

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

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To: Estate of Molly K Hansen

From: Dave Fisher, Planner

Date: December 30, 2025

**Subject: Blue-line review for MLD0071-25: Stone Johnny**

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: **Dan Provolt; Provolt Land Surveying, Inc.**

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

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

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

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

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

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## Blueline Review Routing Form

Plat Name: <b>Stone Johnny</b>		File No: <b>MLD0071-25</b>
Received by: Dave Fisher, Planner	Received from: Dan Provolt; Provolt Land Surveying, Inc.	Date Received: 11/12/2025

### Blueline Review

Completed	Date	Initial	Department/ Office
X	12/30/25	DF	Bonner County Planning Department
Comments in letter	11/19/25	SM	Assessor's Office
Comments	11-19-25	MM	Bonner County Road & Bridge Department
Letter	11/13/20 25	MC	GIS Department
X	12/29/20 25	LB	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** **MLD0071-25** **DATE OF REPORT:** 1/14/2026  
**APPLICANT:** Estate Of Molly K. Hansen **PARCEL #:** RP56N05W013150A  
**SUBDIVISION NAME/LOTS:** Stone Johnny

### SUMMARY OF PROPOSAL:

This project divides one (1) 5.00-acre parcel, one (1) 24.95-acre parcel, and one (1) 21.819-acre parcel into one (1) 10-acre lot, one (1) 10.09-acre lot, one (1) 15.03-acre lot, and one (1) 14.54-acre lot.

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

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### CONDITIONS OF APPROVAL:

- 1 A final plat shall be submitted.
- 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): All street lines and widths to be shown.
- 4 Per BCRC 12-646 (L): FEMA flood hazard information to be shown.

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### 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 lift the sanitary restrictions on the property?:	N/A	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		12-626.A Environmental Features:	Yes

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**FINDINGS:**

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1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are Rural 5 (R-5).
3. The proposed lots will be served by individual wells for water and individual septs for sewage.
4. The proposed lots will be served by Avista Utilities Inc.
5. The proposed lots do not contain frontage on a waterbody.
6. The proposed lots do not contain submerged lands or wetlands.
7. The proposed lots do have slopes over 30%.
8. The proposed lots are accessed by Stone Johnny Road, a Bonner County owned and maintained public right-of-way.

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**NOTICE OF ADMINISTRATIVE DECISION:**

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

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

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'S' followed by a horizontal line.

Planning Department

# Bonner County Planning Department

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## Blueline Review Letter

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January 14, 2026

Dan Provolt  
Provolt Land Surveying, Inc.  
PO Box 580  
Ponderay, ID 83852

**SUBJECT: MLD0071-25: Stone Johnny**

Dear Project Representative,

**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
    - RP56N05W013454A, RP56N05W013301A and RP56N05W013150A are within SFHA Zone X per FIRM Panel Number 16017C0860E, 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,

Dave Fisher  
Planner

A handwritten signature in black ink, appearing to read "Dave Fisher", written over a horizontal line.



Office of  
Dennis Engelhardt  
**Bonner County Assessor**  
1500 Hwy 2, Suite 205  
Sandpoint, ID 83864  
Phone 208-265-1440

November 19, 2025

Bonner County Planning Dept  
STONE JOHNNY  
MLD0071-25  
SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST

RP56N05W013150A, RP56N05W013301A, RP56N05W013454A

To whom this may concern,

I have reviewed the Owners' Certificate of the above named plat and the ownership shown on the plat needs to be corrected as shown below.

- The ownership of parcels 1 & 3 is unclear as currently written; using "...the heirs and devisees of..." will not be accepted. Applying the same verbiage as Parcel 2 should work, or include 1&3 with 2. (e.g. ...as co-personal representatives of the estate of Molly K. Hansen are the record owners of parcels 1, 2 & 3 as described herein...)
- The legal description for the surrounded, neighboring unplatted, property is shown as an exception in the legal description of parcel 2; it does not appear to sit within the aliquot parts of parcel 2 and should be removed. It does properly appear in the description of parcel 3 and should be left there. Please verify and correct as needed.
- Please identify this final legal description as being the outline of the combined properties to avoid appearing as a fourth parcel. (e.g. The boundary of the combined above parcels 1 through 3 is more particularly described as...)
- The sum of the two courses along the east boundary of the subdivision is 1754.90 feet, there is a different value given in the legal description. Please verify that the legal description and plat face match.

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](mailto:gisgroup@bonnercountyid.gov)

Thursday, November 13, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – STONE JOHNNY (MLD0071-25)  
SECTION 1, TOWNSHIP 56N, RANGE 5W**

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.

When Stone Johnny Road is extended, 535 will need to be re-addressed.

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>

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT LORI HANSEN AND KELLY BRADBURY AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF MOLLY K. HANSEN AS TO PARCELS 2, AND THE HEIRS AND DEVISES OF MOLLY K. HANSEN, DECEASED, AS TO PARCELS 1 AND 3, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "STONE JOHNNY" LOCATED IN A PORTION OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1;  
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37' 04" EAST, 510.00 FEET MORE OR LESS TO AN EXISTING ROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY IN A SOUTHWESTERLY DIRECTION TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17' 10" WEST, 750.00 FEET MORE OR LESS TO THE POINT OF BEGINNING;

PARCEL 2;  
THE WEST HALF OF GOVERNMENT LOT 4  
AND  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;  
LESS:  
PARCEL 1 AS DESCRIBED ABOVE;

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37' 04" EAST, 640.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10' 29" EAST, 466.39 FEET; THENCE SOUTH 89 DEGREES 37' 06" EAST, 467.00 FEET; THENCE NORTH 00 DEGREES 10' 29" WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE ALONG THE NORTH LINE NORTH 89 DEGREES 37' 04" WEST, 467.00 FEET TO THE POINT OF BEGINNING;

PARCEL 3;  
THE EAST HALF OF GOVERNMENT LOT 4  
AND  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;  
LESS:  
THE SOUTH 210 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37' 04" EAST, 640.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10' 29" EAST, 466.39 FEET; THENCE SOUTH 89 DEGREES 37' 06" EAST, 467.00 FEET; THENCE NORTH 00 DEGREES 10' 29" WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE ALONG THE NORTH LINE NORTH 89 DEGREES 37' 04" WEST, 467.00 FEET TO THE POINT OF BEGINNING;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1;  
THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37' 04" EAST, 640.84 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DEED INST. NO. 911028, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG THE BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:  
1. SOUTH 00 DEGREES 10' 29" EAST, 466.39 FEET;  
2. SOUTH 89 DEGREES 37' 06" EAST, 467.00 FEET;  
3. NORTH 00 DEGREES 10' 29" WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF SECTION 1; THENCE ALONG SAID LINE SOUTH 89 DEGREES 37' 04" EAST, 173.84 FEET; THENCE SOUTH 00 DEGREES 10' 29" EAST, 173.84 FEET; THENCE NORTH 89 DEGREES 43' 38" WEST, 640.83 FEET; THENCE SOUTH 00 DEGREES 10' 29" EAST, 210.00 FEET; THENCE NORTH 89 DEGREES 43' 37" WEST, 636.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17' 10" WEST, 1967.37 FEET TO THE INITIAL POINT.

SUBJECT TO AND TOGETHER WITH EASEMENTS 30.00 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES DEDICATED AND SHOWN HEREON

LORI HANSEN, CO-PERSONAL REPRESENTATIVE, ESTATE OF MOLLY K. HANSEN

KELLY BRADBURY, CO-PERSONAL REPRESENTATIVE, ESTATE OF MOLLY K. HANSEN

STONE JOHNNY

SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED LORI HANSEN AND KELLY BRADBURY, AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF MOLLY K. HANSEN KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES OR ANY PART, AS DISCLOSED IN DEED FROM HUMBERT LUMBER COMPANY, A CORPORATION, RECORDED DECEMBER 30, 1942, AS INST. NO. 9720, BOOK 67 OF DEEDS, PAGE 72
- AN EASEMENT FOR INGRESS AND EGRESS RECORDED MARCH 15, 1994 AS INST. NO. 442019
- AN EASEMENT FOR UNDERGROUND, BURIED ELECTRICAL LINE AND/OR CONDUIT RECORDED AUGUST 22, 2005 AS INST. NO. 884903 AND AS CORRECTED FEBRUARY 8, 2006 AS INST. NO. 697503
- RECORD OF SURVEY RECORDED DECEMBER 29, 2005 AS INST. NO. 695317

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 1, TOWNSHIP 56 NORTH, RANGE 5 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 12TH DAY OF Nov., 2025  
DAN I. PROVOLT, PLS 7879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "STONE JOHNNY" 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.1, T.56N., R.5W., B.M.



STONE JOHNNY

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

DATE: 11-10-25  
BOOK: NONE  
PAGE: JP  
FILE NO.: 1  
SHEET NO.: 2  
SHT 2 OF 2

# Summary of comments: MLD0071-25 Blueline Plat.pdf

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Author: Sean Morgan

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Number: 1 Page:1 Date: 2025-11-18 13:03:41

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The ownership of parcels 1 & 3 is unclear as currently written. Using "the heirs and devisees of" will likely not be accepted. Applying the same verbiage as Parcel 2 should work, or including 1&3 with 2. (i.e. ...are the owners of parcels 1, 2 & 3...)



Number: 2 Page:1 Date: 2025-11-18 11:13:52

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This neighboring property is properly excepted out of parcel 3 below and should not appear here as it does not sit within the aliquot parts of parcel 2.



Number: 3 Page:1 Date: 2025-11-18 13:48:22

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the sum of the two courses along the east boundary is 1754.90 feet. Please verify so that legal description and plat face match.



Number: 4 Page:1 Date: 2025-11-19 08:34:56

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Please identify this final description as being the outline of the combined properties to avoid confusion. (e.g. The boundary of the combined above parcels 1-3 is more particularly described as...)

Author: david.fisher

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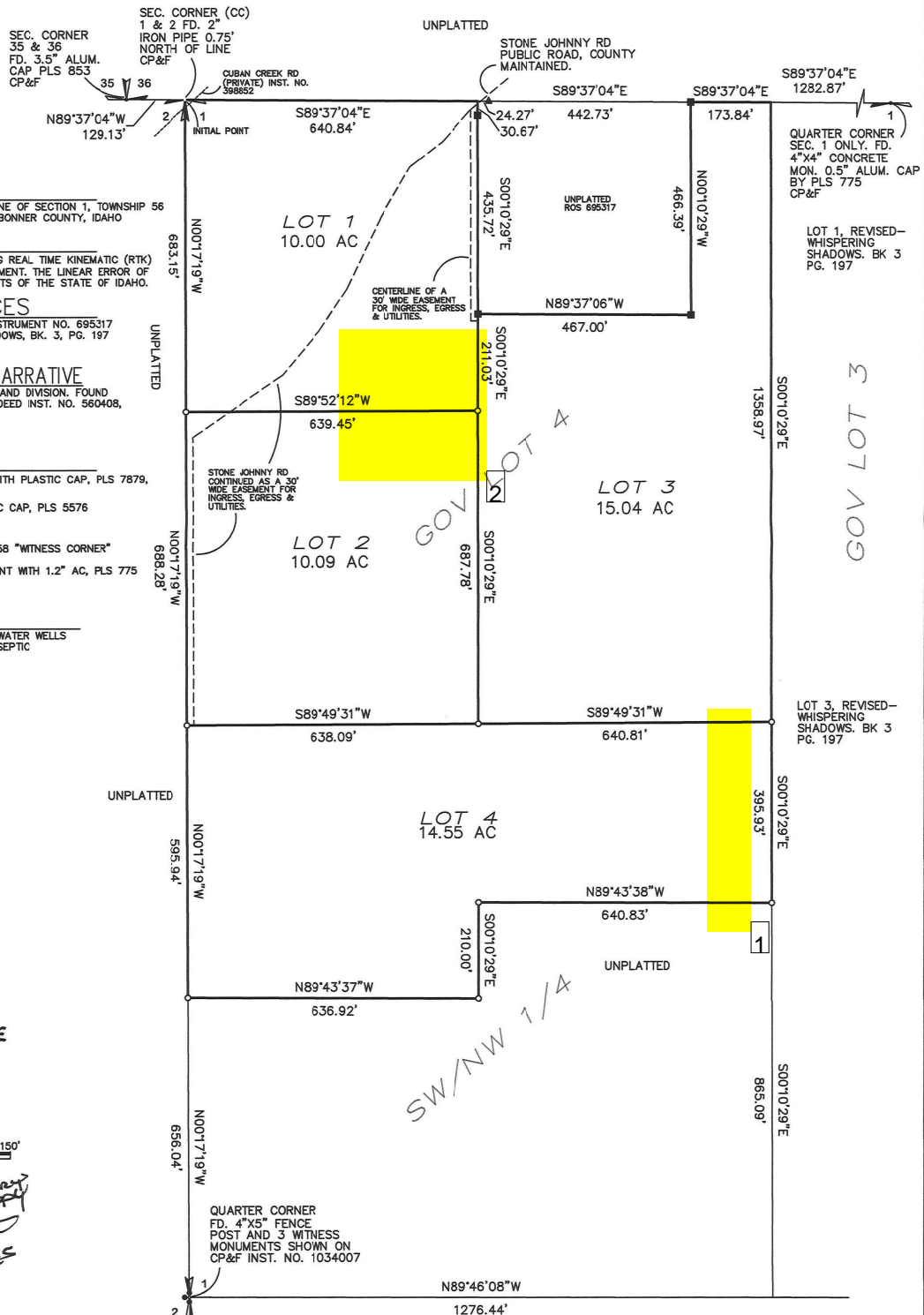


Number: 5 Page:1 Subject: Note Date: 2025-12-30 08:18:20

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Include FEMA info. Parcels are within SFHA Zone X per Firm Panel #16017C0860E, effective 11/18/2009.

SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING IS THE NORTH LINE OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, 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.

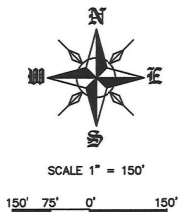
1. RECORD OF SURVEY BY PLS 5576, INSTRUMENT NO. 695317  
2. PLAT OF REVISED - WHISPERING SHADOWS, BK. 3, PG. 197

TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION. FOUND MONUMENTS, REFERENCED SURVEYS AND DEED INST. NO. 560408, 924033 & 635984.

○ TO BE SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879,  
UNLESS OTHERWISE NOTED

- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5576
- ▲ FOUND 5/8" REBAR, NO CAP
- FOUND 2.5" ALUM. CAP PLS 12458 "WITNESS CORNER"
- ▼ FOUND 4"x4" CONCRETE MONUMENT WITH 1.2" AC, PLS 775

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



<p style="text-align: center;"><b>STONE JOHNNY</b></p>	DATE: 11-6-25
	SCALE: 1"=150'
<p>PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725</p>	PROD. NO.: 1618
	SHT. 1 OF 2

Author: Matt Mulder

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Number: 1 Page:2 Date: 2025-11-19 15:20:21

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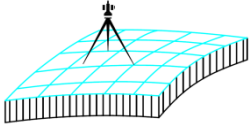
Show the public road ROW width for Stone Johnny Rd. Specify how the road was established as public.



Number: 2 Page:2 Date: 2025-11-19 15:21:04

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Indicate where Stone Johnny Rd transitions from public to private.



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

December 29, 2025

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

Re: Plat Review – MLD0071-25 – Stone Johnny

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Items marked in red on the map.

When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SEC. CORNER (CC)  
1 & 2 FD. 2"  
IRON PIPE 0.75'  
NORTH OF LINE  
CP&F

STONE JOHNNY RD  
PUBLIC ROAD, COUNTY  
- MAINTAINED.

QUARTER CORNER  
SEC. 1 ONLY, FD.  
4"x4" CONCRETE  
MON. 0.5" ALUM. CAP  
BY PLS 775  
CP&F  
S89°37'04"E  
1282.87'

**BASIS OF BEARING**  
BASIS OF BEARING IS THE NORTH LINE OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, 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. RECORD OF SURVEY BY PLS 5576, INSTRUMENT NO. 695317
2. PLAT OF REVISED - WHISPERING SHADOWS, BK. 3, PG. 197

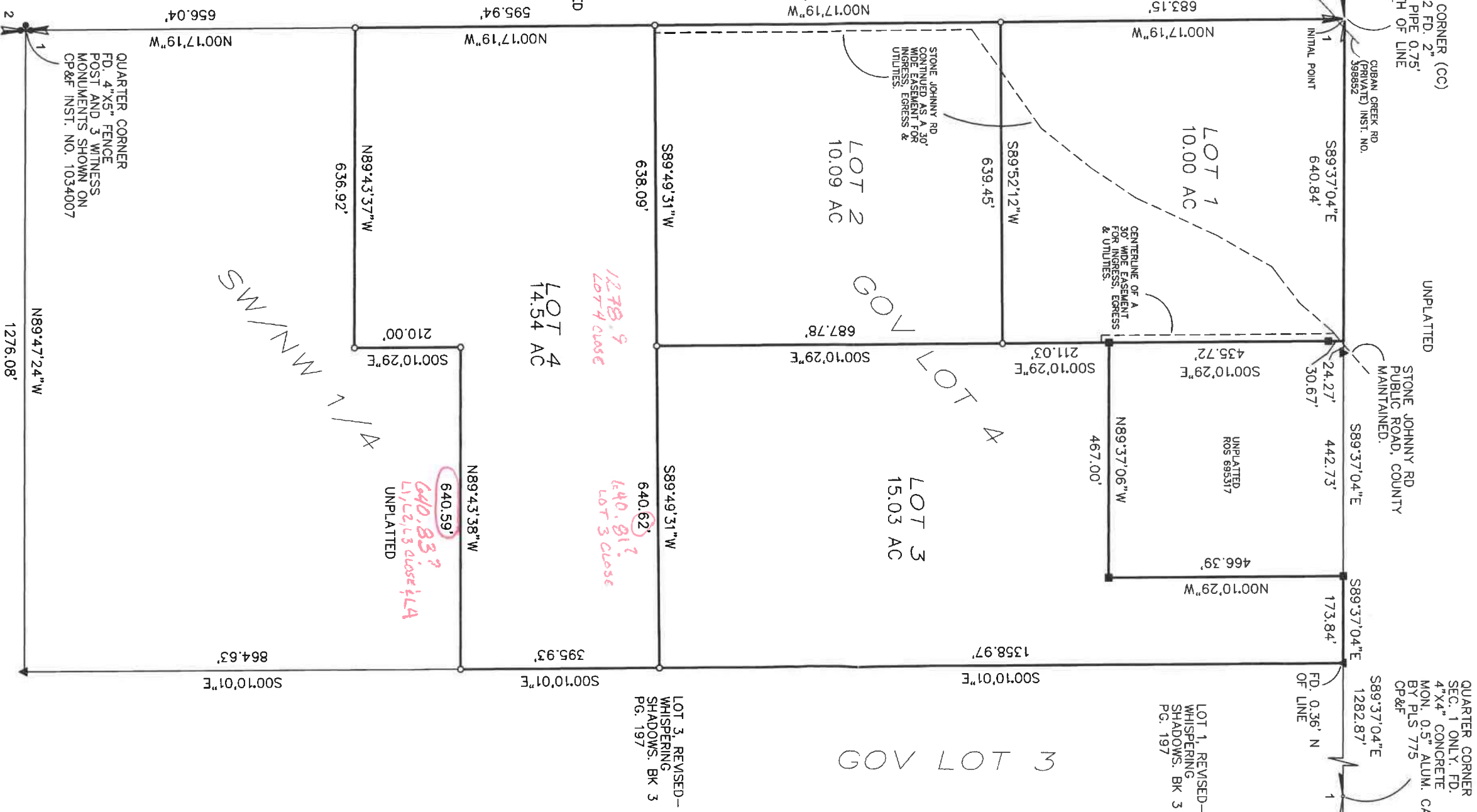
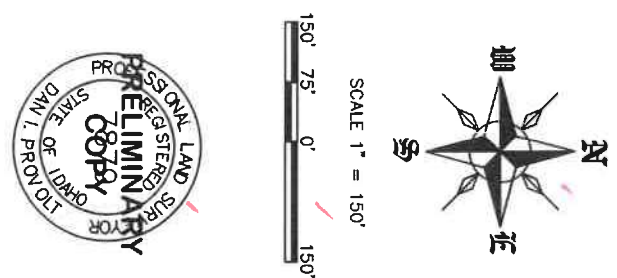
PURPOSE OF SURVEY/NARRATIVE  
TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION, FOUND MONUMENTS, REFERENCED SURVEYS AND DEED INST. NO. 560408, 524035 & 635984.

## LEGEND

- TO BE SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5676
- ▲ FOUND 5/8" REBAR, NO CAP
- FOUND 2.5" ALUM. CAP PLS 12458 "WITNESS CORNER"
- ▼ FOUND 4"x4" CONCRETE MONUMENT WITH 1.2" AG, PLS 775

# WATER/SEWER NOTE

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



**STONE JOHNNY**

PROVOLT LAND SURVEYING, INC

P.O. BOX 580 PONDERAY, MI 49778  
(208) 290-1725

DATE: 11-30-25

SCALE:

PROD. NO.: 75703

SHT\_1\_OF\_2

1

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT LORI HANSEN AND KELLY BRADBURY AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF MOLLY K. HANSEN AS TO PARCEL 2 AND THE HEIRS AND DEVISEES OF MOLLY K. HANSEN, DECEASED, AS TO PARCELS 1 AND 3, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "STONE JOHNNY" LOCATED IN A PORTION OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL 1;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37' 04" EAST, 510.00 FEET MORE OR LESS TO AN EXISTING ROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY IN A SOUTHWESTERLY DIRECTION TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17' 19" WEST, 750.00 FEET MORE OR LESS TO THE POINT OF BEGINNING;

PARCEL 2;

THE WEST HALF OF GOVERNMENT LOT 4  
AND  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;  
LESS;  
PARCEL 1 AS DESCRIBED ABOVE;  
ALSO LESS THE FOLLOWING DESCRIBED PARCEL;  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37' 04" EAST, 640.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10' 29" EAST, 466.39 FEET; THENCE SOUTH 89 DEGREES 37' 06" EAST, 467.00 FEET; THENCE NORTH 00 DEGREES 10' 29" WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE ALONG THE NORTH LINE NORTH 89 DEGREES 37' 04" WEST, 467.00 FEET TO THE POINT OF BEGINNING;

PARCEL 3;

THE EAST HALF OF GOVERNMENT LOT 4  
AND  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;  
LESS;  
THE SOUTH 210 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;  
ALSO LESS THE FOLLOWING DESCRIBED PARCEL;  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37' 04" EAST, 640.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10' 29" EAST, 466.39 FEET; THENCE SOUTH 89 DEGREES 37' 06" EAST, 467.00 FEET; THENCE NORTH 00 DEGREES 10' 29" WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE ALONG THE NORTH LINE NORTH 89 DEGREES 37' 04" WEST, 467.00 FEET TO THE POINT OF BEGINNING;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1:  
THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37' 04" EAST, 640.84 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DEED INST. NO. 911028, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG THE BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES;

1. SOUTH 00 DEGREES 10' 29" EAST, 466.39 FEET;
2. SOUTH 89 DEGREES 37' 06" EAST, 467.00 FEET;
3. NORTH 00 DEGREES 10' 29" WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF SECTION 1; THENCE ALONG SAID LINE SOUTH 89 DEGREES 37' 04" EAST, 173.84 FEET; THENCE SOUTH 00 DEGREES 10' 01" EAST, 1754.89 FEET; THENCE NORTH 89 DEGREES 43' 38" WEST, 640.83 FEET; THENCE SOUTH 00 DEGREES 10' 29" EAST, 210.00 FEET; THENCE NORTH 89 DEGREES 43' 37" WEST, 636.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17' 19" WEST, 1967.37 FEET TO THE INITIAL POINT.

SUBJECT TO AND TOGETHER WITH EASEMENTS 30.00 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES DEDICATED AND SHOWN HEREON

LORI HANSEN, CO-PERSONAL REPRESENTATIVE, ESTATE OF MOLLY K. HANSEN

KELLY BRADBURY, CO-PERSONAL REPRESENTATIVE, ESTATE OF MOLLY K. HANSEN

## STONE JOHNNY

SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME  
PERSONALLY APPEARED LORI HANSEN AND KELLY BRADBURY, AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF MOLLY K. HANSEN  
KNOWN OR IDENTIFIED TO ME TO BE  
THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN  
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES OR ANY PART, AS DISCLOSED IN DEED FROM HUMBLD LUMBER COMANY, A CORPORATION, RECORDED DECEMBER 30, 1942, AS INST. NO. 9720, BOOK 67 OF DEEDS, PAGE 72
2. AN EASEMENT FOR INGRESS AND EGRESS RECORDED MARCH 15, 1994 AS INST. NO. 442019
3. AN EASEMENT FOR UNDERGROUND, BURIED ELECTRICAL LINE AND/OR CONDUIT RECORDED AUGUST 22, 2005 AS INST. NO. 684903 AND AS CORRECTED FEBRUARY 8, 2006 AS INST. NO. 697803
4. RECORD OF SURVEY RECORDED DECEMBER 29, 2005 AS INST. NO. 695317

## 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 1, TOWNSHIP 56 NORTH, RANGE 5 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 T. PROVOLT, PLS 7879



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "STONE JOHNNY" 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: \_\_\_\_\_

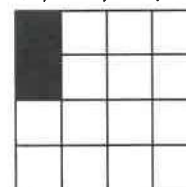
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.1, T.56N., R.5W., B.M.



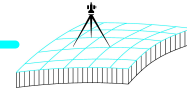
STONE JOHNNY

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

DATE: 11-20-25  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1618  
CAD FILE: S-JOHN-STONE JOHNNY  
SHT 2 OF 2

# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #

16351

Date

12/29/2025

Bill To:

Provolt

Project / Job #

25-001Ci Review MLD0071-25 - Stone Johnny

Please submit payment by: 12/29/2025

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0071-25 - Stone Johnny	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

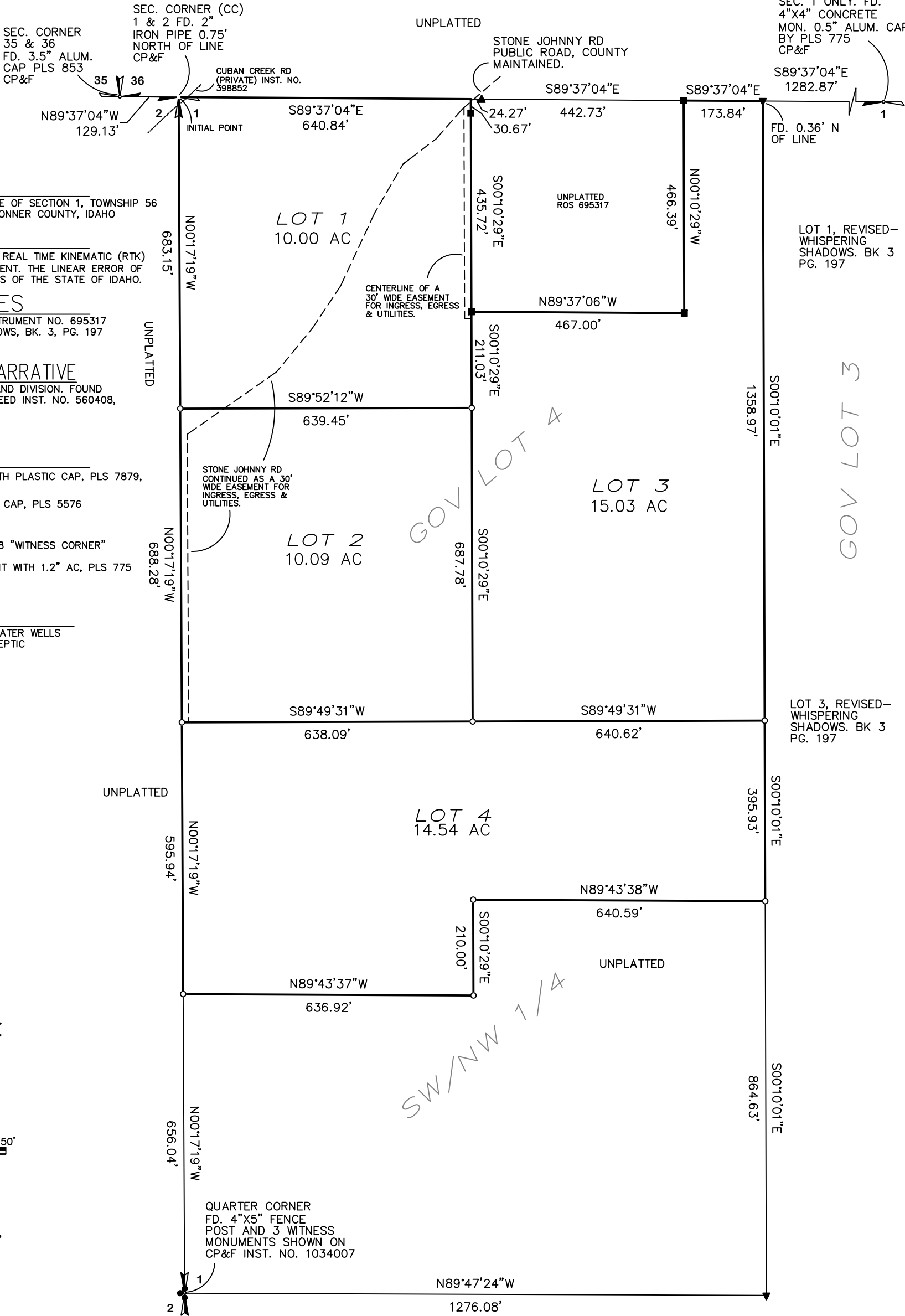
ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

# STONE JOHNNY

SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



## BASIS OF BEARING

BASIS OF BEARING IS THE NORTH LINE OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, 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

- RECORD OF SURVEY BY PLS 5576, INSTRUMENT NO. 695317
- PLAT OF REVISED - WHISPERING SHADOWS, BK. 3, PG. 197

## PURPOSE OF SURVEY/NARRATIVE

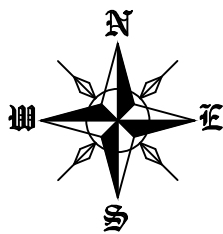
TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION. FOUND MONUMENTS, REFERENCED SURVEYS AND DEED INST. NO. 560408, 924033 & 635984.

## LEGEND

- TO BE SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5576
- ▲ FOUND 5/8" REBAR, NO CAP
- FOUND 2.5" ALUM. CAP PLS 12458 "WITNESS CORNER"
- ▼ FOUND 4"x4" CONCRETE MONUMENT WITH 1.2" AC, PLS 775

## WATER/SEWER NOTE

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



SCALE 1" = 150'

150' 75' 0' 150'



STONE JOHNNY

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

DATE:  
11-20-25

SCALE:  
1"=150'

PROJ. NO.:  
1618

SHT 1 OF 2

OWNERS’ CERTIFICATE

THIS IS TO CERTIFY THAT LORI HANSEN AND KELLY BRADBURY AS CO–PERSONAL REPRESENTATIVES OF THE ESTATE OF MOLLY K. HANSEN AS TO PARCEL 2 AND THE HEIRS AND DEVISEES OF MOLLY K. HANSEN, DECEASED, AS TO PARCELS 1 AND 3, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS “STONE JOHNNY” LOCATED IN A PORTION OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL 1;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37’ 04” EAST, 510.00 FEET MORE OR LESS TO AN EXISTING ROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY IN A SOUTHWESTERLY DIRECTION TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17’ 19” WEST, 750.00 FEET MORE OR LESS TO THE POINT OF BEGINNING;

PARCEL 2;

THE WEST HALF OF GOVERNMENT LOT 4  
AND  
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;  
LESS;  
PARCEL 1 AS DESCRIBED ABOVE;  
ALSO LESS THE FOLLOWING DESCRIBED PARCEL;  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37’ 04” EAST, 640.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10’ 29” EAST, 466.39 FEET; THENCE SOUTH 89 DEGREES 37’ 06” EAST, 467.00 FEET; THENCE NORTH 00 DEGREES 10’ 29” WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE ALONG THE NORTH LINE NORTH 89 DEGREES 37’ 04” WEST, 467.00 FEET TO THE POINT OF BEGINNING;

PARCEL 3;

THE EAST HALF OF GOVERNMENT LOT 4  
AND  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;  
LESS;  
THE SOUTH 210 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;  
ALSO LESS THE FOLLOWING DESCRIBED PARCEL;  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37’ 04” EAST, 640.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10’ 29” EAST, 466.39 FEET; THENCE SOUTH 89 DEGREES 37’ 06” EAST, 467.00 FEET; THENCE NORTH 00 DEGREES 10’ 29” WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE ALONG THE NORTH LINE NORTH 89 DEGREES 37’ 04” WEST, 467.00 FEET TO THE POINT OF BEGINNING;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1:  
THENCE ALONG THE NORTH LINE OF SECTION 1 SOUTH 89 DEGREES 37’ 04” EAST, 640.84 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN DEED INST. NO. 911028, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG THE BOUNDARIES OF SAID PARCEL THE FOLLOWING THREE (3) COURSES;  
1. SOUTH 00 DEGREES 10’ 29” EAST, 466.39 FEET;  
2. SOUTH 89 DEGREES 37’ 06” EAST, 467.00 FEET;  
3. NORTH 00 DEGREES 10’ 29” WEST, 466.39 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF SECTION 1; THENCE ALONG SAID LINE SOUTH 89 DEGREES 37’ 04” EAST, 173.84 FEET; THENCE SOUTH 00 DEGREES 10’ 01” EAST, 1754.89 FEET; THENCE NORTH 89 DEGREES 43’ 38” WEST, 640.83 FEET; THENCE SOUTH 00 DEGREES 10’ 29” EAST, 210.00 FEET; THENCE NORTH 89 DEGREES 43’ 37” WEST, 636.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17’ 19” WEST, 1967.37 FEET TO THE INITIAL POINT.

SUBJECT TO AND TOGETHER WITH EASEMENTS 30.00 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES DEDICATED AND SHOWN HEREON

LORI HANSEN, CO–PERSONAL REPRESENTATIVE, ESTATE OF MOLLY K. HANSEN

KELLY BRADBURY, CO–PERSONAL REPRESENTATIVE, ESTATE OF MOLLY K. HANSEN

STONE JOHNNY  
SECTION 1, TOWNSHIP 56 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED LORI HANSEN AND KELLY BRADBURY, AS CO–PERSONAL REPRESENTATIVES OF THE ESTATE OF MOLLY K. HANSEN KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES OR ANY PART, AS DISCLOSED IN DEED FROM HUMBIRD LUMBER COMANY, A CORPORATION, RECORDED DECEMBER 30, 1942, AS INST. NO. 9720, BOOK 67 OF DEEDS, PAGE 72
- AN EASEMENT FOR INGRESS AND EGRESS RECORDED MARCH 15, 1994 AS INST. NO. 442019
- AN EASEMENT FOR UNDERGROUND, BURIED ELECTRICAL LINE AND/OR CONDUIT RECORDED AUGUST 22, 2005 AS INST. NO. 684903 AND AS CORRECTED FEBRUARY 8, 2006 AS INST. NO. 697803
- RECORD OF SURVEY RECORDED DECEMBER 29, 2005 AS INST. NO. 695317

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 1, TOWNSHIP 56 NORTH, RANGE 5 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 “STONE JOHNNY” 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: \_\_\_\_\_

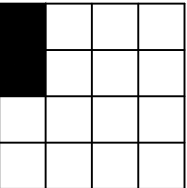
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER’S  
CERTIFICATE

S.1, T.56N., R.5W., B.M.



STONE JOHNNY

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

DATE: 11-20-25  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1618  
CAD FILE: S-KNOX-STONE JOHNNY  
SHT 2 OF 2

PntNo	Bearing	Distance	Northing	Easting	Description
PP			19.30	5536.02	
	S 89°37'04" E	640.84			
PP			15.02	6176.84	
	S 00°10'29" E	466.39			
PP			-451.37	6178.26	
	S 89°37'06" E	467.00			
PP			-454.48	6645.25	
	N 00°10'29" W	466.39			
PP			11.91	6643.83	
	S 89°37'04" E	173.84			
PP			10.75	6817.67	
	S 00°10'01" E	1754.89			
PP			-1744.14	6822.78	
	N 89°43'38" W	640.59			
PP			-1741.09	6182.20	
	S 00°10'29" E	210.00			
PP			-1951.08	6182.84	
	N 89°43'37" W	636.92			
PP			-1948.05	5545.92	
	N 00°17'19" W	1967.37			
PP			19.30	5536.02	

Closure Error Distance&gt; 0.0000

Total Distance Inversed&gt; 7424.23

Area: 2163392.341, 49.66

## Inverse With Area

L1

Thu Nov 20 09:17:17 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			19.30	5536.02	
	S 89°37'04" E	640.84			
PP			15.02	6176.84	
	S 00°10'29" E	677.42			
PP			-662.39	6178.91	
	S 89°52'12" W	639.45			
PP			-663.84	5539.46	
	N 00°17'19" W	683.15			
PP			19.30	5536.02	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2640.86					

Area: 435467.308, 10.00

## Inverse With Area

L2

Thu Nov 20 09:17:48 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-663.84	5539.46	
	N 89°52'12" E	639.45			
PP			-662.39	6178.91	
	S 00°10'29" E	687.78			
PP			-1350.17	6181.01	
	S 89°49'31" W	638.09			
PP			-1352.11	5542.92	
	N 00°17'19" W	688.28			
PP			-663.84	5539.46	

Closure Error Distance> 0.0000  
Total Distance Inversed> 2653.60

Area: 439490.767, 10.09

## Inverse With Area

L3

Thu Nov 20 09:18:12 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			11.91	6643.83	
	S 89°37'04" E	173.84			
PP			10.75	6817.67	
	S 00°10'01" E	1358.97			
PP			-1348.21	6821.63	
	S 89°49'31" W	640.62			
PP			-1350.17	6181.01	
	N 00°10'29" W	898.80			
PP			-451.37	6178.26	
	S 89°37'06" E	467.00			
PP			-454.48	6645.25	
	N 00°10'29" W	466.39			
PP			11.91	6643.83	

Closure Error Distance&gt; 0.0000

Total Distance Inversed&gt; 4005.62

Area: 654915.215, 15.03

## Inverse With Area

L4

Thu Nov 20 09:18:41 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-1352.11	5542.92	
	N 89°49'31" E	1278.71			
PP			-1348.21	6821.63	
	S 00°10'01" E	395.93			
PP			-1744.14	6822.78	
	N 89°43'38" W	640.59			
PP			-1741.09	6182.20	
	S 00°10'29" E	210.00			
PP			-1951.08	6182.84	
	N 89°43'37" W	636.92			
PP			-1948.05	5545.92	
	N 00°17'19" W	595.94			
PP			-1352.11	5542.92	

Closure Error Distance&gt; 0.0000

Total Distance Inversed&gt; 3758.09

Area: 633519.050, 14.54