

# 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: 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.

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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>Akin Acres</b>		File No: <b>MLD0065-25</b>
Received by: <b>Daniel Britt</b> , Planner	Received from: <b>ATS, INC.</b>	Date Received: <b>10.23.25</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



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## 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.

**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. 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.

### STANDARDS REVIEW:

#### 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>
		12-622 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>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-≥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

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

## REFERENCES

- K1) SURVEY BY LAWRENCE A. GLADE, PLS 5713, RECORDED OCTOBER 1991  
AS INSTRUMENT NUMBER 996504.
  - K2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PLS 10677, RECORDED MAY 2017  
BOOK 12 OF PLATS, PAGE 49.
  - K3) MARA MEADOWS BY DOUGLAS K. MILES, PLS 5576, RECORDED APRIL 2007  
BOOK 8 OF PLATS, PAGE 159.
  - K4) WARRANTY DEED INSTRUMENT NUMBER 914061.
  - K5) SURVEY BY MATTHEW B. MAYNERS, PLS 8962, RECORDED DECEMBER 2021  
AS INSTRUMENT NUMBER 996303.
  - K6) MONKEY MOUNTAIN BY MATTHEW B. MAYNERS, PLS 8962, RECORDED APRIL 2021  
BOOK 16 OF PLATS, PAGE 44.
  - K7) SURVEY BY [REDACTED], PLS 3569, RECORDED JULY 1980  
AS INSTRUMENT NUMBER 905556.
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND  
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

## BASIS OF BEARING

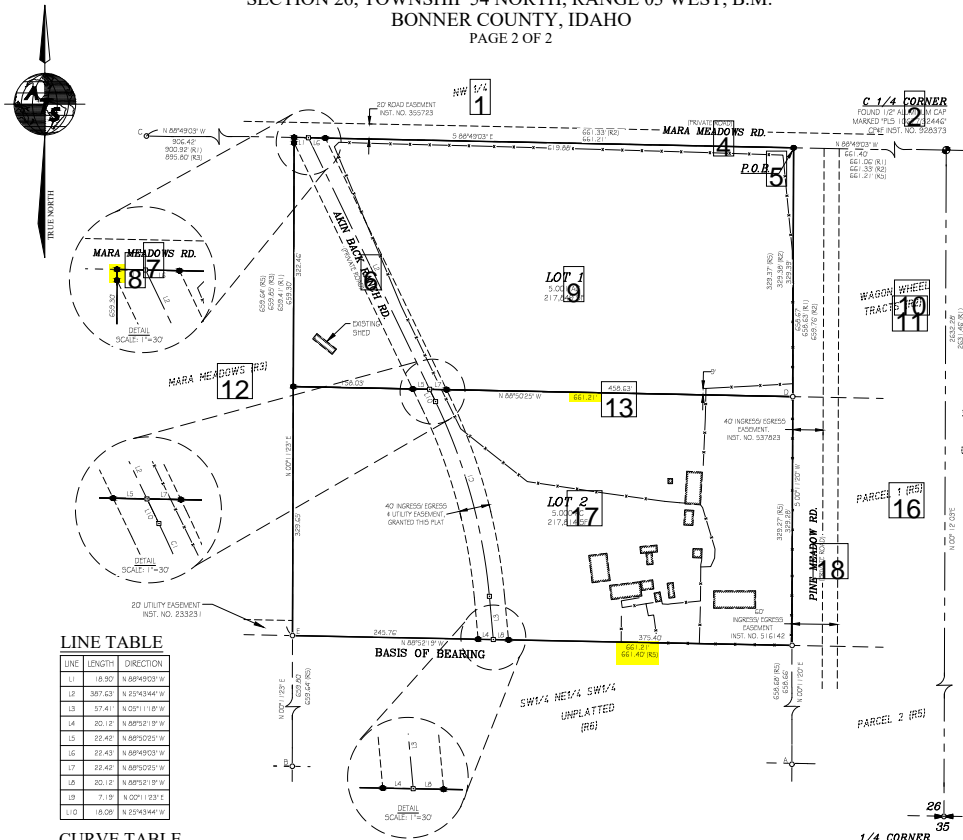
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER  
OF SAID SECTION AND MATCHES R.1, TAKEN TO BEAR NORTH 86°52'19" WEST, AS SHOWN  
HEREIN.

## 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. 12013008-5.
2. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVELING AND GPS  
COORDINATION USING A TRIMBLE 5602 SECOND GENERATION TOTAL STATION AND TRIMBLE  
R10-2 GNSS BASE UNIT AND A TRIMBLE R121 GNSS ROVER UNIT, ACCORDING TO IDAHO CODE  
FOR LAND BOUNDARY SURVEYS. ANY TERRAIN MEASUREMENTS AND TRAILHEADS 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 A UTILITY EASEMENT REFERENCED ON R.1 & R2 HEREIN  
DO NOT REPRESENT 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 1475 PLS 8962"
- FOUND 1/8" IRON ROD & CAP MARKED PLS 3562"
- FOUND 5/8" IRON ROD & CAP MARKED PLS 7879"
- FOUND 5/8" IRON ROD & CAP MARKED 1475 PLS 8962"
- FOUND 2 1/2" ALUMINUM CAP MARKED PLS 11113"
- 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

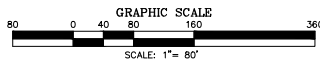


## LINE TABLE

LINE	LENGTH	DIRECTION
L1	18.90	N 89°49'03" W
L2	387.63	N 23°43'44" W
L3	57.41	N 0°11'11" W
L4	35.12	N 89°52'19" W
L5	22.46	N 89°52'03" W
L6	23.43	N 89°49'03" W
L7	22.42	N 89°52'03" W
L8	35.12	N 89°52'19" W
L9	7.19	N 0°11'11" W
L10	18.08	N 23°43'44" W

## CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST
C1	268.89	750.00	02°09'29"	N 1°07'31" W	267.44



**ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING**

9177 HESS STREET, HANDEEN IDAHO, 83438  
• PH: (208)-772-2745 • FAX: (208)-762-7731 •

SCALE: 1" = 80'

CHECKED BY: MRM  
DATE: 08-01-2025


DRAWN BY: KAS  
DATE: 10-08-2025


CHK: PMT  
PROJ: 25-135


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


## Page:2

 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.

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SE 1/4

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

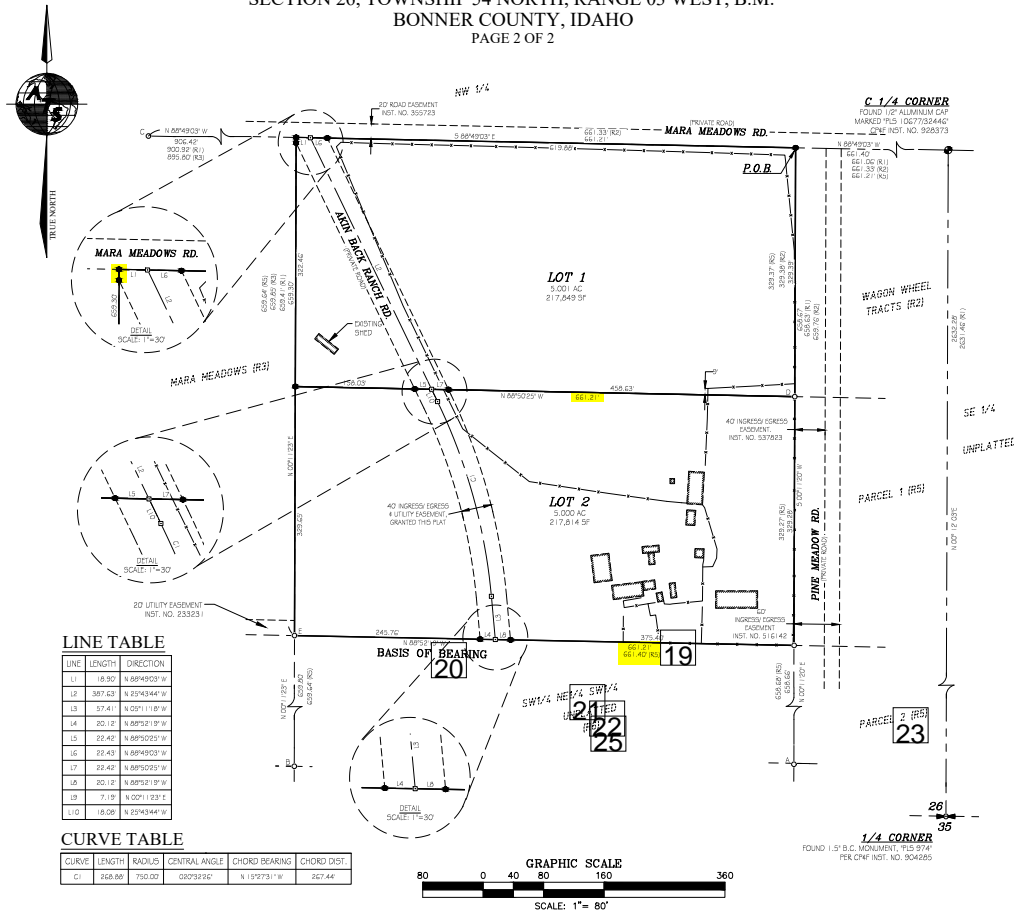
 Number: 16 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00  
PARCEL 1 (R5)

 Number: 17 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00  
LOT 2

 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



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

## REFERENCES

- K1) SURVEY BY LAWRENCE A. GLADE, PLS 5713, RECORDED OCTOBER 1991 AS INSTRUMENT NUMBER 396254.
  - K2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PLS 10677, RECORDED MAY 2017 BOOK 12 OF PLATS, PAGE 49.
  - K3) MARA MEADOWS BY DOUGLAS K. MILES, PLS 5576, RECORDED APRIL 2007 BOOK 8 OF PLATS, PAGE 159.
  - K4) WARRANTY DEED INSTRUMENT NUMBER 914861.
  - K5) SURVEY BY MATTHEW B. MAYNERS, PLS 8962, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 996305.
  - K6) MONKEY MOUNTAIN BY MATTHEW B. MAYNERS, PLS 8962, RECORDED APRIL 2021 BOOK 16 OF PLATS, PAGE 64.
  - K7) SURVEY BY LANCE G. SMITH, PLS 3569, RECORDED JULY 1980 AS INSTRUMENT NUMBER 230356.
- 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 R.I. TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FLYING 5 TITLE AND ESCROW OF IDAHO, INC., FILE NO. 1201308-5.
- THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVELING AND GPS OBSERVATIONS USING A TRIMBLE 5602 SECOND ORDER TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R1218 GNSS ROVER UNIT, ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ALL TERRESTRIAL MEASUREMENTS AND TRANCHES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
- 20 FOOT WIDE INGRESS/EGRESS A UTILITY EASEMENT REFERENCED ON K1 & K2 HEREIN DO NOT REFERENCE AN ACTUAL DOCUMENT CREATING THE EASEMENT.
- 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 1475 PLS 8962"
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- FOUND 5/8" IRON ROD & CAP MARKED PLS 7879"
- FOUND 5/8" IRON ROD & CAP MARKED 1475 PLS 8962"
- FOUND 2 1/2" ALUMINUM CAP MARKED PLS 11111"
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- EASEMENT LINE
- EXISTING FENCE
- EXISTING BUILDING



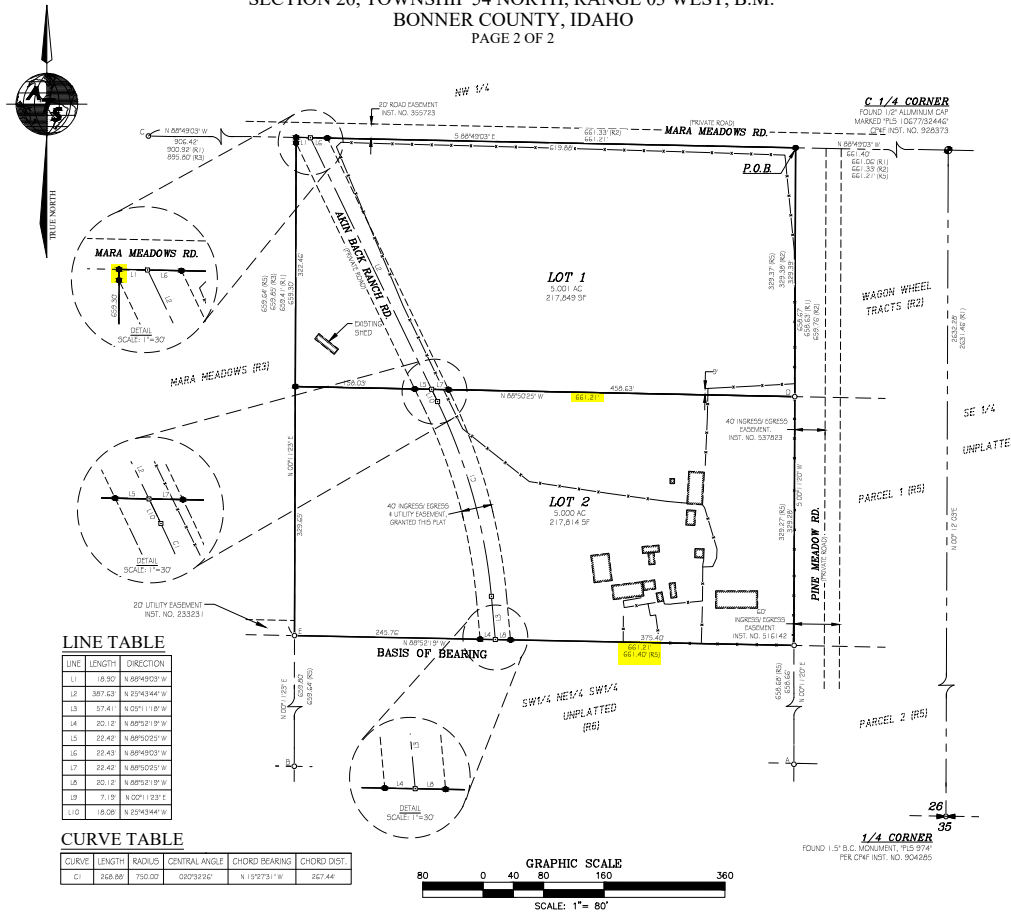
**ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.**  
9177 HESS STREET, HAYDEN IDAHO, 83835  
• PH: (208)-772-2745 • FAX: (208)-762-7731

SCALE: 1" = 80'  
CHECKED BY: MRM  
DATE: 08-01-2023  
DRAWN BY: KAS  
DATE: 10-08-2023  
SHEET: 25-135

	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
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	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
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	Number: 36 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00
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# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
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BONNER COUNTY, IDAHO  
PAGE 2 OF 2



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

## REFERENCES

- K1) SURVEY BY LAWRENCE A. GLADE, PLS 5713, RECORDED OCTOBER 1991 AS INSTRUMENT NUMBER 230556
- K2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PLS 10677, RECORDED MAY 2017 BOOK 12 OF PLATS, PAGE 49
- K3) MARA MEADOWS BY DOUGLAS K. MILES, PLS 5576, RECORDED APRIL 2007 BOOK 8 OF PLATS, PAGE 159
- K4) WARRANTY DEED INSTRUMENT NUMBER 914061
- K5) SURVEY BY MATTHEW B. MAYNARD, PLS 8962, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 230505
- K6) MONKEY MOUNTAIN BY MATTHEW B. MAYNARD, PLS 8962, RECORDED APRIL 2021 BOOK 16 OF PLATS, PAGE 64
- K7) SURVEY BY LANCE L. SMITH, PLS 3360, RECORDED JULY 1980 AS INSTRUMENT NUMBER 230556

## BASIS OF BEARING




















THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES R.1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

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- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
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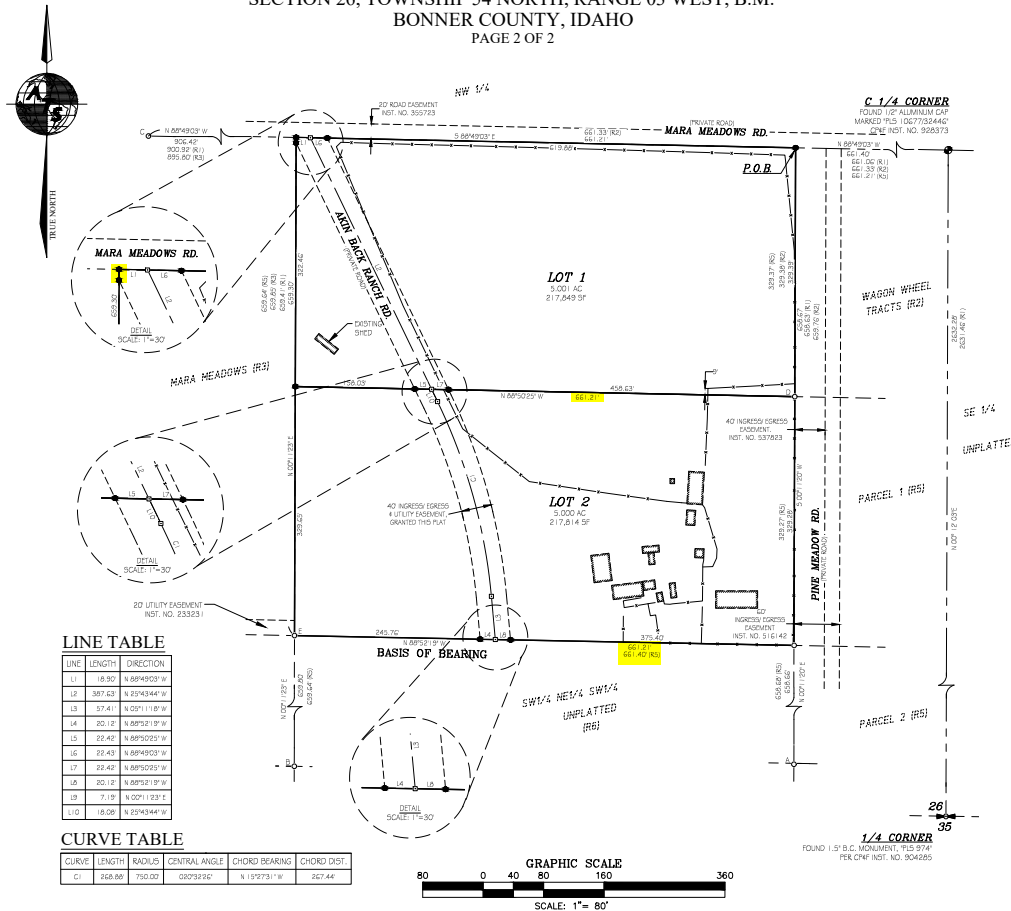
**ADVANCED TECHNOLOGY SURVEYING & ENGINEERING**  
INC.  
9177 HESS STREET, HAYDEN IDAHO, 83835  
• PH: (208)-772-2745 • FAX: (208)-762-7731

SCALE: 1" = 80'  
CHECKED BY: MRM  
DATE: 08-01-2023  
DRAWN BY: KAS  
DATE: 10-08-2023  
CNSG: PLAT  
PROJ: 25-135

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

- K1) SURVEY BY LAWRENCE A. GLADE, PLS 5713, RECORDED OCTOBER 1991 AS INSTRUMENT NUMBER 236254.
  - K2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PLS 10677, RECORDED MAY 2017 BOOK 12 OF PLATS, PAGE 49.
  - K3) MARA MEADOWS BY DOUGLAS K. MILES, PLS 5576, RECORDED APRIL 2007 BOOK 8 OF PLATS, PAGE 159.
  - K4) WARRANTY DEED INSTRUMENT NUMBER 914861.
  - K5) SURVEY BY MATTHEW B. MAYERSKY, PLS 8962, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 236305.
  - K6) MONKEY MOUNTAIN BY MATTHEW B. MAYERSKY, PLS 8962, RECORDED APRIL 2021 BOOK 16 OF PLATS, PAGE 64.
  - K7) SURVEY BY LANCE G. SMITH, PLS 3569, RECORDED JULY 1980 AS INSTRUMENT NUMBER 230356.
- 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 R.1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FLYING 5 TITLE AND ESCROW OF IDAHO, INC., FILE NO. 1201308-5.
- THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVELING AND GPS OBSERVATIONS USING A TRAVELER 812 R/KS ROVER UNIT, ACCORDING TO IDAHO CODE R10-2 ONDS BACK UNIT AND A TRAVELER 812 R/KS ROVER UNIT, ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRAIN MEASUREMENTS AND TRANCHES WERE PERFORMED AND ANALYZED TO VERIFY THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
- 20 FOOT WIDE INGRESS/EGRESS A UTILITY EASEMENT REFERENCED ON R1 & R2 HEREIN DO NOT REFERENCE AN ACTUAL DOCUMENT CREATING THE EASEMENT.
- 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 1475 PLS 8962"
- FOUND 1/8" IRON ROD & CAP MARKED PLS 33642"
- FOUND 5/8" IRON ROD & CAP MARKED PLS 7879"
- FOUND 5/8" IRON ROD & CAP MARKED 1475 PLS 8962"
- FOUND 2 1/2" ALUMINUM CAP MARKED PLS 11111"
- 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



**ADVANCED TECHNOLOGY SURVEYING & ENGINEERING**  
INC.  
9177 HESS STREET, HANDEEN IDAHO, 83438  
• PH: (208)-772-2745 • FAX: (208)-762-7731

SCALE: 1" = 80'  
CHECKED BY: MRM  
DATE: 08-01-2025  
DRAWN BY: KAS  
DATE: 10-08-2025  
CNS: PLAT  
PROJ: 25-135

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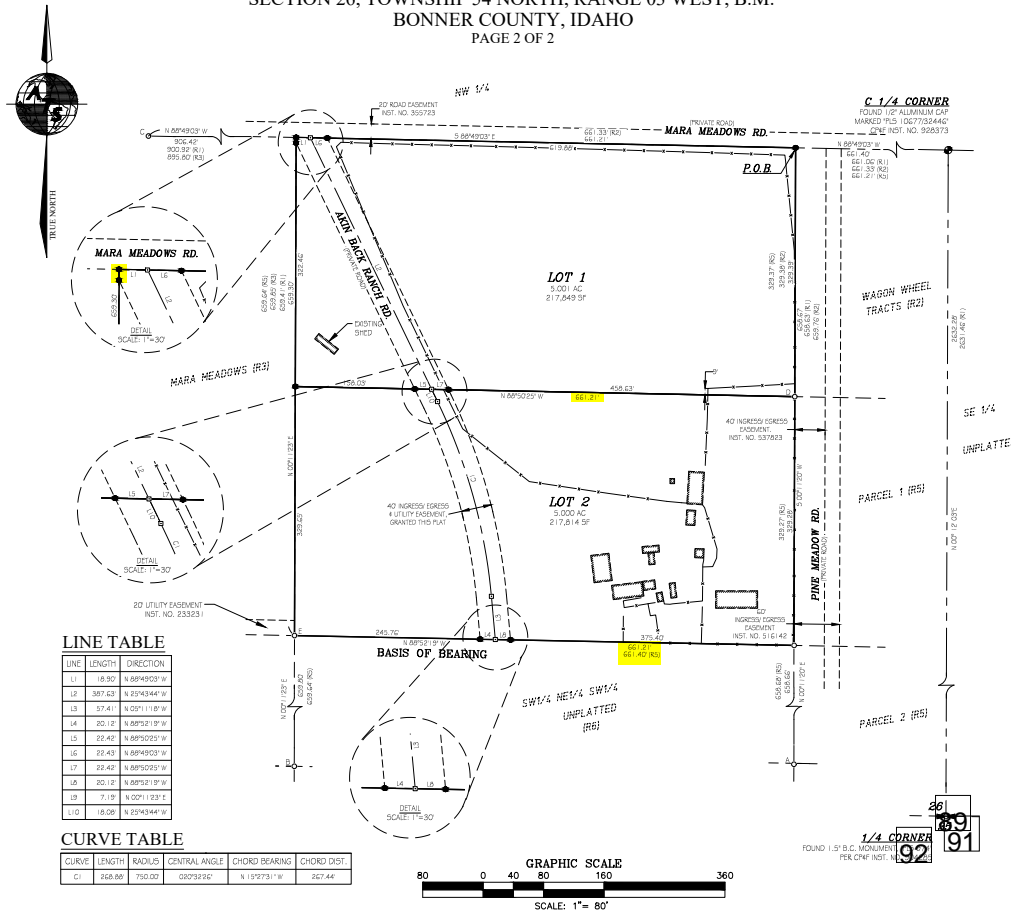
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☐ Number: 73 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00  
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# AKIN ACRES

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

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  - K2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PLS 10677, RECORDED MAY 2017  
BOOK 12 OF PLATS, PAGE 49
  - K3) MARA MEADOWS BY DOUGLAS K. MILES, PLS 5576, RECORDED APRIL 2007  
BOOK 8 OF PLATS, PAGE 159
  - K4) WARRANTY DEED INSTRUMENT NUMBER 914061
  - K5) SURVEY BY MATTHEW B. MAYNARD, PLS 8962, RECORDED DECEMBER 2021  
AS INSTRUMENT NUMBER 236305
  - K6) MONKEY MOUNTAIN BY MATTHEW B. MAYNARD, PLS 8962, RECORDED APRIL 2021  
BOOK 16 OF PLATS, PAGE 64
  - K7) SURVEY BY LANCE R. SMITH, PLS 3569, RECORDED JULY 1980  
AS INSTRUMENT NUMBER 230356
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND  
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

## BASIS OF BEARING

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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. 1201308-5.
2. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVELING AND GPS  
COORDINATION USING A TRAVELER'S 2 SECOND ROBOTIC TOTAL STATION AND TRAVELER  
R10-2 GNSS BASE UNIT AND TRAVELER R12 R14 ROVER UNIT, ACCORDING TO IDAHO CODE  
FOR LAND BOUNDARY SURVEYS. ALL TIE LINES, MEASUREMENTS AND TRAILERS WERE  
PERFORMED AND ANALYZED TO VERIFY 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 EASEMENTS A UTILITY EASEMENT REFERENCED ON R.1 & R2 HEREIN  
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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 1475 PLS 8962"
- FOUND 1/8" IRON ROD & CAP MARKED PLS 3562"
- FOUND 5/8" IRON ROD & CAP MARKED PLS 7879"
- FOUND 5/8" IRON ROD & CAP MARKED 1475 PLS 8962"
- FOUND 2 1/2" ALUMINUM CAP MARKED PLS 11111"
- FOUND 5/8" IRON ROD & CAP MARKED PLS 10677"
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- CENTER QUARTER CORNER
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- EASEMENT LINE
- EXISTING FENCE
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SCALE: 1" = 80'  
CHECKED BY: MRM  
DATE: 08-01-2023  
DRAWN BY: RAS  
DATE: 10-08-2023  
CNS: PLAT  
PROJ: 25-135

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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. \_\_\_\_\_

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- R4) WARRANTY DEED INSTRUMENT NUMBER 914061.
- R5) SURVEY BY MATTHEW B. MAYNERS, PLS 8962, RECORDED DECEMBER 2021  
AS INSTRUMENT NUMBER 236203.
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BOOK 16 OF PLATS, PAGE 64.
- R7) SURVEY BY LANCELOTT SMITH, PLS 3569, RECORDED JULY 1980  
AS INSTRUMENT NUMBER 230356

## BASIS OF BEARING

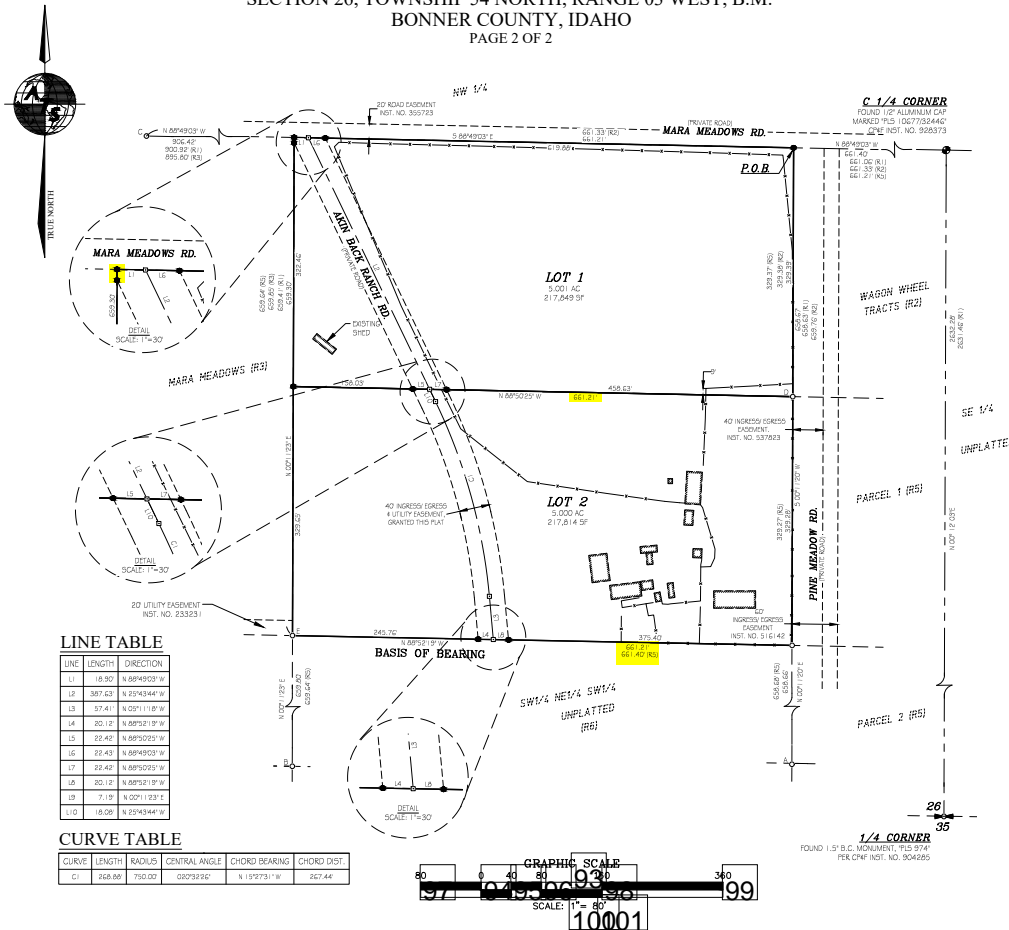
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## SURVEYOR'S NARRATIVE/NOTES


1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FLYING 5 TITLE AND ESCROW OF IDAHO, INC., FILE NO. 12013008-3.
2. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVELING AND GPS OBSERVATIONS USING A TRIMBLE 5602 SECOND KODING TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R1218 KODING UNIT, ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRAIN MEASUREMENTS AND TRAILHEADS WERE PERFORMED AND ANALYZED TO VERIFY 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.
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- SECTION LINE
- EASEMENT LINE
- EXISTING FENCE
- EXISTING BUILDING




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DRAWN BY: KAS  
DATE: 10-08-2023  
SHEET: 25-135

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GRAPHIC SCALE

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Number: 96 Author: AutoCAD SHX Text Date: 0000-00-00 00:00:00


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SCALE: 1"= '

Number: 101 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,

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

Grant Dorman, PLS

INVOICE

Highland Surveying LLC  
6811 Main St  
Ste C  
Bonners Ferry, ID 83805-0432

info@highlandsurveying.net  
+1 (208) 267-2080

HIGHLAND  
SURVEYING

316 Bonner County Planning Department:316-01 Plat Review

Bill to  
316 Bonner County Planning Department  
1500 HWY 2, Suite 208  
Sandpoint, ID 83864

Ship to  
316 Bonner County Planning Department  
1500 HWY 2, Suite 208  
Sandpoint, ID 83864

Invoice details  
Invoice no.: 1088  
Terms: Net 15  
Invoice date: 11/19/2025  
Due date: 12/04/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	County Surveyor Review - MLD0065025 Akin Acres	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14

Total \$308.14

Thank you for choosing to work with us on your survey. Please send your payment to the following address:  
Highland Surveying  
6811 S. Main Street, Suite c  
Bonner's Ferry, ID 83805  
or contact us for electronic payment.

MLD 0065-25 Akin Acres

11/19/25

File:

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	✓
55-1906(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.	✓

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
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BONNER COUNTY, IDAHO  
PAGE 1 OF 2

[illegible]

TRINCH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 0°12'00" WEST, 654.67 FEET TO THE SOUTHWEST CORNER THEREOF;  
TRINCH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 80°52'18" WEST, 661.21 FEET TO THE SOUTHWEST CORNER THEREOF;  
TRINCH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 0°12'23" EAST, 638.30 FEET TO THE NORTHWEST CORNER THEREOF;  
TRINCH ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 89°49'00" 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;

USE IT FURTHER KNOWS THAT:

- 1) THE OWNED PERRY GRANT 40.00 FOOT AND INGRESS/EGRESS UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 AND 3, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 FOR ITS INTENDED PURPOSE.
- 2) THE WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS.
- 3) SANITARY SEWER DISPOSAL SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELDS.

STATE OF IDAHO }  
COUNTY OF ADAMS } S.S.  
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
BY TAMMION JONES



SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHEDDY WHICH NECESSITATES THE SHALLING OF WATER OF SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY REQUIREMENTS ARE SATISFIED.

THIS PLAN HAS BEEN EXAMINED AND APPROVED:

DATED THIS                      DAY OF                      2025

BOWEN COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "MAY ACRE" 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 \_\_\_\_\_ 202\_\_\_\_\_

BONNER COUNTY SUPERVISOR,

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

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

A.S. WITNESSEMENT

City: BOYER COUNTY RECORDS

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.

BOJNER COUNTY TREASURER

THIS PLAN HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BOKER COUNTY, IOWA.

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

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

C. MATTHEW B. MANFREY, P.L.S. WNC2, A PROFESSIONAL LANDING SURVEYOR IN THE STATE OF OHIO DO HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE MONTH OF OCTOBER 2005. THAT THE DISTANCES, COUSINES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICED ON PAGE 2 OF THIS PLAN, IN ACCORDANCE WITH THE LAWS OF THE STATE OF OHIO AS PERTAINING TO PLATS AND SURVEYS.





**ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING  
INC.**

9177 HESS STREET, HAVEN IDAHO, 83855  
 \* TEL. (208)-772-2745 \* FAX: (208)-762-7731 \*  
 \* WWW.ATSENG.COM

SCALE:	NTS
CREATED BY:	MMI
DATE:	08-01-2015
DRAWN BY:	MMI
DATE:	10-08-2025
DWG:	PLAT
PROJ:	25-135

# 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 WARRICK & GALT, PLS 5713, RECORDED OCTOBER, 1991 AS INSTRUMENT NUMBER 386256
- R2) WAGON WHEEL TRACT BY ROBERT L. SWANSON, PLS 10677, RECORDED MAY 2017 BOOK 12 OF PLATS, PAGE 46
- R3) MARA MEADOWS BY DOUGLAS K. MEDO, PLS 5576, RECORDED APRIL 2007 BOOK 6 OF PLATS, PAGE 135
- R4) WARRANTY DEED INSTRUMENT NUMBER 914561
- R5) SURVEY BY MATTHEW B. MANNERS, PLS 6562, RECORDED DECEMBER 2021 AS INSTRUMENT NUMBER 590505
- R6) MONEY MORTGAGE BY MATTHEW B. MANNERS, PLS 6562, RECORDED APRIL 2021 BOOK 16 OF PLATS, PAGE 46
- R7) SURVEY BY JACOB J. SMITH, PLS 5463, RECORDED JULY 1980 AS INSTRUMENT NUMBER 250556

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 SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M. AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

- THIS SURVEY WAS PERFORMED WITH THE FOLLOWING FIELD NOTES:
  - FIELD AND EXCAVATION OF DATA, ILL. FILE NO. 1810305.
- THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVELING AND GPS. THE GPS DATA WAS COLLECTED USING A GARMIN 60CSX GPS UNIT. THE GPS DATA WAS POST-PROCESSED USING GARMIN BASE STATION SOFTWARE. THE GPS DATA WAS USED TO CORRECT THE FIELD DATA. THE GPS DATA WAS USED TO CORRECT THE FIELD DATA. THE GPS DATA WAS USED TO CORRECT THE FIELD DATA.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
- 20 FOOT WIDE HIGHWAY RIGHTS-OF-WAY (HROW) ARE SHOWN ON E1 & E2. HROW DO NOT REPRESENT AN ACTUAL DOCUMENT CREATING THE EASEMENT.
- MONUMENTS FOUND WERE USED AND MONUMENT CORNERS WERE SET EXTENDING EAST AND WEST PROPERTY LINES TO SOUTH RIGHT OF WAY OF MARA MEADOWS RD.

## LEGEND

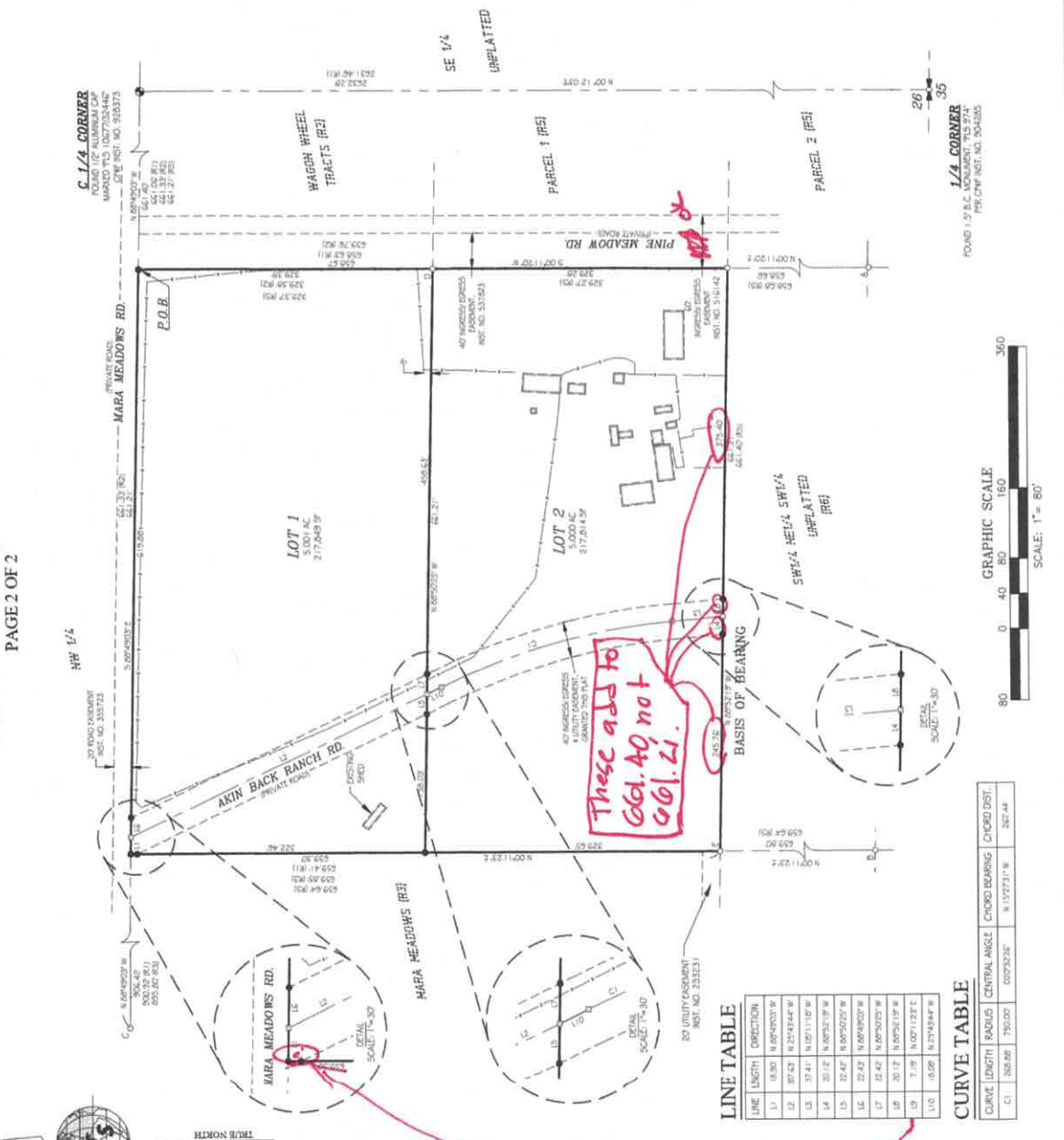
- SET 587 BY 30' REBAR + CAP MARKED PLS 59627
- FOUND 1/2" IRON ROD + CAP MARKED PLS 35467
- FOUND 3/8" IRON ROD + CAP MARKED PLS 78797
- FOUND 3/8" IRON ROD + CAP MARKED PLS 78797
- FOUND 1/2" ALUMINUM CAP MARKED PLS 111187
- FOUND 3/8" IRON ROD + CAP MARKED PLS 106777
- FOUND 3/8" IRON ROD + CAP MARKED PLS 57137
- CENTER QUARTER CORNER
- COMPUTED POINT (NOTHING FOUND OR SET)
- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- EXISTING FENCE
- EXISTING BUILDING



SCALE: 1" = 60'

CHECKED BY: JMA  
DATE: 04-01-2025  
DRAWN BY: JMA  
DATE: 10-08-2025  
PWS: JMA  
PWL: JMA  
PDL: 25-135

**ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.**  
9177 HESS STREET, HAVEN IDAHO, 83435  
• PH: (208) 772-7245 • FAX: (208) 762-7731 •



## LINE TABLE

LINE	LENGTH	DIRECTION
L1	18.50	N 89°40'03\"W
L2	87.43	N 23°44'44\"W
L3	37.41	N 07°11'07\"W
L4	20.12	N 89°51'19\"W
L5	72.48	N 00°50'27\"W
L6	72.43	N 89°49'02\"W
L7	22.42	N 89°50'25\"W
L8	20.12	N 89°51'19\"W
L9	71.18	N 00°11'23\"E
L10	6.09	N 23°44'44\"W

## CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	186.56	750.00	007°32'35\"	N 15°27'31\"W	367.44

# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 10/21/2025 9:53:51 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

---

Parcel Name: FULL SITE - LOT 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,292.7946'

East: 11,326.8086'

Segment# 1: Line

Course: S0° 11' 20"W

Length: 658.67' ✓

North: 5,634.1282'

East: 11,324.6371'

Segment# 2: Line

Course: N88° 52' 19"W

Length: 661.21' ✓

North: 5,647.1454'

East: 10,663.5553'

Segment# 3: Line

Course: N0° 11' 23"E

Length: 659.30' ✓

North: 6,306.4418'

East: 10,665.7384'

Segment# 4: Line

Course: S88° 49' 03"E

Length: 661.21' ✓

North: 6,292.7964'

East: 11,326.8076'

Perimeter: 2,640.38'

Area: 435,663.54Sq.Ft.

Error Closure: 0.0020

Course: N29° 15' 55"W

Error North : 0.00179

East: -0.00100

Precision 1: 1,320,195.00 ✓

# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 10/21/2025 9:56:58 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

---

**Parcel Name:** LOT 1 - LOT 1**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,292.7946'

East: 11,326.8086'

**Segment# 1: Line**

Course: S0° 11' 20"W

Length: 329.39' ✓

North: 5,963.4064'

East: 11,325.7227'

**Segment# 2: Line**

Course: N88° 50' 25"W

Length: 661.21' ✓

North: 5,976.7890'

East: 10,664.6481'

**Segment# 3: Line**

Course: N0° 11' 23"E

Length: 329.65' ✓

North: 6,306.4372'

East: 10,665.7397'

**Segment# 4: Line**

Course: S88° 49' 03"E

Length: 661.21' ✓

North: 6,292.7918'

East: 11,326.8089'

Perimeter: 1,981.46'

Area: 217,849.28Sq.Ft. ✓

Error Closure: 0.0028

Course: S5° 38' 45"E

Error North : -0.00282

East: 0.00028

Precision 1: 707,664.29 ✓

# 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 ✓

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

## City/County Final Plat Checklist

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

Submittal Reviewed by Surveyor: Walter Mayberry

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:

---

# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 10/21/2025 9:53:51 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

---

Parcel Name: FULL SITE - LOT 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,292.7946'

East: 11,326.8086'

Segment# 1: Line

Course: S0° 11' 20"W

Length: 658.67'

North: 5,634.1282'

East: 11,324.6371'

Segment# 2: Line

Course: N88° 52' 19"W

Length: 661.21'

North: 5,647.1454'

East: 10,663.5553'

Segment# 3: Line

Course: N0° 11' 23"E

Length: 659.30'

North: 6,306.4418'

East: 10,665.7384'

Segment# 4: Line

Course: S88° 49' 03"E

Length: 661.21'

North: 6,292.7964'

East: 11,326.8076'

Perimeter: 2,640.38'

Area: 435,663.54Sq.Ft.

Error Closure: 0.0020

Course: N29° 15' 55"W

Error North : 0.00179

East: -0.00100

Precision 1: 1,320,195.00

# Parcel Map Check Report

**Client:**

Client

Client Company

Address 1

Date: 10/21/2025 9:56:58 AM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

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Parcel Name: LOT 1 - LOT 1**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 6,292.7946'

East: 11,326.8086'

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Course: S0° 11' 20"W

Length: 329.39'

North: 5,963.4064'

East: 11,325.7227'

**Segment# 2: Line**

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Length: 661.21'

North: 6,292.7918'

East: 11,326.8089'

Perimeter: 1,981.46'

Area: 217,849.28Sq.Ft.

Error Closure: 0.0028

Course: S5° 38' 45"E

Error North : -0.00282

East: 0.00028

Precision 1: 707,664.29

# 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

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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

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East: 11,324.6375'

Segment# 2: Line

Course: N88° 52' 19"W

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Segment# 4: Line

Course: S88° 50' 25"E

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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, PL5 5713. RECORDED OCTOBER 1991  
AS INSTRUMENT NUMBER 396258.
- R2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PL5 10677. RECORDED MAY 2017  
BOOK 12 OF PLATS, PAGE 49.
- R3) MARA MEADOWS BY DOUGLAS R. MEIGS, PL5 5576. RECORDED APRIL 2007  
BOOK 8 OF PLATS, PAGE 159.
- R4) WARRANTY DEED INSTRUMENT NUMBER 914861.
- R5) SURVEY BY MATTHEW B. MAYBERRY, PL5 8962. RECORDED DECEMBER 2021  
AS INSTRUMENT NUMBER 996905.
- R6) MONKEY MOUNTAIN BY MATTHEW B. MAYBERRY, PL5 8962. RECORDED APRIL 2021  
BOOK 16 OF PLATS, PAGE 64.
- R7) SURVEY BY LEANORD L. SMITH, PL5 3569. RECORDED JULY 1980  
AS INSTRUMENT NUMBER 230558

## BASIS OF BEARING

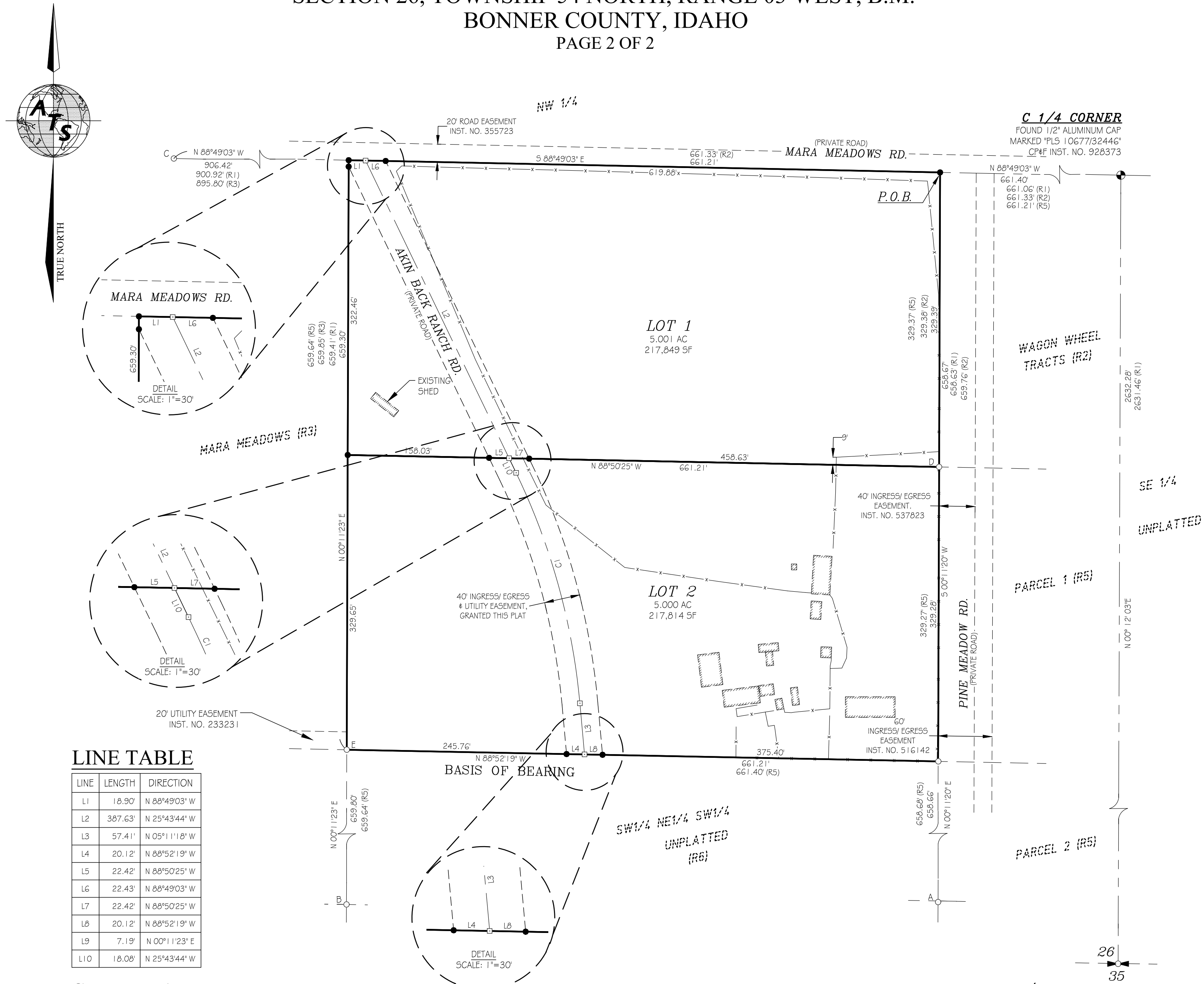
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER  
OF SAID SECTION AND MATCHES R1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN  
HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FLYING 5  
TITLE AND ESCROW OF IDAHO, INC., FILE NO. 1201308-5.
- 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 R121 RTK ROVER UNIT, ACCORDING TO IDAHO CODE  
FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE  
PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS  
SECTION.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO  
BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
- 20 FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT REFERENCED ON R1 & R2 HEREIN  
DO NOT REFERENCE AN ACTUAL DOCUMENT CREATING THE EASEMENT.
- 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 PL5 8962"
- FOUND 1/2" IRON ROD & CAP MARKED "PL5 3566"
- FOUND 5/8" IRON ROD & CAP MARKED "PL5 7879"
- FOUND 5/8" IRON ROD & CAP MARKED "ATS PL5 8962"
- FOUND 2 1/2" ALUMINUM CAP MARKED "PL5 11119"
- FOUND 5/8" IRON ROD & CAP MARKED "PL5 10677"
- FOUND 5/8" IRON ROD & CAP MARKED "PL5 5713"
- CENTER QUARTER CORNER
- COMPUTED POINT (NOTHING FOUND OR SET)
- PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- EXISTING FENCE
- EXISTING BUILDING



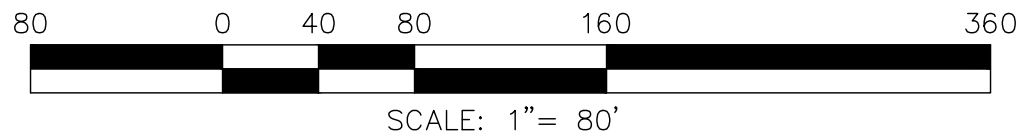
## LINE TABLE

LINE	LENGTH	DIRECTION
L1	18.90'	N 88°49'03" W
L2	387.63'	N 25°43'44" W
L3	57.41'	N 05°11'18" W
L4	20.12'	N 88°52'19" W
L5	22.42'	N 88°50'25" W
L6	22.43'	N 88°49'03" W
L7	22.42'	N 88°50'25" W
L8	20.12'	N 88°52'19" W
L9	7.19'	N 00°11'23" E
L10	18.08'	N 25°43'44" W

## CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	268.88'	750.00'	020°32'26"	N 15°27'31" W	267.44'

## GRAPHIC SCALE



SCALE: 1" = 80'



ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING

9177 HESS STREET, HAYDEN IDAHO, 83835  
\* PH. (208)-772-2745 \* FAX (208)-762-7731 \*

SCALE: 1" = 80'

CHECKED BY MBM  
DATE: 08-01-2025

DRAWN BY RAS  
DATE: 10-08-2025

DWG: PLAT  
PROJ: 25-135

# 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°12'03" 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 PL5 8962" AND BEING THE TRUE *POINT-OF-BEGINNING*;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°11'20" 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°11'23" 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

} 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.





ADVANCED  
TECHNOLOGY  
SURVEYING &  
ENGINEERING  
INC.

9177 HESS STREET, HAYDEN IDAHO, 83835  
\* PH. (208)-772-2745 \* FAX (208)-762-7731 \*

SCALE: NTS
CHECKED BY MBM DATE: 08-01-2025
DRAWN BY MBM DATE: 10-08-2025
DWG: PLAT PROJ: 25-135