

# 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: Martin and Laurine Dawn Downen

From: Kyle Snider, Planner

Date: January 14, 2026

**Subject: Blue-line review for MLD0067-25: Downen Addition Replat Phase 2**

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: **Jake Gabell**.

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:

**Downen Addition Replat Phase 2**

File No:

**MLD0067-25**

Received by:  
Kyle Snider, Planner

Received from:  
Jake Gabell,

Date Received:  
11/03/2025

### Blueline Review

Completed	Date	Initial	Department/ Office
X	1/5/25	KS	Bonner County Planning Department
Comment in Letter	11/20/25	SM	Assessor's Office
X	11-19-25	MM	Bonner County Road & Bridge Department
X	11/25/20 25	MC	GIS Department
Review Complete	11/29/20 25	GD	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** MLD0067-25 **DATE OF REPORT:** 1/14/2026

**APPLICANT:** Martin & Laurie Dawn Downen **PARCEL #:** RP0396100002A0A

**SUBDIVISION NAME/LOTS:** Downen Addition Replat Phase 2

#### SUMMARY OF PROPOSAL:

Divide one (1) 16.530-acre lot into one (1) 15.530-acre lot and one (1) 1.00-acre lot.

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

#### CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per BCRC 12-412, Note 19, the sanitary restrictions will need to be lifted and the plat will need to be signed by PHD.

#### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** 1-acre Suburban (S)

12-660 (D) (2) (f) Site area minimum: Yes Urban services: Yes

#### DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District  
lift the sanitary restrictions on the property?: No In an area of City impact: No

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: <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>Yes</b>	12-622 Submerged Lands: <b>N/A</b>

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

## **FINDINGS:**

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Suburban (S).
3. The proposed lots are accessed off North Boyer Road, an IHD owned and maintained public right-of-way.
4. The proposed lots are served by Northside Water Users Associated for water, individual septic for sewage, Northern Lights, Inc. for power, and North Side Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0710E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do contain any mapped wetlands. (NWI)

## **NOTICE OF ADMINISTRATIVE DECISION:**

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

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

Sincerely,  
Planning Department

# Bonner County Planning Department

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## Blueline Review Letter

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January 14, 2025

Jake Gabell  
432 Wood View Road  
Sandpoint, ID 83864

**SUBJECT: MLD0067-25: Downen Addition Replat Phase 2**

Dear Jake,

**The above referenced project has been reviewed. The following conditions should be addressed:**

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
  - Planning
    - See Conditions on Planning Department's Administrative Staff Report/Decision Letter.
  - Floodplain
    - KS 12/1/25: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0710E Effective Date 11/18/2009.
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - Complete.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider  
Planner



Office of  
Dennis Engelhardt  
**Bonner County Assessor**

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

November 20, 2025

Bonner County Planning Dept  
DOWNEN ADDITION REPLAT PHASE 2  
MLD0067-25  
SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST

RP0396100002A0A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and the ownership shown on the plat and the following corrections are needed:

- Please include the full name of this plat in the statement of intent - Downen Addition Replat Phase 2
- In the particular description LOT 2A should be referenced from Downen Addition Replat rather than LOT 2, this is also the case in the plat subtitle on both sheets, and the Purpose Of Survey/Narrative statement

On the face of the plat:

- Lot 2A was previously used on the Downen Addition Replat and should not be re-used on this Phase 2 plat. Please assign new, unique lot numbers. (e.g. Lot 2AA & 2B, or Lot 6 & Lot 7 with a note explaining Lot 2A has been split into Lot 6 & Lot 7)
- On the West side of the parcel (not a part of the replat) reference is made to LOT 1 of Downen Addition Replat, this should be LOT 4A

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, January 5, 2026

Bonner County Planning Department

RE: **PLAT REVIEW – DOWNEN ADDITION REPLAT PHASE 2**  
**MLD0067-25**  
**SECTION 3, TOWNSHIP 57N, RANGE 2W**

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.

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>

## DOWNEN ADDITION REPLAT PHASE 2

### A REPLAT OF LOT 2, DOWNEN ADDITION REPLAT

SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

QUARTER CORNER  
3<sup>rd</sup> ALUM. CAP  
CPAF INST. NO.  
743157

#### BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "DOWNEN ADDITION", RECORDED IN BOOK 19 OF PLATS, PAGE 87, RECORDS OF BONNER COUNTY, IDAHO.

#### SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

#### SURVEY REFERENCES

1. PLAT OF DOWNEN ADDITION, BK. 19, PG. 87
2. DOWNEN PLAT, BK. 10, PG. 44
3. DOWNEN ADDITION REPLAT, BK. 23, PG. 26

#### PURPOSE OF SURVEY/NARRATIVE

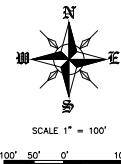
THE PURPOSE OF THIS SURVEY IS TO SHOW A REPLAT OF LOT 2 OF THE PLAT OF DOWNEN ADDITION. REFERENCED SURVEYS, FOUND MONUMENTS AND DEEDS WERE USED TO CALCULATE BOUNDARIES.

#### NOTE A

THE LEGAL DESCRIPTION OF AN EXCLUSIVE EASEMENT FOR PACIFIC GAS TRANSMISSION CO. EASEMENT (378761) WAS COPIED FROM THE PLAT AND REFERENCE CALLS, IRON RODS IN CONCRETE, WERE USED FOR THE DESCRIBED BOUNDARY, HOWEVER THE DESCRIPTION IS NOT THE EXACT WAY OF WAY OF THE PG GAS LINE EASEMENT (BK. 23, PG. 26) AS QUALIFIERS COLORED PLAT, WHERE TERRAIN HELD FOR THE PG GAS LINE EASEMENT, LEFT A GAP BETWEEN THE EXCLUSIVE EASEMENT (378761) AND SAID GAS LINE EASEMENT AS WELL AS BETWEEN THE NORTHERLY RIGHT OF WAY OF SAID ROAD AND THE EASEMENT (378761). THE HATCHED AREA SHOWS THE GAPS AND IT IS BELIEVED THAT THE INTENT OF THE EASEMENT IS TO INCLUDE THIS AREA.

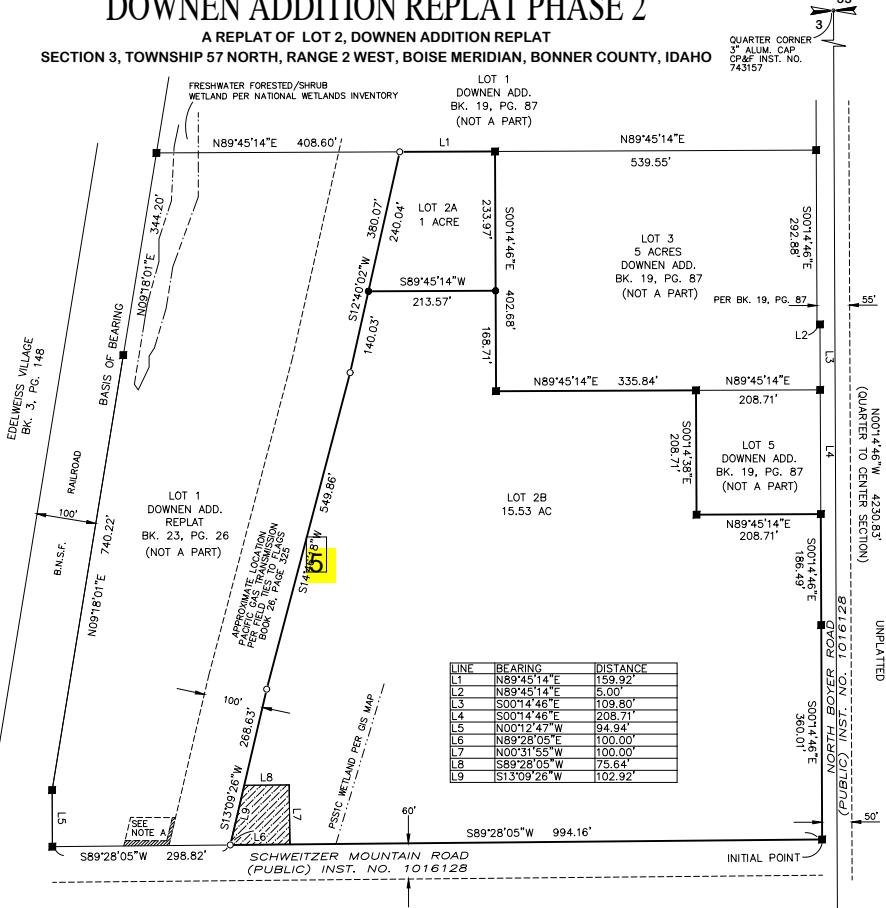
#### LEGEND

- 1 PREVIOUSLY SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 12110
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879
- PACIFIC GAS TRANS. CO. EASEMENT AREA OF INTENT, SEE NOTE A
- EASEMENT FOR INGRESS, EGRESS & UTILITIES INST. NO. 1047834



#### WATER/SEWER NOTE

WATER SERVICE PROVIDED BY INDIVIDUAL WELLS  
SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC



PRELIMINARY  
COPY  
DAN L. PROVOZ

WATER SERVICE PROVIDED BY INDIVIDUAL WELLS  
SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC

#### DOWNEN ADDITION REPLAT PHASE 2

PROVOLT LAND SURVEYING, INC  
PO. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE 11-3-25
SCALE 1=100'
PRIM. NO. 1571
SHT. 1 OF 2

# Summary of comments: MLD0067-25 Blueline Plat.pdf

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Page:1

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 Number: 1 Author: Sean Morgan Date: 2025-11-20 12:43:39

This should be Lot 2A according to the referenced plat

---

 Number: 2 Author: Monica Carash Date: 2025-11-20 11:35:12

Must create & show access easement to lot 2A. Road name may be needed.

---

 Number: 3 Author: Sean Morgan Date: 2025-11-20 13:02:55

Lot 2A was previously used on the Downen Addition Replat and should not be re-used on this plat. Please assign new, unique lot numbers. (e.g. Lot 2AA & 2B, or Lot 6 & Lot 7 with a note explaining Lot 2A has been split into Lot 6 & Lot 7)

---

 Number: 4 Author: Sean Morgan Date: 2025-11-20 12:45:20

This should be Lot 2A according to the referenced plat

---

 Number: 5 Author: Sean Morgan Date: 2025-11-20 12:55:44

This should be Lot 4A according to the referenced plat

---

## DOWNEN ADDITION REPLAT PHASE 2

### A REPLAT OF LOT 2, DOWNEN ADDITION REPLAT

SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

#### OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE DOWNEN FAMILY TRUST IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "DOWNEN ADDITION REPLAT," LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, DOWNEN ADDITION REPLAT, AS RECORDED IN BOOK 23 OF PLATS, PAGE 26, RECORDS OF BONNER COUNTY, IDAHO.

MARTIN LEE DOWNEN - TRUSTEE, THE DOWNEN FAMILY TRUST

LAURIE DAWN DOWNEN - TRUSTEE, THE DOWNEN FAMILY TRUST

#### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_,  
BEFORE ME PERSONALLY APPEARED MARTIN LEE DOWNEN & LAURIE DAWN DOWNEN, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE DOWNEN FAMILY TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN:

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

2

3

#### NOTES

SUBJECT TO THE FOLLOWING:

1. THE RIGHT OF THE PUBLIC IN, AND TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW EXISTING OR EXISTING IN THE FUTURE, OVER OR ALONG THEREOF AS RESERVED BY BONNER LUMBER COMPANY, INC. CORPORATION, IN DEED RECORDED NOVEMBER 7, 1942 AS INST. NO. 9544.
2. EASEMENT FOR RIGHT OF WAY FOR ROAD GRANTED TO BONNER COUNTY, IDAHO, ON NOVEMBER 7, 1963 IN BOOK 112 OF DEEDS, PAGE 348, INST. NO. 9287.
3. EASEMENT FOR GAS PIPELINE GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED NOVEMBER 10, 1963 AS INST. NO. 75438.
4. NOTICE OF LOCATION RECORDED MARCH 9, 1962 AS INST. NO. 64334 IN BOOK 29 OF MISC. PAGE 514.
5. CONCESSION AGREEMENT FOR THE EXISTENCE OF EXISTING RIGHT OF WAY RECORDED OCTOBER 16, 1978 AS INST. NO. 46264.
6. EASEMENT FOR UTILITIES GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED AUGUST 7, 1990, AS INST. NO. 378761.
7. EASEMENT FOR GAS PIPELINE GRANTED TO SOUTHERN LIGHTS, INC. RECORDED MAY 13, 2010 AS INST. NO. 792304.
8. DOWNEN ADDITION RECORDED IN BOOK 19 OF PLATS, PAGE 87, RECORDS OF BONNER COUNTY, IDAHO.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BONNER COUNTY, IDAHO. THAT THE LINES, BOUNDARIES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN CONFORMITY WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAN I. PROVOLT, PLS 7879



#### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "DOWNEN ADDITION REPLAT PHASE 2" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY SURVEYOR

2

3

#### 4 SANITARY RESTRICTIONS

4 SANITARY RESTRICTIONS AS PROVIDED IN THE CODE OF THE STATE OF IDAHO, CHAPTER 13 AAC, FORC. NO. OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

#### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

BY:

#### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

#### COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR, BOARD OF COUNTY COMMISSIONERS

#### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.,  
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

#### RECORDER'S CERTIFICATE

S.3, 1.57N, R.2W, S.M.	DOWNEN ADDITION REPLAT PHASE 2		Date: 11-3-25
			Scale: None
			Drawn: JP
PROVOLT LAND SURVEYING, INC.		PROVOLT P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	
		SHT. 2 OF 2	

Page:2

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 Number: 1 Author: Sean Morgan Date: 2025-11-20 12:39:13

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This should be Lot 2A according to the referenced plat

 Number: 2 Author: Sean Morgan Date: 2025-11-20 12:36:06

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Please add full title of plat "DOWNEN ADDITION REPLAT PHASE 2"

 Number: 3 Author: Sean Morgan Date: 2025-11-20 12:37:30

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This should be Lot 2A according to the referenced plat

 Number: 4 Author: Kyle Snider Subject: Highlight Date: 2026-01-05 12:43:09

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Per BCRC 12-412, Note 19. The sanitary restrictions will need to be lifted. The plat will need to be signed by PHD.



November 29, 2025

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

Re: Plat Review – MLD0067-25 Downen Addition Replat Phase 2

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) On 18'x27" page, LEFT margin to be 3-1/2", RIGHT margin to be 1/2".
- 2) In BOB Statement, identify which line. Clarify which monuments.
- 3) Change "Lot 2" to "Lot 2A".
- 4) Show road names as required by GIS/Addressing.
- 5) Naming one of the new lots "Lot 2A" when it is a replat of a prior "Lot 2A" can lead to confusion. Consider renaming new lot "Lot 2AA" or something unique.
- 6) See Assessor's letter for comments for Owner's Certificate. Additionally, see redline markups for further comments.

See attached checklist and markups for citations and clarification. When the above items along with items identified in review letter(s), from Assessor and GIS 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.: 1093  
Terms: Net 15  
Invoice date: 11/29/2025  
Due date: 12/14/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Bonner County Surveyor Review</b>	County Surveyor Review - MLD0067-25 Downen Addition Replat Phase 2	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.

## Bonner County Surveyor's Plat Checklist

Idaho Code Citation		Requirement	Checked/Note #
Surveyor 54-12			
54-1215(3)	License is current		✓
54-1215(3c)	Sign and seal each sheet		✓
54-1235	Entity has active Certificate of Authorization		✓
Surveys 55-19 & Plats 50-13			
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.		#1
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		#2
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.		—
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?		✓
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures		✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto		✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.		✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning		#3
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled		✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.		—
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed		—
Plats Only 50-13			
50-1303	Centerline Monuments with description		—
50-1304(2a)	Show Streets and alleys show width and courses		✓
50-1304(2b)	Show Each street named		#4
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.		#5
50-1304(2g)	If legal description is metes & bounds, POB or Intitial Point w/ ties to two approved monuments, unless previously platted		—
50-1304(2h)	Reference or Show easements		✓
50-1304(2l)	Show Subdivision Name		✓
50-1307	Is Subdivision name distinct?		✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct		#6
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.		✓
Add'l for Condos 55-15			
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.		—



# DOWNEN ADDITION REPLAT PHASE 2

A REPLAT OF LOT 2, DOWNEN ADDITION REPLAT  
SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

Phase 2

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE DOWNEN FAMILY TRUST IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "DOWNEN ADDITION REPLAT" LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, DOWNEN ADDITION REPLAT, AS RECORDED IN BOOK 23 OF PLATS, PAGE 26, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO A DRIVEWAY EASEMENT FOR INGRESS, EGRESS & UTILITIES AS SHOWN HEREON.

MARTIN LEE DOWNEN — TRUSTEE, THE DOWNEN FAMILY TRUST

LAURIE DAWN DOWNEN — TRUSTEE, THE DOWNEN FAMILY TRUST

## NOTES

SUBJECT TO THE FOLLOWING:

1. THE RIGHTS OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART THEREOF AS RESERVED BY HUMBIRD LUMBER COMPANY, A CORPORATION, IN DEED RECORDED NOVEMBER 7, 1942 AS INST. NO. 9544 EASEMENT FOR RIGHT OF WAY FOR ROAD GRANTED TO BONNER COUNTY, RECORDED NOVEMBER 7, 1963 IN BOOK 112 OF DEEDS, PAGE 348, INST. NO. 92871.
2. EASEMENT FOR GAS PIPELINE GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED DECEMBER 2, 1959, INST. NO. 94398 AS INST. NO. 84334, IN BOOK 20 OF PLATS, PAGE 51.
3. CORRECTION AGREEMENT AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED OCTOBER 16, 1978 AS INST. NO. 208564.
4. EASEMENT FOR UTILITIES GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED AUGUST 7, 1990 AS INST. NO. 278761.
5. EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC. RECORDED MAY 13, 2010 AS INST. NO. 792304.
6. DOWNEN ADDITION RECORDED IN BOOK 19 OF PLATS, PAGE 87, RECORDS OF BONNER COUNTY, IDAHO.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY, HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOTS AND BLOCKS CORNER RECORDED PER PERIODS OF APPLICABLE STATE AND LOCAL ORDINANCES, WITH ALL PROVISIONS OF APPLICABLE STATE AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_

DAN L. PROVOLT, PLS 7879

IDAHO LAND SURVEYOR  
STATE OF IDAHO  
DATE OF PROVOL  
PROVOLT LAND SURVEYING, INC.

## ACKNOWLEDGMENT

STATE OF  
COUNTY OF

ON THIS \_\_\_\_ DAY OF \_\_\_\_ IN THE YEAR OF 20\_\_\_\_  
BEFORE ME, PERSONALLY APPEARED MARTIN LEE DOWNEN & LAURIE DAWN  
DOWNEN, KNOWN OR IDENTIFIED TO ME, TO BE THE TRUSTEES OF THE  
DOWNEN FAMILY TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF  
OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED  
THE SAME.

I HAVE HEREBELOW SET MY HAND AND SEAL THE DATE LAST ABOVE  
WRITTEN.  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_  
RESIDING AT: \_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_

NOTARY PUBLIC

## SANITARY RESTRICTIONS

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

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_

BONNER COUNTY TREASURER

BY: \_\_\_\_\_

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO, DATED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_

CHAIR, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_ AT \_\_\_\_  
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.  
INSTRUMENT NO. \_\_\_\_ FEE: \_\_\_\_  
BOOK \_\_\_\_ PAGE \_\_\_\_  
COUNTY RECORDER \_\_\_\_ BY DEPUTY \_\_\_\_

RECORDER'S  
CERTIFICATE

S.3, 1.57N, R.2W, B.W.	DOWNEN ADDITION REPLAT PHASE 2
RECORDED: 11-3-25 S.3, 1.57N, R.2W, B.W.	PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725 SHT 2 OF 2

Inverse With Area

# BOUNDARY

Mon Nov 3 09:55:02 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-17203.26	22321.69	
PP	N 89°45'14" E	159.92	-17202.57	22481.61	
PP	S 00°14'46" E	402.68	-17605.25	22483.34	
PP	N 89°45'14" E	335.84	-17603.81	22819.18	
PP	S 00°14'38" E	208.71	-17812.52	22820.07	
PP	N 89°45'14" E	208.71	-17811.62	23028.77	
PP	S 00°14'46" E	546.50	-18358.11	23031.12	
PP	S 89°28'05" W	994.16	-18367.34	22037.00	
PP	N 13°09'26" E	268.63	-18105.77	22098.15	
PP	N 14°46'18" E	549.86	-17574.08	22238.34	
PP	N 12°40'02" E	380.07	-17203.26	22321.69	

Closure Error Distance > 0.0000

Total Distance Inversed > 4055.09

Area: 720124.222, 16.53

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-17203.26	22321.69	
PP	N 89°45'14" E	159.92	-17202.57	22481.61	
PP	S 00°14'46" E	233.97	-17436.54	22482.62	
PP	S 89°45'14" W	213.57	-17437.46	22269.05	
PP	N 12°40'02" E	240.04	-17203.26	22321.69	
	Closure Error Distance>	0.0000			
	Total Distance Inversed>	847.50			

Area: 43692.311, 1.00

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-17437.46	22269.05	
PP	N 89°45'14" E	213.57	-17436.54	22482.62	
PP	S 00°14'46" E	168.71	-17605.25	22483.34	
PP	N 89°45'14" E	335.84	-17603.81	22819.18	
PP	S 00°14'38" E	208.71	-17812.52	22820.07	
PP	N 89°45'14" E	208.71	-17811.62	23028.77	
PP	S 00°14'46" E	546.50	-18358.11	23031.12	
PP	S 89°28'05" W	994.16	-18367.34	22037.00	
PP	N 13°09'26" E	268.63	-18105.77	22098.15	
PP	N 14°46'18" E	549.86	-17574.08	22238.34	
PP	N 12°40'02" E	140.03	-17437.46	22269.05	

Closure Error Distance> 0.0000

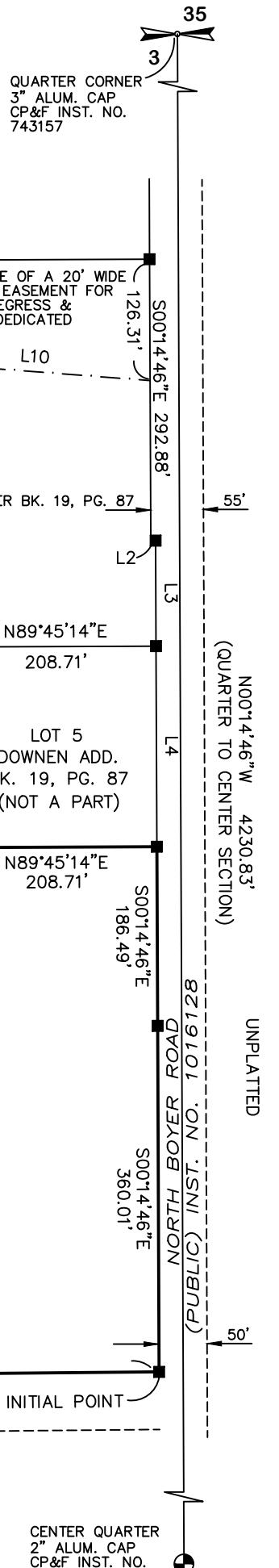
Total Distance Inversed> 3634.72

Area: 676431.912, 15.53

# DOWNEN ADDITION REPLAT PHASE 2

## A REPLAT OF LOT 2, DOWNEN ADDITION REPLAT

SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



## BASIS OF BEARING

BASIS OF BEARING IS THE PLAT OF "DOWNEN ADDITION", RECORDED IN BOOK 19 OF PLATS, PAGE 87, RECORDS OF BONNER COUNTY, IDAHO.

## SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

## SURVEY REFERENCES

1. PLAT OF DOWNEN ADDITION, BK. 19, PG. 87
2. DOWNEN PLAT, BK. 10, PG. 44
3. DOWNEN ADDITION REPLAT, BK. 23, PG. 26

## PURPOSE OF SURVEY/NARRATIVE

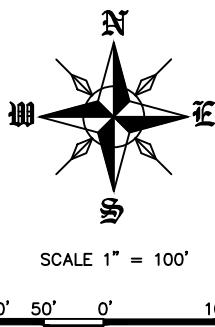
THE PURPOSE OF THIS SURVEY IS TO SHOW A REPLAT OF LOT 2 OF THE PLAT OF DOWNEN ADDITION REPLAT. REFERENCED SURVEYS, FOUND MONUMENTS AND DEEDS WERE USED TO CALCULATE BOUNDARIES.

## NOTE A

THE LEGAL DESCRIPTION OF AN EXCLUSIVE EASEMENT FOR PACIFIC GAS TRANSMISSION COMPANY AT INST. NO. 378761 HAS CONFLICTING DISTANCE AND REFERENCE CALLS. IRON RODS IN CONCRETE WERE HELD FOR THE DESCRIBED BOUNDARY, HOWEVER THE DESCRIPTION ALSO REFERENCED THE NORTHERLY RIGHT OF WAY OF "WOODLAND ROAD" AND THE WESTERLY RIGHT OF WAY OF THE PGT GAS LINE EASEMENT (BK. 26, PG. 325) AS QUALIFIERS. COLORED FLAGS WERE TIED AND HELD FOR THE PGT GAS LINE EASEMENT WHICH LEFT A GAP BETWEEN THE EXCLUSIVE EASEMENT (378761) AND SAID GAS LINE EASEMENT AS WELL AS BETWEEN THE NORTHERLY RIGHT OF WAY OF SAID ROAD AND THE EASEMENT (378761). THE HATCHED AREA SHOWS THE GAPS AND IT IS BELIEVED THAT THE INTENT OF THE EASEMENT IS TO INCLUDE THIS AREA.

## LEGEND

- PREVIOUSLY SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879 UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 12110
- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879
- ▨ PACIFIC GAS TRANS. CO. EASEMENT AREA OF INTENT, SEE NOTE A
- ▨ EASEMENT FOR INGRESS, EGRESS & UTILITIES INST. NO. 1047834



EDELWEISS  
BK. 3, PG. 148

RAILROAD

B.N.S.F.

100'

N09°18'01"E 740.22'

LOT 1  
DOWNEN ADD.  
REPLAT  
BK. 23, PG. 26  
(NOT A PART)

APPROXIMATE LOCATION  
PER FIELD NOTES TO PLAT  
BOOK 26, PAGE 325

PLAT  
WETLAND PER  
GIS MAP

SCHWEITZER MOUNTAIN ROAD  
(PUBLIC) INST. NO. 1016128

60'

LINE	BEARING	DISTANCE
L1	N89°45'14"E	159.92'
L2	N89°45'14"E	5.00'
L3	S00°14'46"E	109.80'
L4	S00°14'46"E	208.71'
L5	N00°12'47"W	94.94'
L6	N89°28'05"E	100.00'
L7	N00°31'55"W	100.00'
L8	S89°28'05"W	75.64'
L9	S13°09'26"W	102.92'
L10	N85°36'28"W	243.06'
L11	N00°00'00"E	96.66'
L12	S89°45'14"W	297.70'

PROFESSIONAL LAND SURVEYOR  
REGISTERED  
STATE OF IDAHO  
DAN I. PROVOLT

PRELIMINARY  
COPY

## WATER/SEWER NOTE

WATER SERVICE PROVIDED BY INDIVIDUAL WELLS  
SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC

## DOWNEN ADDITION REPLAT PHASE 2

PROVOLT LAND SURVEYING, INC  
PO. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE:	11-3-25
SCALE:	1"=100'
PROJ. NO.:	1571

SHT 1 OF 2

# DOWNEN ADDITION REPLAT PHASE 2

A REPLAT OF LOT 2, DOWNEN ADDITION REPLAT

SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE DOWNEN FAMILY TRUST IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "DOWNEN ADDITION REPLAT," LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOT 2, DOWNEN ADDITION REPLAT, AS RECORDED IN BOOK 23 OF PLATS, PAGE 26, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO A DRIVEWAY EASEMENT FOR INGRESS, EGRESS & UTILITIES AS SHOWN HEREON

MARTIN LEE DOWNEN - TRUSTEE, THE DOWNEN FAMILY TRUST

LAURIE DAWN DOWNEN - TRUSTEE, THE DOWNEN FAMILY TRUST

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED MARTIN LEE DOWNEN & LAURIE DAWN DOWNEN, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE DOWNEN FAMILY TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## NOTES

SUBJECT TO THE FOLLOWING:

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART THEREOF AS RESERVED BY HUMBIRD LUMBER COMPANY, A CORPORATION, IN DEED RECORDED NOVEMBER 7, 1942 AS INST. NO. 9544
2. EASEMENT FOR RIGHT OF WAY FOR ROAD GRANTED TO BONNER COUNTY, RECORDED NOVEMBER 7, 1963 IN BOOK 112 OF DEEDS, PAGE 348, INST. NO. 92871
3. EASEMENT FOR GAS PIPELINE GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED DECEMBER 2, 1959, INST. NO. 73438
4. NOTICE OF LOCATION RECORDED MARCH 9, 1962 AS INST. NO. 84334 IN BOOK 29 OF MISC. PAGE 514
5. CORRECTION AGREEMENT AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED OCTOBER 16, 1978 AS INST. NO. 206564
6. EASEMENT FOR UTILITIES GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED AUGUST 7, 1990, AS INST. NO. 378761
7. EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC. RECORDED MAY 13, 2010 AS INST. NO. 792304
8. DOWNEN ADDITION RECORDED IN BOOK 19 OF PLATS, PAGE 87, RECORDS OF BONNER COUNTY, IDAHO.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAN I. PROVOLT, PLS 7879



PRELIMINARY  
COPY

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "DOWNEN ADDITION REPLAT PHASE 2" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY SURVEYOR

## SANITARY RESTRICTIONS

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

## COUNTY TREASURER'S CERTIFICATE

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

BONNER COUNTY TREASURER

BY:

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

BOOK \_\_\_\_ PAGE \_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.3, T.57N., R.2W., B.M. 	DOWNEN ADDITION REPLAT PHASE 2		DATE: 11-3-25 SCALE: NONE DRAWN: JP
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725			PROJ. NO.: 1571 CAD FILE: S-LLA-DOWNEN SHT. 2 OF 2