

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 - Web site: 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. | ✓ 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: 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 In an area of City impact: No
lift the sanitary restrictions on the property?: No

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of intersection: **Yes**

12-622 Submerged Lands: **N/A**

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: **Yes**

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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1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountvid.gov - Web site: www.bonnercountvid.gov



Blueline Review Letter

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



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: 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>

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

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

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.

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

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.

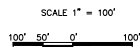
THE LEGAL DESCRIPTION OF AN EXCLUSIVE EASEMENT FOR PACIFIC GAS TRANSMISSION COMPANY AT INST. NO. 378761 HAS CONFLICTING DISTANCE AND REFERENCE CALLS. IRON RODS IN CONCRETE WERE HELD FOR THE DESCRIBED EASEMENT. HOWEVER, THE DESCRIPTION ALSO REFERENCED THE NORTHERLY RIGHT OF WAY OF "WOODLAND ROAD" AND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

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

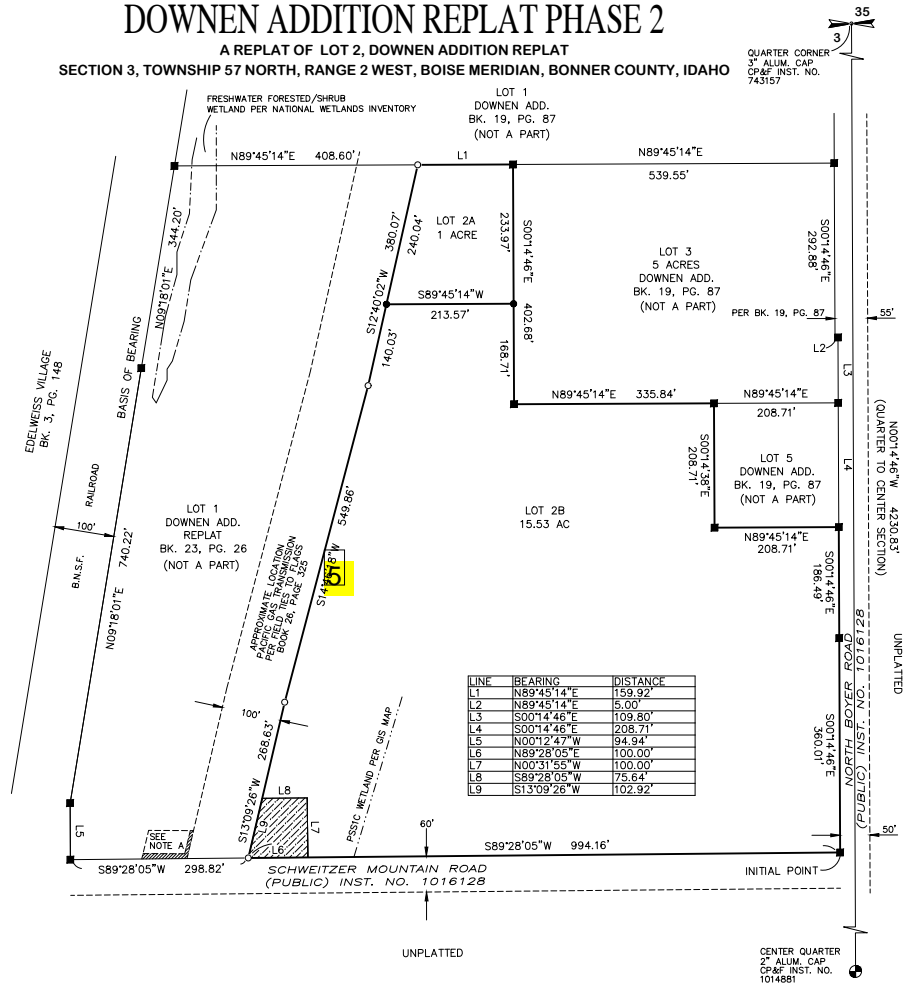
▨ EASEMENT FOR INGRESS, EGRESS & UTILITIES INST. NO. 1047834



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

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

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



Summary of comments: MLD0067-25 Blueline Plat.pdf

Page:1



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, 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.

MARTIN LEE DOWNEN - TRUSTEE, THE DOWNEN FAMILY TRUST

LAURIE DAWN DOWNEN - TRUSTEE, THE DOWNEN FAMILY TRUST

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 HUMBOLDT 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



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

2

3

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

4 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 DRAWING: JP
	PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725	PROJ. NO.: 1571 SHEET: 2 OF 2



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

This should be Lot 2A according to the referenced plat



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

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



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

This should be Lot 2A according to the referenced plat



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

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.	Bonner County Surveyor Review	County Surveyor Review - MLD0067-25 Downen Addition Replat Phase 2	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.

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), 50-1227	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 Initial Point w/ ties to two approved monuments, unless previously platted	—
50-1304(2h)	Reference or Show easements	✓
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	#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(iii))	Diagramatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	—
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	—

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 POT GAS LINE EASEMENT (BK. 26, PG. 325) AS QUALIFIERS. COLORED PLAS WERE TIED AND HELD FOR THE EASEMENT. THE EASEMENT WAS LEFT A EASEMENT AS WELL AS BETWEEN THE EASEMENT (378761) AND SAID GAS LINE 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



SCALE 1" = 100'

WATER/SEWER NOTE

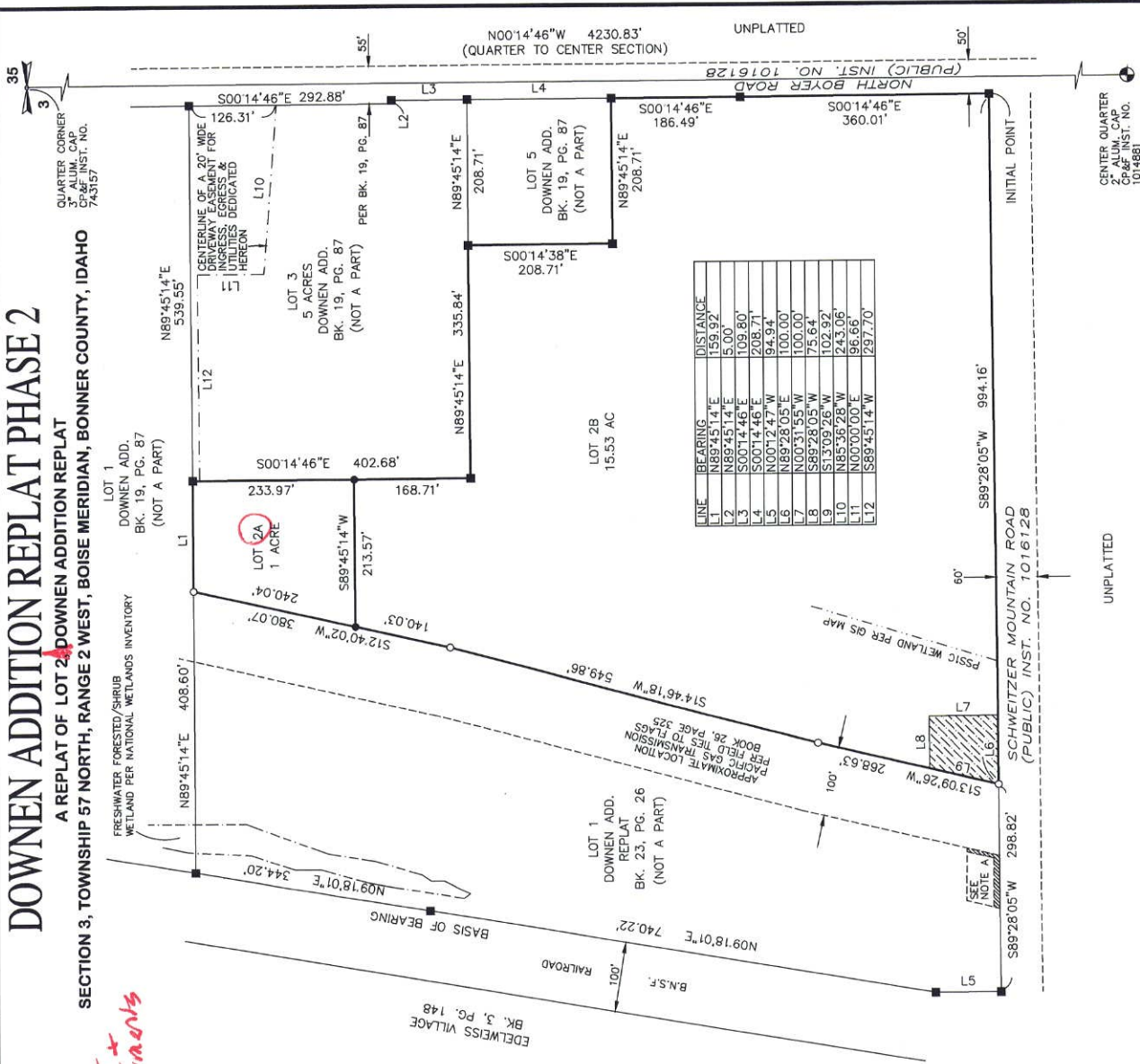
WATER SERVICE PROVIDED BY INDIVIDUAL WELLS
SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC



DOWNEN ADDITION REPLAT PHASE 2

PROVOLAT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DAT: 11-3-25
SCALE: 1"=100'
PROJ. NO: 1571
SHT. 1 OF 2



1/2" margin

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

PAGE 2

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE DOWNEN FAMILY TRUST IS THE RECORD OWNER OF THE DOWNEN ADDITION REPLAT PHASE 2. THE RECORD OWNER HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "DOWNEN ADDITION REPLAT PHASE 2" 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:

- 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 HUMBERT LUMBER COMPANY, A CORPORATION, IN DEED RECORDED NOVEMBER 7, 1942 AS INST. NO. 9544
- OF HAYSTACK GRANT TO THE BONNER COUNTY, RECORDED NOVEMBER 7, 1963 IN BOOK 112 OF DEEDS, PAGE 348, INST. NO. 92871
- EASEMENT FOR GAS PIPELINE GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED DECEMBER 2, 1989, INST. NO. 73438
- EASEMENT FOR GAS PIPELINE GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED DECEMBER 2, 1989, INST. NO. 73438
- CORRECTION AGREEMENT AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY RECORDED OCTOBER 16, 1978 AS INST. NO. 206564
- EASEMENT FOR UTILITIES GRANTED TO PACIFIC GAS TRANSMISSION COMPANY, RECORDED AUGUST 7, 1990, AS INST. NO. 372761
- RECORDS OF THE DOWNEN ADDITION REPLAT, AS RECORDED IN BOOK 23 OF PLATS, RECORDED MAY 13, 2010 AS INST. NO. 792304
- 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 CORNERS ARE PROPERLY 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 L. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "DOWNEN ADDITION REPLAT PHASE 2" AND THAT THE SAME COMES WITHIN THE PROVISIONS 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 53, ARE NOT APPLICABLE TO THIS PLAT. THE PLAT SHOWS DWELLING OR SHEDS 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____ 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.S. 1.57N., R.2W., B.M.		DATE FILED SCALE NONE ORIGIN
		FILED NO. 1571 CAP FILE S-LLA-DOWNEN SHT 2 OF 2
DOWNEN ADDITION REPLAT PHASE 2		PROVOLT LAND SURVEYING, INC PO. BOX 580 POUNDERAY, ID. 83852 (208) 290-1725

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-17203.26	22321.69	
	N 89°45'14" E	159.92			
PP			-17202.57	22481.61	
	S 00°14'46" E	402.68			
PP			-17605.25	22483.34	
	N 89°45'14" E	335.84			
PP			-17603.81	22819.18	
	S 00°14'38" E	208.71			
PP			-17812.52	22820.07	
	N 89°45'14" E	208.71			
PP			-17811.62	23028.77	
	S 00°14'46" E	546.50			
PP			-18358.11	23031.12	
	S 89°28'05" W	994.16			
PP			-18367.34	22037.00	
	N 13°09'26" E	268.63			
PP			-18105.77	22098.15	
	N 14°46'18" E	549.86			
PP			-17574.08	22238.34	
	N 12°40'02" E	380.07			
PP			-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	
	N 89°45'14" E	159.92			
PP			-17202.57	22481.61	
	S 00°14'46" E	233.97			
PP			-17436.54	22482.62	
	S 89°45'14" W	213.57			
PP			-17437.46	22269.05	
	N 12°40'02" E	240.04			
PP			-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	
	N 89°45'14" E	213.57			
PP			-17436.54	22482.62	
	S 00°14'46" E	168.71			
PP			-17605.25	22483.34	
	N 89°45'14" E	335.84			
PP			-17603.81	22819.18	
	S 00°14'38" E	208.71			
PP			-17812.52	22820.07	
	N 89°45'14" E	208.71			
PP			-17811.62	23028.77	
	S 00°14'46" E	546.50			
PP			-18358.11	23031.12	
	S 89°28'05" W	994.16			
PP			-18367.34	22037.00	
	N 13°09'26" E	268.63			
PP			-18105.77	22098.15	
	N 14°46'18" E	549.86			
PP			-17574.08	22238.34	
	N 12°40'02" E	140.03			
PP			-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

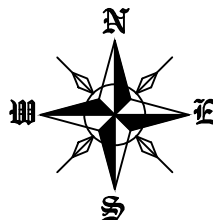
THE PURPOSE OF THIS SURVEY IS TO SHOW A REPLAT OF LOT 2 OF THE PLAT OF DOWNEN ADDITION REPLAT. REFERENCED SURVEYS, FOUND MONUMENTS AND DEEDS WERE USED TO CALCULATE BOUNDARIES.

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



SCALE 1" = 100'

100' 50' 0' 100'



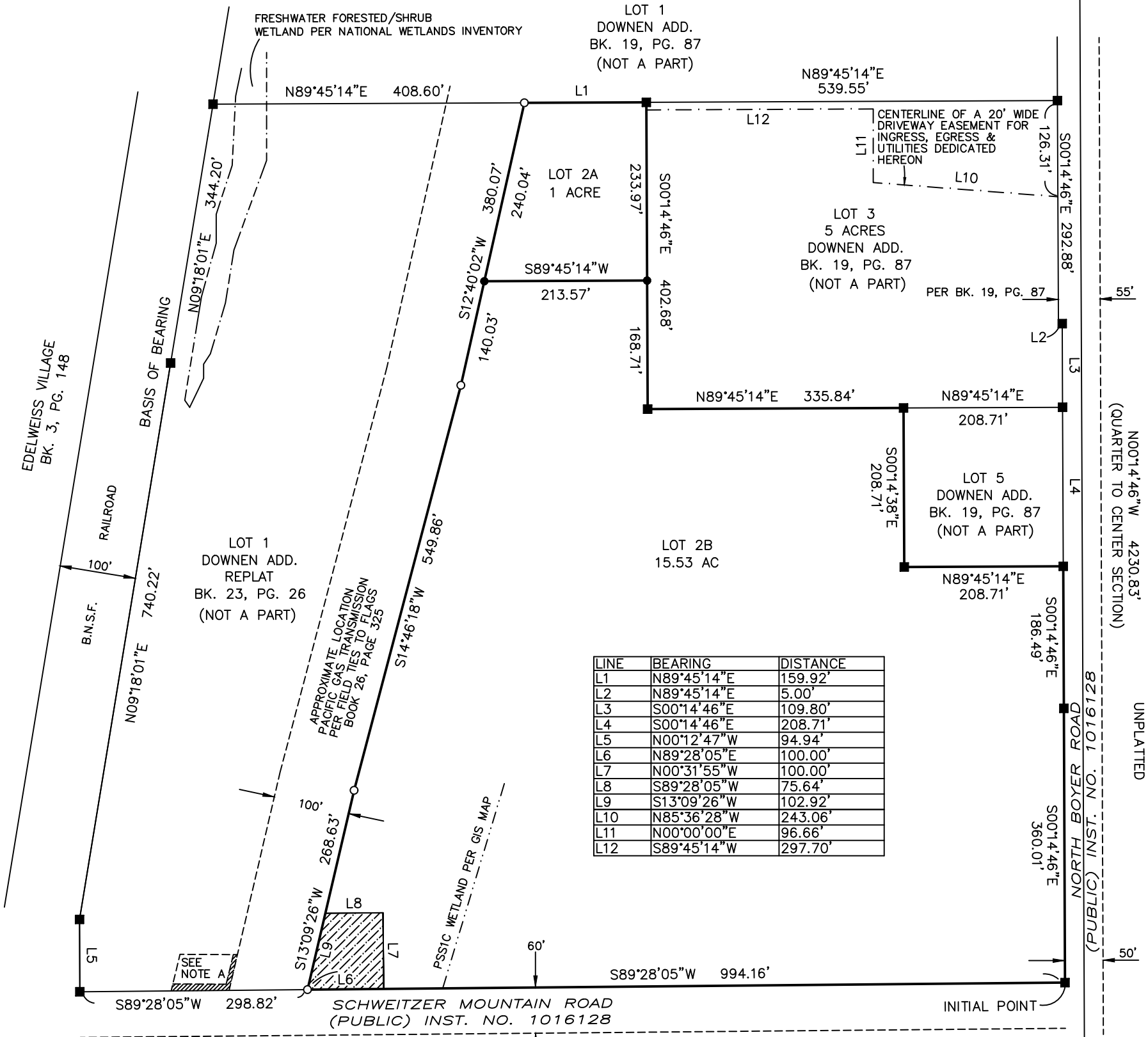
WATER/SEWER NOTE

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

DOWNEN ADDITION REPLAT PHASE 2

PROVOLT LAND SURVEYING, INC
P.O. 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

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

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:

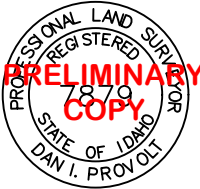
- THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES; OR ANY PART THEREOF AS RESERVED BY HUMBIRD LUMBER COMPANY, A CORPORATION, IN DEED RECORDED NOVEMBER 7, 1942 AS INST. NO. 9544
- EASEMENT FOR RIGHT OF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



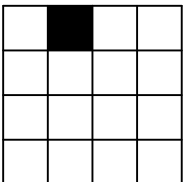
COUNTY SURVEYOR'S CERTIFICATE

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

S.3, T.57N., R.2W., B.M.



DOWNEN ADDITION REPLAT
PHASE 2

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

DATE: 11-3-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1571
CAD FILE: S-11A-DOWNEN
SHT. 2 OF 2