

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: Loren & Christina Webb

From: Kyle Snider, Planner

Date: March 10, 2026

Subject: Blue-line review for MLD0070-25: Webb Retreat

Attached are comments from various agencies that have completed the preliminary review of the referenced plat.

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Tyson Glahe, PLS.**

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: Webb Retreat		File No: MLD0070-25
Received by: Kyle Snider, Planner	Received from: Tyson Glahe	Date Received: 11/10/2025

Blueline Review

Completed	Date	Initial	Department/ Office
Staff Report	2/10/26	KS	Bonner County Planning Department
comments	11/20/25	AD	Assessor's Office
Comments	11-19-25	MM	Bonner County Road & Bridge Department
X	11/20/20 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 #: MLD0070-25 **DATE OF REPORT:** 3/10/2026
APPLICANT: Loren Webb **PARCEL #:** RP54N02W190001A
SUBDIVISION NAME/LOTS: Webb Retreat

SUMMARY OF PROPOSAL:

Divide one (1) 20-acre parcel into four (4) 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. 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 12-646 (D) Please show the initial point and description thereof.
4. Per GIS review, add approved road name to the final plat.
5. Per Road & Bridge review, an encroachment permit is required for Lost in the Woods Lane.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5-acres** **Rural 5 (R-5)**
12-660 (D) (2) (f) Site area minimum: **Yes** Urban services: **N/A**

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 Rural-5 (R-5).
3. The proposed lots are accessed off Lost in the Woods Lane and an new unnamed 30' ingress, egress and utility easement , both privately owned and maintained easements.
4. The proposed lots are served by individual well for water, individual septic for sewage, Idaho Power for power, and Sagle Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C1175E, 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 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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Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

March 10, 2026

Tyson Glahe, PLS
303 Church Street
Sandpoint, ID 83856

SUBJECT: MLD0070-25: Webb Retreat

Dear Tyson,

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 12/1/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1175E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

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
WEBB RETREAT
MLD0070-25
SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST
RP54N02W190001A

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 plat face, the line between lot 1 & 2 and the line between lot 3 & 4 is missing the chord bearings and length.

The county surveyor's certificate could use some clarification. It mentions checking "the replat" but this is not a replat and no other place on survey mentions a replat.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer
Cadastral Technician
Bonner County Land Records
208-265-1440 ext. 1245
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

Thursday, November 20, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – WEBB RETREAT (MLD0070-25)**
SECTION 19, TOWNSHIP 54N, RANGE 2W

To Whom It May Concern:

An application for a road name has been submitted and is under review. Please be sure the approved road name is shown on the final plat.

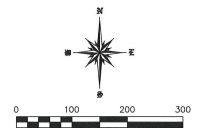
Sincerely,

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>



WEBB RETREAT

THE E $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 19,
TOWNSHIP 54 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND MONUMENTATION, AS NOTED.
- FOUND 5/8" REBAR AND CAP, PE/PLS 1947
- CALCULATED POINT, NOTHING SET
- (P1) MARTER ADDITION, BK. 10 OF PLATS, PG. 141, 1/8/2013.
- (R1) RECORD OF SURVEY BY PE/PLS 1947, INST. NO. 483426, 4/12/1986.
- (R2) RECORD OF SURVEY BY PLS 5713, INST. NO. 858914, 5/30/2014.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 160701175E, EFFECTIVE 11/18/2009.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (DOT/EPHOC 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT, REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAFT) OF 1.000234322. GEODETIC NORTH IS AN ANGULAR ROTATION OF -038'28" AT THE NORTHEAST CORNER OF SECTION 19.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1004633, RECORDED AT BONNER COUNTY, TRACING THE E $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST, AND DIVIDING INTO FOUR (4) CONFORMING LOTS.
- 2) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GROUND RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.



1/4	Section	Range	TOWNSHIP	IDAHO
19	54	2	N	W
PROJECT # 22-222 WEBB				
DRAWING NAME: 22-222 WEBB W&D TELETYPE				
Plot Date: 11/7/2025				DATE

WEBB RETREAT			
GLAIRE & ASSOCIATES		Scale	1"=100'
PROFESSIONAL LAND SURVEYORS		Checked By	Drawn By
303 Church Street		Year	FILE
Sandpoint, Idaho 83864		Date	1 of 2
208-868-4474			

Summary of comments: MLD0070-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Matt Mulder Date: 2025-11-19 16:06:01

Lost in the Woods Lane does not have an encroachment permit on file with the Road & Bridge Department for the connection with Sunset Rd. Applicant shall apply for a road approach encroachment permit. Staff will inspect the existing approach to see if it meets current standards. Upgrades may be needed.



Number: 2 Author: Matt Mulder Date: 2025-11-19 16:03:12

Specify that Lost in the Woods Lane is a private road. Also specify that the TBD road name is private.



Number: 3 Author: Alicia Deabenderfer Date: 2025-11-20 07:45:09

Missing chord information



Number: 4 Author: kyle.snider Subject: Highlight Date: 2026-02-26 12:12:38

Show initial point and description thereof.



Number: 5 Author: kyle.snider Subject: Highlight Date: 2026-02-26 12:18:01

Show wetland boundaries



Number: 6 Author: kyle.snider Subject: Highlight Date: 2026-02-26 12:18:08

Show wetland boundaries

WEBB RETREAT

THE E¹/₂ OF THE NE¹/₄ OF THE NE¹/₄ OF SECTION 19,
TOWNSHIP 54 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT LOREN WEBB AND CHRISTINA WEBB, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1-4, THE SAME TO BE KNOWN AS WEBB RETREAT BEING A PORTION OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NEW 30' INGRESS & EGRESS EASEMENT, AND TURNAROUND AREA, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 1-4 OF THIS PLAT.

LOREN WEBB _____ DATE _____

CHRISTINA WEBB _____ DATE _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025.

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "WEBB RETREAT" AND CHECKED THE MEASUREMENTS 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 _____, 2025.

BONNER COUNTY SURVEYOR _____

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LOREN WEBB, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTINA WEBB, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 25578106, DATED OCTOBER 26, 2025:

1. A ROADWAY EASEMENT FOR INGRESS AND EGRESS, DECEMBER 6, 1967, INST. NO. 113901, 113902.
2. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. JULY 1, 1975, INST. NO. 180756.
3. AN EXCLUSIVE EASEMENT FOR ALL PURPOSES INCLUDING RIGHT OF FENCING, GRANTED TO MERRITT BROTHERS LUMBER COMPANY, INC. NOVEMBER 18, 1962, INST. NO. 262585.
4. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC. FEBRUARY 29, 2019, INST. NO. 634722.

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 19, TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 _____ DATE _____



1/4	Section	Range	Meridian	IDAHO
19	54 N	2 W	BOISE	
PROJECT # 25-222 WEBB		Plot Date	11/19/2025	
DRAWING NUMBER: 25-222 WEBB WEBB TELEONE				

WEBB RETREAT	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Drawn By: N/A Checked By: TLAG Drawn For: TLAG Sheet: 2 of 2

Replat?



November 29, 2025

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

Re: Plat Review – mld0070-25 Webb Retreat

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) Certain interior courses have not been labeled on the plat, see redline markups.
- 2) At both ends of line dividing Lot 3 and Lot 4, either:
 - a. Show monument set; OR
 - b. Explain why monuments can not be set.
- 3) Show new interior road name.
- 4) In County Surveyor's Certificate, change "replat" to "plat".

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,

A handwritten signature in black ink, appearing to read "Grant Dorman", written in a cursive style.

Grant Dorman, PLS

INVOICE

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

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

HIGHLAND SURVEYING

316 Bonner County Planning Department:316-01 Plat Review

Bill to

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

Ship to

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

Invoice details

Invoice no.: 1094
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 - MLD0070-25 Webb Retreat	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.

File:

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.	✓
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	✓
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?	#1
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	#2
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	✓
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	#3
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	✓
50-1304(2i)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	✓
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerck	✓
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	#4
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.	#2
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))	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.	✓

Polyline Report - Exterior

Fri Nov 7 12:28:51 2025

Northing Easting Bearing Distance

2317185.229	2414114.543		
		S 01°00'32" W	662.646 ✓
2316522.686	2414102.875		
		S 89°59'41" W	329.365 ✓
2316522.656	2413773.510		
		S 89°59'41" W	329.365 ✓
2316522.626	2413444.145		
		N 00°58'26" E	662.450 ✓
2317184.981	2413455.404		
		N 00°58'26" E	662.450 ✓
2317847.335	2413466.663		
		N 89°57'43" E	329.774 ✓
2317847.554	2413796.437		
		N 89°57'43" E	329.774 ✓
2317847.772	2414126.210		
		S 01°00'32" W	662.646 ✓
2317185.229	2414114.543		

Closure Error Distance > 0.00000 ✓

Total Distance > 3968.469

Polyline Area: 873285.214 sq ft, 20.0479 acres

Polyline Report - Lot 1

Fri Nov 7 12:29:02 2025

Northing Easting Bearing Distance

2317847.335 2413466.663
N 89°57'43" E 329.774 ✓

2317847.554 2413796.437
S 00°59'29" W 662.548 0

2317185.105 2413784.973
S 89°58'42" W 329.569 0

2317184.981 2413455.404
N 00°58'26" E 662.450 ✓

2317847.335 2413466.663

Closure Error Distance > 0.00000

Total Distance > 1984.341

Polyline Area: 218372.903 sq ft, 5.0132 acres ✓

Polyline Report - Lot 2

Fri Nov 7 12:29:12 2025

Northing Easting Bearing Distance

2317185.105 2413784.973
N 89°58'42" E 329.569 0

2317185.229 2414114.543
N 01°00'32" E 662.646 ✓

2317847.772 2414126.210

S 89°57'43" W 329.774 ✓

2317847.554 2413796.437

S 00°59'29" W 662.548 ○

2317185.105 2413784.973

Closure Error Distance> 0.00000

Total Distance> 1984.536

Polyline Area: 218403.925 sq ft, 5.0139 acres ✓

Polyline Report - Lot 3

Fri Nov 7 12:29:20 2025

Northing	Easting	Bearing	Distance
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2316522.656	2413773.510		
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		S 89°59'41" W 329.365 ✓	
--	--	-------------------------	--

2316522.626	2413444.145		
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		N 00°58'26" E 662.450 ✓	
--	--	-------------------------	--

2317184.981	2413455.404		
-------------	-------------	--	--

		N 89°58'42" E 329.569 ○	
--	--	-------------------------	--

2317185.105	2413784.973		
-------------	-------------	--	--

		S 00°59'29" W 662.548 ○	
--	--	-------------------------	--

2316522.656	2413773.510		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 1983.932

Polyline Area: 218238.682 sq ft, 5.0101 acres ✓

Polyline Report - Lot 4

Fri Nov 7 12:29:29 2025

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2316522.656	2413773.510		
-------------	-------------	--	--

		N 00°59'29" E 662.548	0
--	--	-----------------------	---

2317185.105	2413784.973		
-------------	-------------	--	--

		N 89°58'42" E 329.569	0
--	--	-----------------------	---

2317185.229	2414114.543		
-------------	-------------	--	--

		S 01°00'32" W 662.646	✓
--	--	-----------------------	---

2316522.686	2414102.875		
-------------	-------------	--	--

		S 89°59'41" W 329.365	✓
--	--	-----------------------	---

2316522.656	2413773.510		
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Closure Error Distance> 0.00000

Total Distance> 1984.128

Polyline Area: 218269.705 sq ft, 5.0108 acres ✓

Polyline Report - Exterior

Fri Nov 7 12:28:51 2025

Northing Easting Bearing Distance

2317185.229 2414114.543
S 01°00'32" W 662.646

2316522.686 2414102.875
S 89°59'41" W 329.365

2316522.656 2413773.510
S 89°59'41" W 329.365

2316522.626 2413444.145
N 00°58'26" E 662.450

2317184.981 2413455.404
N 00°58'26" E 662.450

2317847.335 2413466.663
N 89°57'43" E 329.774

2317847.554 2413796.437
N 89°57'43" E 329.774

2317847.772 2414126.210
S 01°00'32" W 662.646

2317185.229 2414114.543

Closure Error Distance> 0.00000

Total Distance> 3968.469

Polyline Area: 873285.214 sq ft, 20.0479 acres

Polyline Report - Lot 1

Fri Nov 7 12:29:02 2025

Northing	Easting	Bearing	Distance
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2317847.335	2413466.663		
-------------	-------------	--	--

N 89°57'43" E 329.774

2317847.554	2413796.437		
-------------	-------------	--	--

S 00°59'29" W 662.548

2317185.105	2413784.973		
-------------	-------------	--	--

S 89°58'42" W 329.569

2317184.981	2413455.404		
-------------	-------------	--	--

N 00°58'26" E 662.450

2317847.335	2413466.663		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 1984.341

Polyline Area: 218372.903 sq ft, 5.0132 acres

Polyline Report - Lot 2

Fri Nov 7 12:29:12 2025

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2317185.105	2413784.973		
-------------	-------------	--	--

N 89°58'42" E 329.569

2317185.229	2414114.543		
-------------	-------------	--	--

N 01°00'32" E 662.646

2317847.772 2414126.210

S 89°57'43" W 329.774

2317847.554 2413796.437

S 00°59'29" W 662.548

2317185.105 2413784.973

Closure Error Distance> 0.00000

Total Distance> 1984.536

Polyline Area: 218403.925 sq ft, 5.0139 acres

Polyline Report - Lot 3

Fri Nov 7 12:29:20 2025

Northing	Easting	Bearing	Distance
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2316522.656	2413773.510		
-------------	-------------	--	--

		S 89°59'41" W	329.365
--	--	---------------	---------

2316522.626	2413444.145		
-------------	-------------	--	--

		N 00°58'26" E	662.450
--	--	---------------	---------

2317184.981	2413455.404		
-------------	-------------	--	--

		N 89°58'42" E	329.569
--	--	---------------	---------

2317185.105	2413784.973		
-------------	-------------	--	--

		S 00°59'29" W	662.548
--	--	---------------	---------

2316522.656	2413773.510		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 1983.932

Polyline Area: 218238.682 sq ft, 5.0101 acres

Polyline Report - Lot 4

Fri Nov 7 12:29:29 2025

Northing	Easting	Bearing	Distance
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2316522.656	2413773.510		
-------------	-------------	--	--

		N 00°59'29" E	662.548
--	--	---------------	---------

2317185.105	2413784.973		
-------------	-------------	--	--

		N 89°58'42" E	329.569
--	--	---------------	---------

2317185.229	2414114.543		
-------------	-------------	--	--

		S 01°00'32" W	662.646
--	--	---------------	---------

2316522.686	2414102.875		
-------------	-------------	--	--

		S 89°59'41" W	329.365
--	--	---------------	---------

2316522.656	2413773.510		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 1984.128

Polyline Area: 218269.705 sq ft, 5.0108 acres