

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: Robert Gonzalez

From: Dave Fisher, Planner

Date: December 16, 2025

Subject: Blue-line review for MLD0073-25: Highwood Estates

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: **Gordon Dobler; Dobler Engineering.**

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: Highwood Estates		File No: MLD0073-25
Received by: Dave Fisher, Planner	Received from: Gordon Dobler; Dobler Engineering	Date Received: 11/11/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	12/10/25	DF	Bonner County Planning Department
X	11/20/25	SM	Assessor's Office
X	11/19/25	MM	Bonner County Road & Bridge Department
X	11/19/25	MC	GIS Department
X	12/9/25	KR	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0073-25** **DATE OF REPORT:** 12/16/2025
APPLICANT: Robert Gonzalez **PARCEL #:** RP54N03W239152A
SUBDIVISION NAME/LOTS: Highwood Estates

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 20-acre parcel into two (2) 4.995-acre lots, and two (2) 5.000-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 Bonner County GIS; an approved road name is required.
- 4 Per BCRC 12-646 (C); Initial Point to be shown.
- 5 Per BCRC 12-646 (G); Unique block numbers shall be assigned for lots separated by a street.
- 6 Per BCRC 12-646 (L); All FEMA flood hazard information to be indicated.

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

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 will be served by individual well for water and individual septic system for sewage.
4. The proposed lots will be served by Sagle Fire District and Avista Utilities.
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 are accessed by Trails End Road, a Bonner County owned and maintained, public right-of-way.
8. The proposed lots do not contain slopes over 30%.

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

"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 Review Letter

December 10, 2025

Gordon Dobler
Dobler Engineering
PO Box 3181
Hayden, ID 83835

SUBJECT: MLD0073-25: Highwood Estates

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
 - KS 11/18/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1150E 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 20, 2025

Bonner County Planning Dept
HIGHWOOD ESTATES
MLD0073-25
SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST

RP54N03W239152A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and the ownership shown on the plat needs one change as shown below:

- In the Owner's Certificate, please change the name to ROBERT GONZALEZ to match the current deed.
- In the County Commissioners' Certificate signature block, please change "CHAIRMAN" to "CHAIR"
- Please add a signature block to the County Surveyor's Certificate

On the face of the plat:

- Add the Point Of Beginning to the plat
- The length of the South boundary line of Lot 2 is preventing the closure of Lot 2 and Lot 3. It appears as 332.92 feet on the plat - the closure report shows 329.92 feet, which length does properly close these lots - please correct
- "Prescriptive" is misspelled at the top of the plat in the Trail's End Road description

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

Wednesday, November 19, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – HIGHWOOD ESTATES (MLD0073-25)
SECTION 23, TOWNSHIP 54N, RANGE 3W**

To Whom It May Concern:

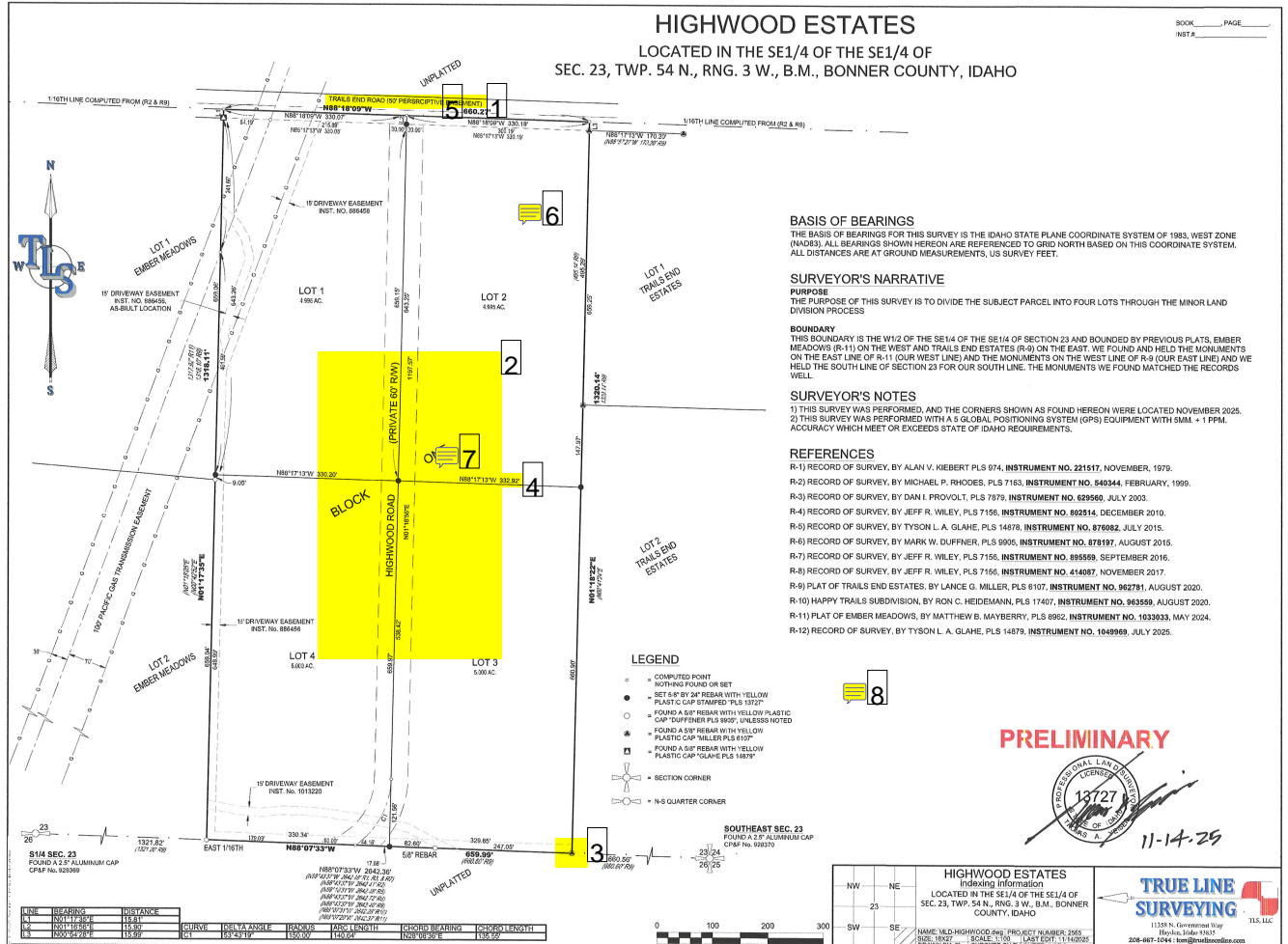
The proposed HIGHWOOD ROAD is not an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

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>

HIGHWOOD ESTATES
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO

BOOK _____ PAGE _____
INST. # _____



Summary of comments: MLD0073-25 Bluline Plat.pdf

Author: Matt Mulder



Number: 1 Page:1 Date: 2025-11-19 15:50:52

Specify that Trails End Rd is a public road, County maintained, in addition to the prescriptive easement callout.

Author: Monica Carash



Number: 2 Page:1 Date: 2025-11-19 16:35:34

Highwood Road is not an approved road name. applicant must apply for an approved road name.

Author: Sean Morgan



Number: 3 Page:1 Date: 2025-11-20 16:39:45

Add Point of Beginning to plat



Number: 4 Page:1 Date: 2025-11-20 12:00:12

This distance prevents lots 2&3 closing - does not match closure report which shows 329.92 feet and does close properly, please correct



Number: 5 Page:1 Date: 2025-11-20 11:48:12

Prescriptive is misspelled

Author: david.fisher



Number: 6 Page:1 Subject: Note Date: 2025-12-10 12:35:58

Initial Point to be shown.



Number: 7 Page:1 Subject: Note Date: 2025-12-10 12:47:14

Unique block numbers to be assigned for lots separated by a street.



Number: 8 Page:1 Subject: Note Date: 2025-12-10 12:52:33

FEMA SFHA Zone X per FIRM PAnel #16017C1150E, effective 11/18/2009 - To be included.

HIGHWOOD ESTATES
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY,
IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT E. GONZALEZ, HEREBY CERTIFY THAT HE OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY TO BE KNOWN AS "HIGHWOOD ESTATES"

LEGAL DESCRIPTION

THE W1/2 OF THE SE1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M. BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 23 BEARS N89°07'33"W 2642.36 FEET, THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION 23, N89°07'33"W 660.56 FEET TO SOUTHEAST CORNER OF SAID W1/2 OF THE SE1/4 OF THE SE1/4, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N89°07'33"W 659.99 FEET TO THE SOUTHWEST CORNER OF SAID W1/2; THENCE ALONG THE WEST LINE OF SAID W1/2, ALSO BEING THE EAST LINE OF THE PLAT OF EMER MEADOWS FILED IN BOOK 21 OF PLATS AT PAGE 74, BONNER COUNTY RECORDS, N01°17'35"E 1318.11 FEET TO THE NORTHWEST CORNER OF SAID W1/2; THENCE ALONG THE NORTH LINE OF SAID W1/2, S88°18'09"E 660.27 FEET TO THE NORTHEAST CORNER OF SAID W1/2; THENCE ALONG THE EAST LINE OF SAID W1/2, ALSO BEING THE WEST LINE OF THE PLAT OF TRAILS END ESTATES, FILED IN BOOK 15 OF PLATS AT PAGE 47, BONNER COUNTY RECORDS, S01°19'22"W 1500.14 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 19.99 ACRES.

1. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
2. WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELL SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
3. A 60' PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT AS HIGHWOOD ESTATES IS HEREBY GRANTED TO SERVE LOTS 1-4.

SIGNATURE: DATE:

PRINT NAME:

TITLE:

SIGNATURE: DATE:

PRINT NAME:

TITLE:

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS DAY OF IN THE YEAR 20, BEFORE ME PERSONALLY APPEARED ROBERT E. GONZALEZ, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE OWNER. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT:

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS DAY OF

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS' CERTIFICATE HAVE BEEN PAID THROUGH THIS DAY OF

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

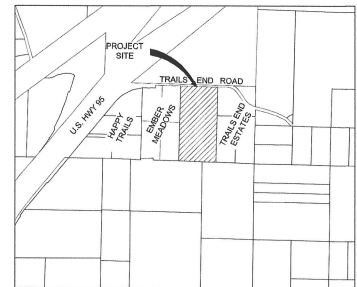
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HIGHWOOD ESTATES AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET. DATED THIS DAY OF

HEALTH DISTRICT APPROVAL
SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 56, 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.

RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, T.L.S. LLC ON THIS DAY OF 20, AT O'CLOCK M. RECORDED IN PLAT BOOK AT PAGES AS INSTRUMENT NO. FEE: COUNTY CLERK/RECORDER: MICHAEL ROSDALE

BY: DEPUTY



VICINITY MAP
1" = 1000'

SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

THOMAS A. YEISER, PLS 13727 DATE 11-14-25

HIGHWOOD ESTATES
Indexing Information
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER
COUNTY, IDAHO
NAME: HIGHWOOD #2, PROJECT NUMBER: 2565
DATE: 10/27/2025 SCALE: 1"=60' LAST EDIT: 11/14/2025
DRAWN BY: BK CHECKED BY: TY, SHEET 1 OF 2

TRUE LINE
SURVEYING
1134 N. Government Way
Hayden, Idaho 83405
208-607-1044 tlm@truelinesurveying.com
T.L.S. LLC



Author: Sean Morgan



Number: 1 Page:2 Date: 2025-11-20 11:08:50

Change owner's name to Robert Gonzalez to match deed



Number: 2 Page:2 Date: 2025-11-20 11:20:24

Add signature block for County Surveyor



Number: 3 Page:2 Date: 2025-11-20 11:19:19

Please change to "Chair"

Author: david.fisher



Number: 4 Page:2 Subject: Note Date: 2025-12-10 12:54:47

Second signature box not needed.



Number: 5 Page:2 Subject: Note Date: 2025-12-10 13:00:30

*certifies



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

December 9, 2025

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

Re: Plat Review – MLD0073-25 – Highwood Estates

Dear Planning Dept.,

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

- 1) Review distance on common line to Lot 2 & Lot 3.
- 2) Correct PLS 14878 in Legend (14879).
- 3) Indicate POB.

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

Sincerely,

Tyson L.A. Glahe, PLS

BOOK _____, PAGE _____
INST.# _____

HIGHWOOD ESTATES
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY,
IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT: ROBERT E. GONZALEZ, HEREBY CERTIFY THAT HE OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "HIGHWOOD ESTATES"

LEGAL DESCRIPTION

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THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION 23, N88°07'33"W 660.56 FEET TO SOUTHEAST CORNER OF SAID W1/2 OF THE SE1/4 OF THE SE1/4, ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE, N88°07'33"W 659.99 FEET TO THE SOUTHWEST CORNER OF SAID W1/2;
THENCE ALONG THE WEST LINE OF SAID W1/2, ALSO BEING THE EAST LINE OF THE PLAT OF EMBER MEADOWS FILED IN BOOK 21 OF PLATS AT PAGE 74, BONNER COUNTY RECORDS, N01°17'35"E 1318.11 FEET TO THE NORTHWEST CORNER OF SAID W1/2;
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THENCE ALONG THE EAST LINE OF SAID W1/2, ALSO BEING THE WEST LINE OF THE PLAT OF TRAILS END ESTATES, FILED IN BOOK 15 OF PLATS AT PAGE 47, BONNER COUNTY RECORDS, S01°18'22"W 1320.14 FEET TO THE TRUE POINT OF BEGINNING;
CONTAINING 19.99 ACRES.

- SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
- WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELL SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
- A 60' PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT AS HIGHWOOD ESTATES IS HEREBY GRANTED TO SERVE LOTS 1-4.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME PERSONALLY APPEARED ROBERT E. GONZALEZ, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE OWNER. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN,

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HIGHWOOD ESTATES 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____.

HEALTH DISTRICT APPROVAL
SANITARY RESTRICTION(S), 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.

RECORDER'S CERTIFICATE

BOOK _____, PAGE _____
INST.# _____

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC

ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M.,

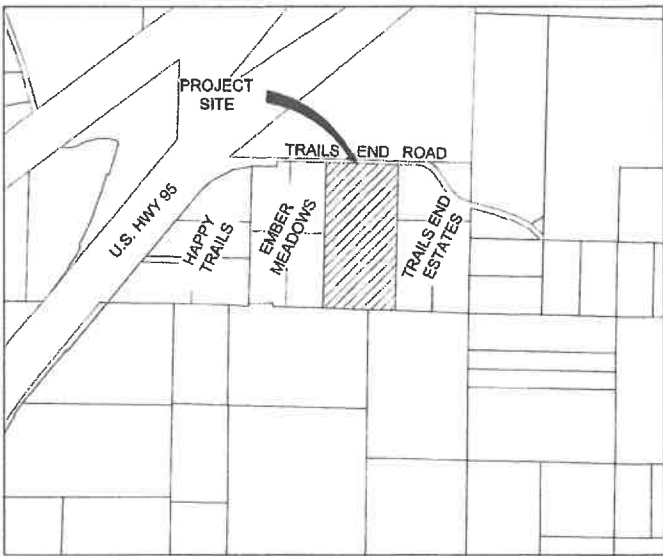
RECORDED IN PLAT BOOK _____, AT PAGES _____

AS INSTRUMENT NO. _____,

FEE: _____

COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: _____ DEPUTY



VICINITY MAP

1" = 1000'

SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

THOMAS A. YEISER PLS 13727

DATE



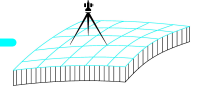
TRUE LINE
SURVEYING
TLS, LLC

11358 N. Government Way
Hayden, Idaho 83835
208-667-1044 : tom@truelineonline.com

HIGHWOOD ESTATES indexing information			
LOCATED IN THE SE1/4 OF THE SE1/4 OF SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO			
NW	NE	NAME: MLC-HIGHWOOD.dwg PROJECT NUMBER: 2565 SIZE: 18x27 SCALE: 1:100 LAST EDIT: 11/14/2025 DRAWN BY: SL CHECKED BY: TY SHEET: 1 OF 3	
23	SE		
SW	SE		

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

Website: www.glaheinc.com

Invoice #

16343

Date

12/9/2025

Bill To:

True Line

Project / Job #

25-001CJ Review MLD0073-25 - Highwood Est

Please submit payment by: 12/9/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0073-25 - Highwood Estates	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

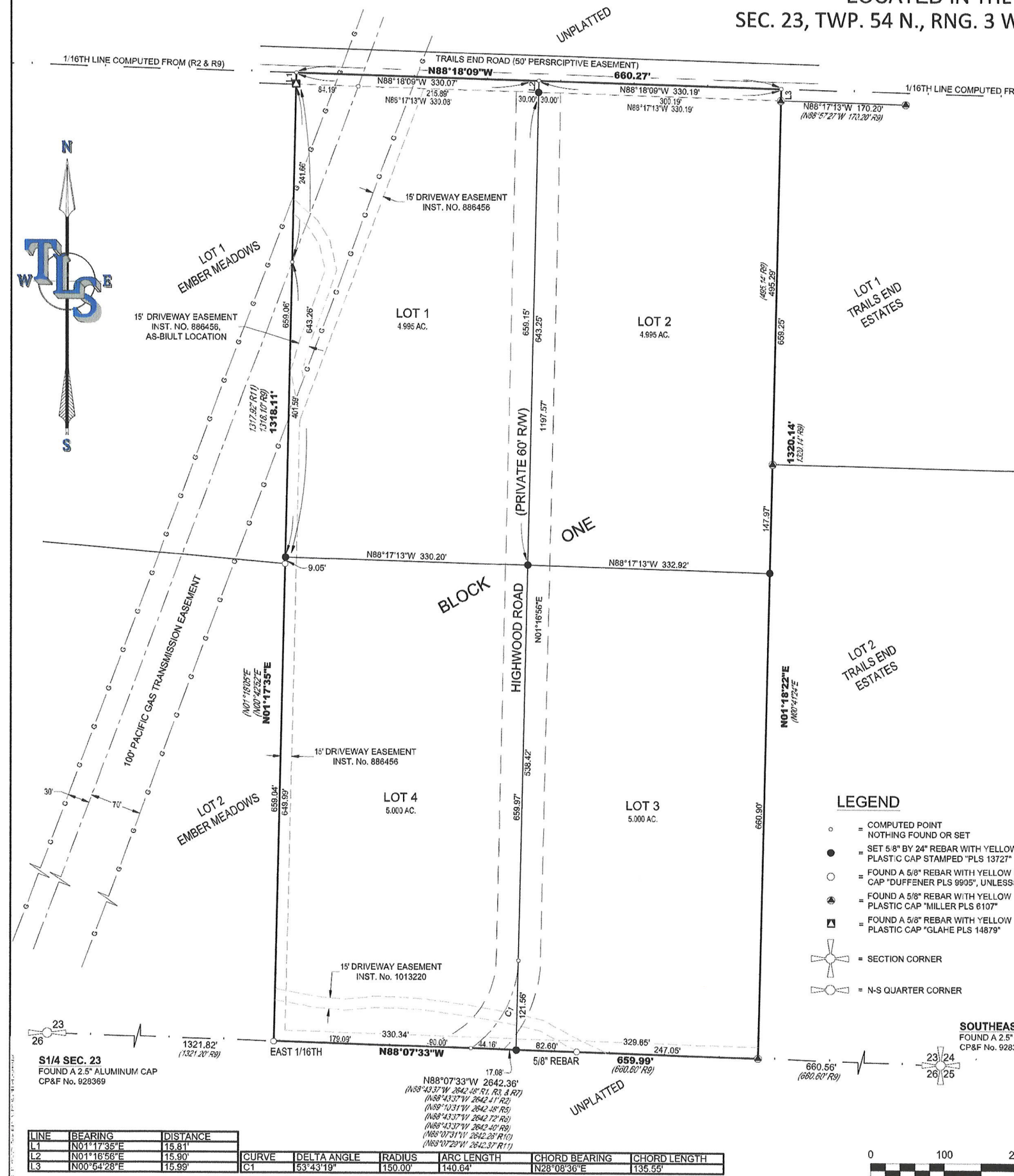
ALL INVOICES ARE DUE UPON RECEIPT

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%]

HIGHWOOD ESTATES
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INST.# _____



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE (NAD83). ALL BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED ON THIS COORDINATE SYSTEM. ALL DISTANCES ARE AT GROUND MEASUREMENTS, US SURVEY FEET.

SURVEYOR'S NARRATIVE

PURPOSE
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT PARCEL INTO FOUR LOTS THROUGH THE MINOR LAND DIVISION PROCESS

BOUNDARY
THIS BOUNDARY IS THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 23 AND BOUNDED BY PREVIOUS PLATS, EMBER MEADOWS (R-11) ON THE WEST AND TRAILS END ESTATES (R-9) ON THE EAST. WE FOUND AND HELD THE MONUMENTS ON THE EAST LINE OF R-11 (OUR WEST LINE) AND THE MONUMENTS ON THE WEST LINE OF R-9 (OUR EAST LINE) AND WE HELD THE SOUTH LINE OF SECTION 23 FOR OUR SOUTH LINE. THE MONUMENTS WE FOUND MATCHED THE RECORDS WELL.

SURVEYOR'S NOTES

- 1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED NOVEMBER 2025.
- 2) THIS SURVEY WAS PERFORMED WITH A 5 GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM. ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.

REFERENCES

- R-1) RECORD OF SURVEY, BY ALAN V. KIEBERT PLS 974, **INSTRUMENT NO. 221517**, NOVEMBER, 1979.
- R-2) RECORD OF SURVEY, BY MICHAEL P. RHODES, PLS 7163, **INSTRUMENT NO. 540344**, FEBRUARY, 1999.
- R-3) RECORD OF SURVEY, BY DAN I. PROVOLT, PLS 7879, **INSTRUMENT NO. 629560**, JULY 2003.
- R-4) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, **INSTRUMENT NO. 802514**, DECEMBER 2010.
- R-5) RECORD OF SURVEY, BY TYSON L. A. GLAHE, PLS 14878, **INSTRUMENT NO. 876082**, JULY 2015.
- R-6) RECORD OF SURVEY, BY MARK W. DUFFNER, PLS 9905, **INSTRUMENT NO. 878197**, AUGUST 2015.
- R-7) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, **INSTRUMENT NO. 895559**, SEPTEMBER 2016.
- R-8) RECORD OF SURVEY, BY JEFF R. WILEY, PLS 7156, **INSTRUMENT NO. 414087**, NOVEMBER 2017.
- R-9) PLAT OF TRAILS END ESTATES, BY LANCE G. MILLER, PLS 6107, **INSTRUMENT NO. 962781**, AUGUST 2020.
- R-10) HAPPY TRAILS SUBDIVISION, BY RON C. HEIDEMANN, PLS 17407, **INSTRUMENT NO. 963559**, AUGUST 2020.
- R-11) PLAT OF EMBER MEADOWS, BY MATTHEW B. MAYBERRY, PLS 8962, **INSTRUMENT NO. 1033033**, MAY 2024.
- R-12) RECORD OF SURVEY, BY TYSON L. A. GLAHE, PLS 14879, **INSTRUMENT NO. 1049969**, JULY 2025.

LEGEND

- = COMPUTED POINT
- = NOTHING FOUND OR SET
- = SET 5/8" BY 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 13727"
- = FOUND A 5/8" REBAR WITH YELLOW PLASTIC CAP "DUFFNER PLS 9905", UNLESS NOTED
- = FOUND A 5/8" REBAR WITH YELLOW PLASTIC CAP "MILLER PLS 6107"
- = FOUND A 5/8" REBAR WITH YELLOW PLASTIC CAP "GLAHE PLS 14879"
- ✕ = SECTION CORNER
- ⊕ = N-S QUARTER CORNER

PRELIMINARY



11-14-25

S1/4 SEC. 23
FOUND A 2.5" ALUMINUM CAP
CP&F No. 929369

LINE	BEARING	DISTANCE
L1	N01°17'35"E	15.81'
L2	N01°16'56"E	15.90'
L3	N00°54'28"E	15.99'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°43'19"	150.00'	140.64'	N28°08'36"E	135.55'

SOUTHEAST SEC. 23
FOUND A 2.5" ALUMINUM CAP
CP&F No. 928370



HIGHWOOD ESTATES
indexing information
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER
COUNTY, IDAHO

NAME: MLD-HIGHWOOD.dwg PROJECT NUMBER: 2565
SIZE: 18x27 SCALE: 1:100 LAST EDIT: 11/14/2025
DRAWN BY: SL CHECKED BY: TY SHEET: 1 OF 2

TRUE LINE SURVEYING
11358 N. Government Way
Hayden, Idaho 83835
208-667-1044 : tom@truelineonline.com

HIGHWOOD ESTATES
LOCATED IN THE SE1/4 OF THE SE1/4 OF
SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY,
IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT: ROBERT E. GONZALEZ, HEREBY CERTIFY THAT HE OWNS THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "HIGHWOOD ESTATES"

LEGAL DESCRIPTION

THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION23, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M. BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 23 BEARS N88°07'33"W 2642.36 FEET,
THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SECTION 23, N88°07'33"W 660.56 FEET TO SOUTHEAST CORNER OF SAID W1/2 OF THE SE1/4 OF THE SE1/4, ALSO BEING THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID SOUTH LINE, N88°07'33"W 659.99 FEET TO THE SOUTHWEST CORNER OF SAID W1/2;
THENCE ALONG THE WEST LINE OF SAID W1/2, ALSO BEING THE EAST LINE OF THE PLAT OF EMBER MEADOWS FILED IN BOOK 21 OF PLATS AT PAGE 74, BONNER COUNTY RECORDS, N01°17'35"E 1318.11 FEET TO THE NORTHWEST CORNER OF SAID W1/2;
THENCE ALONG THE NORTH LINE OF SAID W1/2, S88°18'09"E 660.27 FEET TO THE NORTHEAST CORNER OF SAID W1/2;
THENCE ALONG THE EAST LINE OF SAID W1/2, ALSO BEING THE WEST LINE OF THE PLAT OF TRAILS END ESTATES, FILED IN BOOK 15 OF PLATS AT PAGE 47, BONNER COUNTY RECORDS, S01°18'22"W 1320.14 FEET TO THE **TRUE POINT OF BEGINNING**;
CONTAINING 19.99 ACRES.

- SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
- WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELL SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
- A 60' PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT AS HIGHWOOD ESTATES IS HEREBY GRANTED TO SERVE LOTS 1-4.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME PERSONALLY APPEARED ROBERT E. GONZALEZ, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE OWNER. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN,

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF HIGHWOOD ESTATES 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____.

HEALTH DISTRICT APPROVAL
SANITARY RESTRICTION(S), 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 IR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

RECORDER'S CERTIFICATE

BOOK _____, PAGE _____,
INST.# _____

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC

ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M.,

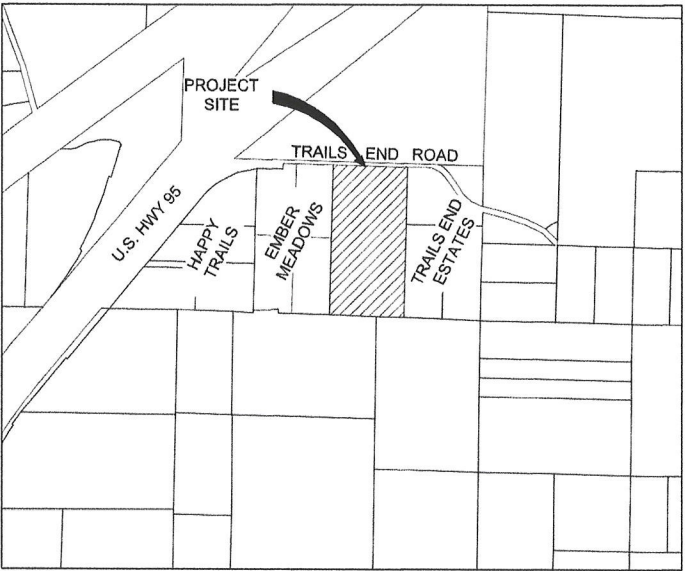
RECORDED IN PLAT BOOK _____, AT PAGES _____

AS INSTRUMENT NO. _____,

FEE: _____

COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: _____ DEPUTY



VICINITY MAP
1" = 1000'

SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

PRELIMINARY



THOMAS A. YEISER PLS 13727

DATE

11-14-25

NW	NE	23	HIGHWOOD ESTATES indexing information LOCATED IN THE SE1/4 OF THE SE1/4 OF SEC. 23, TWP. 54 N., RNG. 3 W., B.M., BONNER COUNTY, IDAHO	TRUE LINE SURVEYING 11358 N. Government Way Hayden, Idaho 83835 208-667-1044 : tcm@truelineonline.com
SW	SE			
NAME: MLD-HIGHWOOD.dwg PROJECT NUMBER: 2565 SIZE: 18x27 SCALE: 1:100 LAST EDIT: 11/14/2025 DRAWN BY: SL CHECKED BY: TY SHEET: 1 OF 2				

Lot Report

Fri, Nov 14 2025 11:44:54

Lot File: X:\TLS Projects\2573-Trails End MP\Carlson\Survey\MP-2573-PH1.lot

CRD File: X:\TLS Projects\2573-Trails End MP\Carlson\Points\2573.crd

Lot: 1 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
515			2313111.385	2402187.962
	N88°17'13.25"W	330.201		
514			2313121.256	2401857.909
	N01°17'35.43"E	659.064		
508			2313780.152	2401872.783
	S88°18'09.47"E	330.075		
511			2313770.375	2402202.713
	S01°16'56.09"W	659.155		
515			2313111.385	2402187.962
Closure Error Distance> 0.00085 Error Bearing> N59°08'20.17"E				
Closure Precision> 1 in 2324464.1 Total Distance> 1978.494				
Area: 4.9952 AC.				

Lot: 2 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
513			2313101.523	2402517.736
	N88°17'13.25"W	329.921		
515			2313111.385	2402187.962
	N01°16'56.09"E	659.155		
511			2313770.375	2402202.713
	S88°18'09.47"E	330.195		
509			2313760.595	2402532.762
	S01°18'21.79"W	659.243		
513			2313101.523	2402517.736

Closure Error Distance> 0.00042 Error Bearing> N31°39'52.03"E
Closure Precision> 1 in 4755059.7 Total Distance> 1978.513
Area: 4.9947 AC.

Lot: 3 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
501			2312440.798	2402502.673
	N88°07'33.25"W	329.655		
512			2312451.579	2402173.194
	N01°16'56.09"E	659.971		
515			2313111.385	2402187.962
	S88°17'13.25"E	329.921		
513			2313101.523	2402517.736
	S01°18'21.79"W	660.896		
501			2312440.798	2402502.673

Closure Error Distance> 0.00129 Error Bearing> S89°27'33.21"E

Closure Precision> 1 in 1537588.7 Total Distance> 1980.445

Area: 4.9999 AC.

Lot: 4 , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
512			2312451.579	2402173.194
	N88°07'33.25"W	330.335		
502			2312462.382	2401843.035
	N01°17'35.43"E	659.042		
514			2313121.256	2401857.909
	S88°17'13.25"E	330.201		
515			2313111.385	2402187.962
	S01°16'56.09"W	659.971		
512			2312451.579	2402173.194

Closure Error Distance> 0.00138 Error Bearing> S51°26'50.88"E
Closure Precision> 1 in 1437557.6 Total Distance> 1979.549
Area: 5.0001 AC.

Lot: PLAT BDY , Block: 1, Type: Default

PNT#	Bearing	Distance	Northing	Easting
501			2312440.798	2402502.673
	N88°07'33.25"W	659.990		
502			2312462.382	2401843.035
	N01°17'35.43"E	1318.105		
508			2313780.152	2401872.783
	S88°18'09.47"E	660.269		
509			2313760.595	2402532.762
	S01°18'21.79"W	1320.139		
501			2312440.798	2402502.673

Closure Error Distance> 0.00443 Error Bearing> N78°23'39.17"E
Closure Precision> 1 in 894265.2 Total Distance> 3958.504
Area: 19.9899 AC.

Block 1 Total Area: 39.9798 AC.