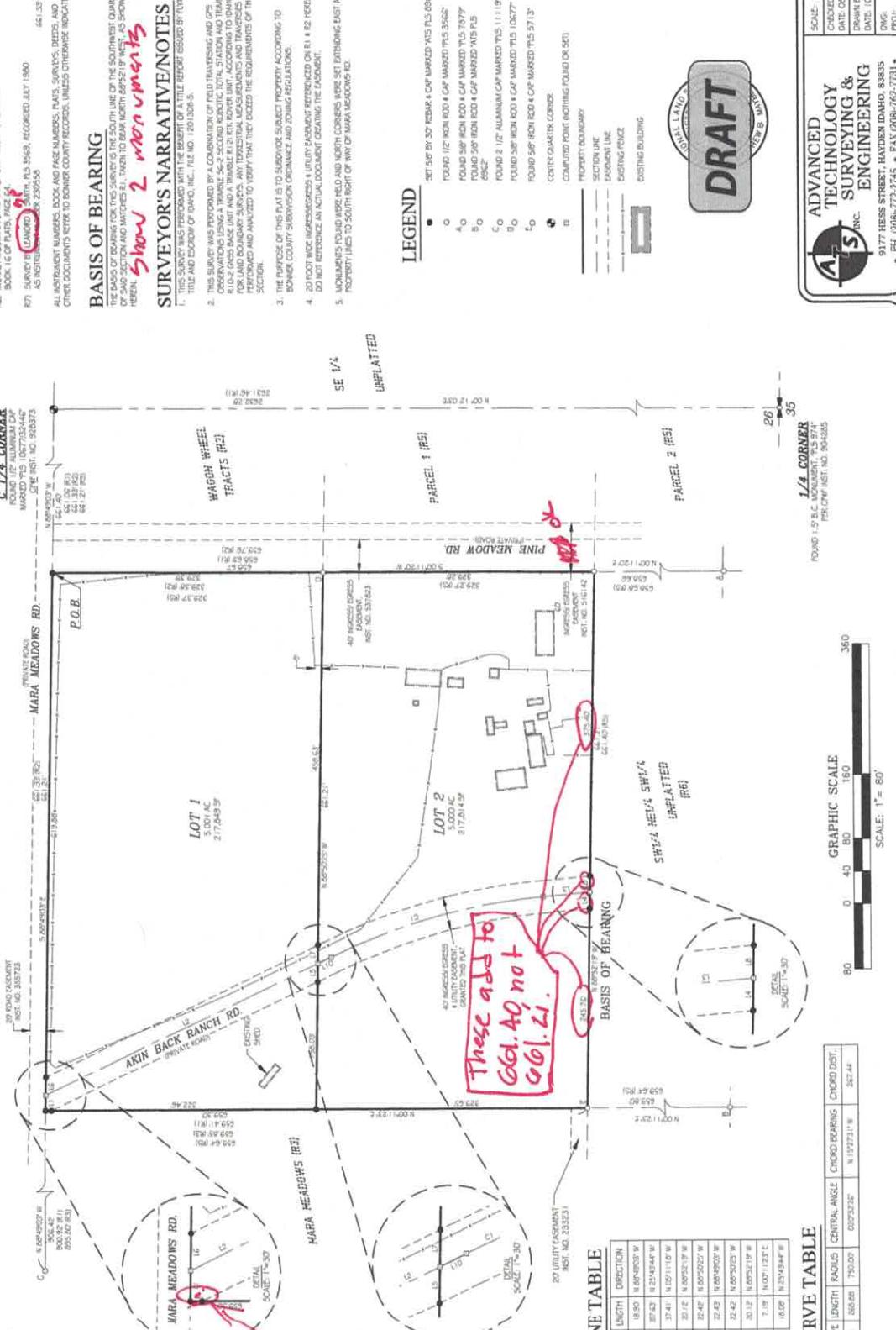


## REFERENCES

AKIN ACRES  
SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO  
PAGE 2 OF 2



H# 1/4









## City/County Final Plat Checklist

Subdivision Name: AKIN ACRES SHORT PLAT Date: 10-20-2025 No. Lots/Tracts/Parcels 2 Fee:

Company Submittal Plat Advanced Technology Surveying & Engineering, Inc.

(Place a check mark for each item met, or N/A for not applicable)

	<u>Applicant</u>	<u>Agency</u>	<u>Comments</u>
1 County plat	X		
2 Plat within a city impact area	N/A		
3 City plat	N/A		
4 18" x 27", 3.5" margin at left end; 1/2" on other ends.	X		
5 One paper copy of final plat	X		
6 North Arrow	X		
7 Basis of bearing & source	X		
8 Scale	X		
9 Stamped, signed & dated	X		
10 Subdivision name (not duplicate of existing plat)	X		
11 Section	X		
12 Township	X		
13 Range	X		
14 Meridian	X		
15 County	X		
16 City	X		
17 State	X		
18 Legend	X		
19 Vicinity map	N/A		
20 Easements; location, width & purpose	X		
21 Block numbers	N/A		
22 Lot numbers for all lots, tracts, open spaces, etc.	X		
23 Road Right-of-Way widths	X		
24 Road Right-of-Way; centerline locations	X		
25 Road Right-of-Way; dedications	N/A		
26 Bearings and distances of exterior boundary	X		
27 Bearings and distances of interior lot lines	X		
28 Exterior boundary corners; material, size, length	X		
29 Interior lot corners; material, size, length	X		
30 Centerline monuments	N/A		
31 Reference to adjoining subdivisions or records or survey.	X		
32 Description of all monuments (Public Land Survey corners & section subdivision corners)	X		
33 No encroachment upon margins of plat	X		
34 Clarity of all lines	X		
35 Legal description of exterior boundary	X		

## City/County Final Plat Checklist

36 Exterior boundary & all lot close	<input checked="" type="checkbox"/>	_____	_____
37 Acreage to three decimal places (S.F. -neares foot)	<input checked="" type="checkbox"/>	_____	_____
38 Tie to two Public Land Survey or monuments recognized by the County Surveyor/City Surveyor	<input checked="" type="checkbox"/>	_____	_____
39 Copy of corner perpetuation forms on corners used to control subdivision and pertinent ROS & Plats	<input checked="" type="checkbox"/>	_____	_____
40 Curve data incl. Delta, radius, chord brg/dist, length	<input checked="" type="checkbox"/>	_____	_____
41 General notes & details	<input checked="" type="checkbox"/>	_____	_____
42 Cul-de-sac & knuckle radius	<input type="checkbox"/>	N/A	_____
43 Surveyor's certificate	<input checked="" type="checkbox"/>	_____	_____
44 Owner's dedication certificate	<input checked="" type="checkbox"/>	_____	_____
45 Company title block	<input type="checkbox"/>	N/A	_____
46 Conditions	<input checked="" type="checkbox"/>	_____	_____
47 Reference to boundary conflicts with adjoiners	<input type="checkbox"/>	N/A	_____
48 Special setack lines	<input type="checkbox"/>	N/A	_____
49 Private reservations	<input checked="" type="checkbox"/>	_____	_____
50 Public/private dedications	<input checked="" type="checkbox"/>	_____	_____
51 Notary Public format & stamp	<input checked="" type="checkbox"/>	_____	_____
52 Highway District Approval	<input type="checkbox"/>	N/A	_____
53 County Surveyor Cetification	<input checked="" type="checkbox"/>	_____	_____
54 County Treasurer Certification (only valid for 30 days)	<input checked="" type="checkbox"/>	_____	_____
55 County Recorder Certification	<input checked="" type="checkbox"/>	_____	_____
56 County Commissioners Certification	<input checked="" type="checkbox"/>	_____	_____
57 Sanitary Restriction/Health District Approval	<input checked="" type="checkbox"/>	_____	_____
58 City Council Approval	<input type="checkbox"/>	N/A	_____
59 City Engineer Signature	<input type="checkbox"/>	N/A	_____
60 City Clerk Signature	<input type="checkbox"/>	N/A	_____
61 Water System Statement	<input checked="" type="checkbox"/>	_____	_____
62 Field Check (All pins set or bond in place)	<input checked="" type="checkbox"/>	_____	By County
63 Kootenai County Surveyor's Final Plat Checklist (checked and signed by surveyor)	<input type="checkbox"/>	_____	_____

Submittal Reviewed by Surveyor



Date Reviewed

10/20/25

City Engineer/Surveyor: This city final plat has been/or is being reviewed: \_\_\_\_\_ Date: \_\_\_\_\_  
(The city signature does not indicate a certification of completeness or accuracy of the contents of the plat)

Checked by: \_\_\_\_\_

Date: \_\_\_\_\_

County Surveyor Review: \_\_\_\_\_

Date: \_\_\_\_\_

Remarks:

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# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 10/21/2025 9:47:05 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

Parcel Name: LOT 2 - LOT 1

**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 5,963.4080'

East: 11,325.7230'

Segment# 1: Line

Course: S0° 11' 20"W

Length: 329.28'

North: 5,634.1298'

East: 11,324.6375'

Segment# 2: Line

Course: N88° 52' 19"W

Length: 661.21'

North: 5,647.1470'

East: 10,663.5556'

Segment# 3: Line

Course: N0° 11' 23"E

Length: 329.65'

North: 5,976.7952'

East: 10,664.6472'

Segment# 4: Line

Course: S88° 50' 25"E

Length: 661.21'

North: 5,963.4126'

East: 11,325.7217'

Perimeter: 1,981.35'

Area: 217,814.26Sq.Ft.

Error Closure: 0.0048

Course: N15° 31' 22"W

Error North : 0.00461

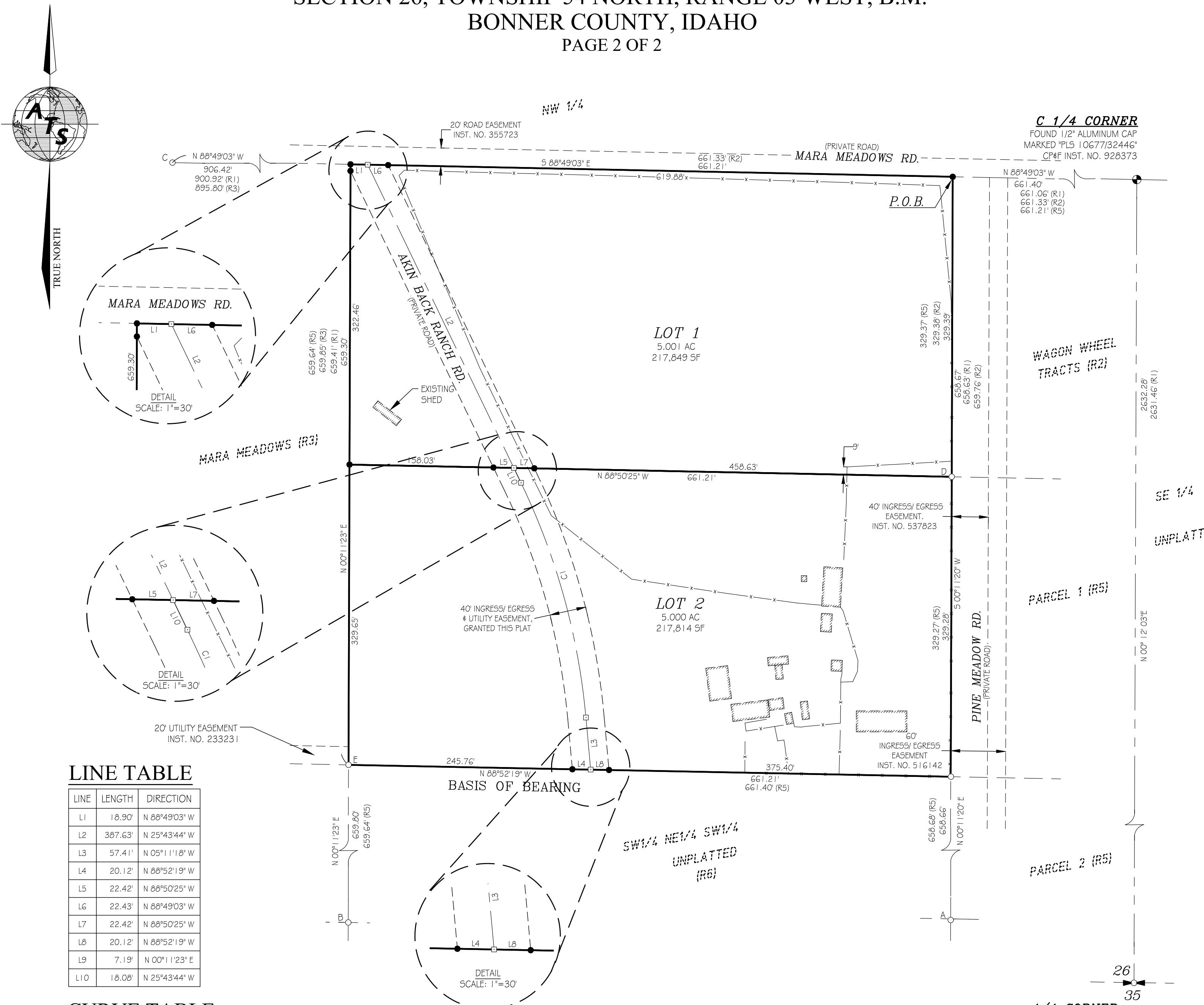
East: -0.00128

Precision 1: 412,781.25

# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO

PAGE 2 OF 2



INSTRUMENT NO. \_\_\_\_\_

## REFERENCES

- R1) SURVEY BY LAWRENCE A. GLAHE, PLS 5713. RECORDED OCTOBER 1991  
AS INSTRUMENT NUMBER 396258.
- R2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PLS 10677. RECORDED MAY 2017  
BOOK 12 OF PLATS, PAGE 49.
- R3) MARA MEADOWS BY DOUGLAS R. MEIGS, PLS 5576. RECORDED APRIL 2007  
BOOK 8 OF PLATS, PAGE 159.
- R4) WARRANTY DEED INSTRUMENT NUMBER 914861.
- R5) SURVEY BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED DECEMBER 2021  
AS INSTRUMENT NUMBER 996905.
- R6) MONKEY MOUNTAIN BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED APRIL 2021  
BOOK 16 OF PLATS, PAGE 64.
- R7) SURVEY BY LEONARD L. SMITH, PLS 3569. RECORDED JULY 1980  
AS INSTRUMENT NUMBER 230558

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES R1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FLYING S TITLE AND ESCROW OF IDAHO, INC., FILE NO. 1201308-5.
2. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE 56-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12I RTK ROVER UNIT, ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
4. 20 FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT REFERENCED ON R1 & R2 HEREIN DO NOT REFERENCE AN ACTUAL DOCUMENT CREATING THE EASEMENT.
5. MONUMENTS FOUND WERE HELD AND NORTH CORNERS WERE SET EXTENDING EAST AND WEST PROPERTY LINES TO SOUTH RIGHT OF WAY OF MARA MEADOWS RD.

## LEGEND

- SET 5/8" BY 30" REBAR & CAP MARKED "ATS PLS 8962"
- FOUND 1/2" IRON ROD & CAP MARKED "PLS 3566"
- ▲ FOUND 5/8" IRON ROD & CAP MARKED "PLS 7879"
- FOUND 5/8" IRON ROD & CAP MARKED "ATS PLS 8962"
- FOUND 2 1/2" ALUMINUM CAP MARKED "PLS 11119"
- FOUND 5/8" IRON ROD & CAP MARKED "PLS 10677"
- FOUND 5/8" IRON ROD & CAP MARKED "PLS 5713"
- CENTER QUARTER CORNER
- COMPUTED POINT (NOTHING FOUND OR SET)
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE
- - - EXISTING FENCE
- EXISTING BUILDING



1/4 CORNER  
FOUND 1.5" B.C. MONUMENT, "PLS 974"  
PER CP&F INST. NO. 904285

# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO

PAGE 1 OF 2

## OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT KAMRON JONES, AN UNMARRIED MAN, DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS "AKIN ACRES" BEING THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26 BEARS SOUTH 00°1'203" WEST, 2632.28 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, NORTH 88°49'03" WEST, 661.40 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, AS MARKED BY A 5/8" REBAR # CAP "ATS PLS 8962" AND BEING THE TRUE POINT-OF-BEGINNING;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°1'120" WEST, 658.67 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 88°52'19" WEST, 661.21 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°1'123" EAST, 659.30 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST, SOUTH 88°49'03" EAST, 661.21 FEET RETURNING TO THE POINT-OF-BEGINNING.

SAID DESCRIBED TRACT CONTAINING 10.001 ACRES OR 435,664 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOWN THAT:

- 1) THE OWNERS HEREBY GRANT A 40.0-FOOT WIDE INGRESS/EGRESS/ UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, FOR ITS INTENDED PURPOSE.
- 2) THE WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS.
- 3) SANITARY SEWER DISPOSAL SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELDS.

KAMRON JONES

DATE

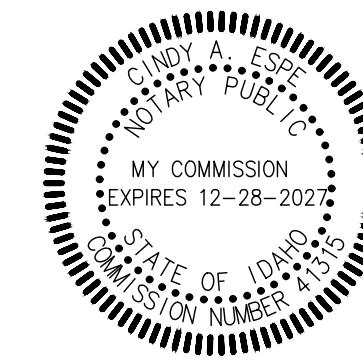
## NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO  
COUNTY OF KOOTENAI

3 S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
BY KAMRON JONES.

NOTARY PUBLIC FOR THE STATE OF IDAHO



## 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 REQUIREMENTS ARE SATISFIED.

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

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

BONNER COUNTY PLANNING DIRECTOR

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "AKIN ACRES" AND CHECKED THE PLAT 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

## COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
AS INSTRUMENT \_\_\_\_\_.

BY: \_\_\_\_\_  
BONNER COUNTY RECORDER

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH \_\_\_\_\_.

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

BONNER COUNTY TREASURER

## COUNTY COMMISSIONER'S CERTIFICATE

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

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

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF OCTOBER 2025. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

