

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



Blue-line Collective Report Memorandum

To: Peter & Linda Feist

From: Kyle Snider, Planner

Date: November 24, 2025

Subject: Blue-line review for MOD0006-25: Modification of MLD0011-25 Feist Mountain

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.**

Please submit payment of **\$265.00** covering the County Surveyor's fee of for the review of the plat. 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: Feist Mountain		File No: MOD0006-25
Received by: Kyle Snider, Planner	Received from: Dan Provolt, Provolt Land Surveying	Date Received: 08/07/2025

Blueline Review

Completed	Date	Initial	Department/ Office
See staff report	11/20/25	KS	Bonner County Planning Department
Comment	10/15/25	SM	Assessor's Office
X	10/7/25	MM	Bonner County Road & Bridge Department
X	10/7/25	MC	GIS Department
X	11/1/25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MOD0006-25 (Modification of MLD0011-25) **DATE OF REPORT:** 11/24/2025

APPLICANT: Pete Feist

PARCEL #: RP56N01W183150A

SUBDIVISION NAME/LOTS: Feist Mountain

SUMMARY OF PROPOSAL:

Divide one (1) 21.51-acres parcel into one (1) 7.37-acre lot, one (1) 7.36-acre lot and one (1) 6.78-acre lot.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per BCRC 12-411(Setbacks) A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.

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 located off Upper Rocky Road, a Bonner County owned and privately maintained right-of-way.
4. The proposed lots are served by individual well and individual septic system.
5. The proposed lots are served by Avista Utilities and Sagle Fire District.
6. Proposed Lots 2 and 3 contain an intermittent stream and associated mapped wetlands.
7. The proposed lots contain mapped slopes per USGS and county GIS LiDAR data.
8. On February 18th, 2025, a Zone Change decision was made on this property to change the zone from Rural 10 to Rural 5, File #ZC0010-24.
9. Changes in lot configuration/closures required the approved collective report of MLD0011-25 to be modified.

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

November 24, 2025

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

SUBJECT: MOD0006-25: Modification of MLD0011-25 Feist Mountain

Dear Dan,

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
 - Floodplain
 - KS 10/15/2025: Parcels are within SFHA Zone X per FIRM Panel Number 16017C0950E, 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
 - Complete.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider | Planner I



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

October 15, 2025

Bonner County Planning Dept
FEIST MOUNTAIN
MOD0006-25
SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST
RP56N01W183150A, RP56N01W183800A, RP56N01W182405A
(Related to BLA0020-25)

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.

The "Basis of Bearing" section on the plat has a typographical error and should specify that the basis of bearing either "IS" or else "TIES TO" the north boundary of said section. It currently reads "BASIS OF BEARING 'IS TIES TO' THE NORTH BOUNDARY..."

This property is part of BLA0020-25 which deeds were recorded on 10/9/2025. The quit claim deed 1053198 was accidentally recorded with the unrevised legal description from this BLA. In order to complete the BLA that is reflected in this plat, please re-recorded 1053198 with a corrected legal description to state where the Point of Beginning starts.

Please complete the above correction before this plat goes to 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

Thursday, November 20, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – FIEST MOUNTAIN (MOD0006-25)**
SECTION 18, TOWNSHIP 56N, RANGE 1W

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

Address Administrator
Bonner County GIS Department,
A Division of the Bonner County Assessor
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>

FEIST MOUNTAIN

SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER
FOR 7 & 18 ONLY
FD. 3.25" BLM AC
CP&F #661770

INITIAL
POINT

LOT 2
PECK ESTATES
BK. 8 PG. 38

BASIS OF BEARING
S89°16'57"E 2596.78'

S89°16'57"E 674.82'

S89°16'57"E

597.99'

N89°16'57"W

1323.97'

18

QUARTER CORNER
FOR S18 ONLY
FD. 3.25" BLM AC
CP&F #611773

SECTION CORNER
FOR 12 & 13 ONLY
FD. 3.25" BLM AC
CP&F #876726

GOV'T LOT 1

LOT 1
7.37 ACRES

UNPLATTED

BASIS OF BEARING

BASIS OF BEARING IS TIES TO THE NORTH BOUNDARY OF SECTION 18 BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER

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. UNIT 2, EMERALD VALLEY ESTATES BK 2 PG 124
2. GLO SURVEY DATED 9/23/1897
3. RECORD OF SURVEY INST. NO. 369261
4. RECORD OF SURVEY INST. NO. 1018226
5. RECORD OF SURVEY INST. NO. 611776
6. RECORD OF SURVEY INST. NO. 921083
7. PECK ESTATES BK 8 PG 38

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOTS WITHIN A MINOR LAND DIVISION. REFERENCED SURVEYS, FIELD TIES AND GOVERNMENT LOT CALCULATIONS WERE USED TO CALCULATE THE PROPERTY BOUNDARIES.

LEGEND

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

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER

UNPLATTED



SCALE 1" = 100'



LINE	BEARING	DISTANCE
L1	S47°52'04"W	49.25'
L2	S04°17'49"W	83.53'
L3	S00°46'38"E	192.33'
L4	S88°15'33"W	60.09'
L5	N85°59'33"W	87.18'
L6	N82°06'59"W	191.00'



FEIST MOUNTAIN

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

DATE: 07-08-25

SCALE: 1"=100'

PROJ. NO.: 1529

SHT. 1 OF 2

N00°30'20"E 435.27'

N00°30'20"E 241.47'

UPPER ROCKY ROAD 50' WIDE PRIVATELY MAINTAINED COUNTY ROAD PER INST. NO. 104535

LOT 3
6.78 ACRES

LOT 2
7.36 ACRES

R4SBA
RIVERINE

N89°42'50"W 278.85'

S01°27'26"W 781.49'

GOV'T LOT 2

UNPLATTED

BLA
DEMS

N00°30'20"E 1542.61'

LOT 2
ZAYNE RIDGE
ESTATES
BK. 10 PG. 119

FEIST MOUNTAIN

SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT PETER S. FEIST & LINDA S. FEIST, HUSBAND AND WIFE, 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 "FEIST MOUNTAIN" LOCATED IN A PORTION OF SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, SAID POINT BEING THE INITIAL POINT; THENCE ALONG THE NORTH LINE OF SECTION 18 SOUTH 89 DEGREES 16' 57" EAST, 674.82 FEET TO AN INTERSECTION WITH AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING TWO (2) COURSES;

1. SOUTH 01 DEGREES 35' 42" WEST, 476.26 FEET;
2. SOUTH 01 DEGREES 27' 26" WEST, 781.49 FEET;

THENCE NORTH 89 DEGREES 42' 50" WEST, 278.85 FEET; THENCE SOUTH 47 DEGREES 52' 04" WEST, 49.25 FEET TO AN INTERSECTION WITH AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 04 DEGREES 17' 49" WEST, 83.53 FEET;
2. SOUTH 00 DEGREES 46' 38" EAST, 192.33 FEET;
3. SOUTH 88 DEGREES 15' 33" WEST, 60.09 FEET;
4. NORTH 85 DEGREES 59' 33" WEST, 87.18 FEET;
5. NORTH 82 DEGREES 06' 59" WEST, 191.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 18;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 30' 20" EAST, 1542.61 FEET TO THE INITIAL POINT

PETER S. FEIST

LINDA S. FEIST

NOTES

SUBJECT TO THE FOLLOWING:

1. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED DECEMBER 10, 1935 AT INST. NO. 88648
2. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED APRIL 6, 1945 AT INST. NO. 19564
3. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED NOVEMBER 30, 1946 AT INST. NO. 22357
4. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED APRIL 20, 1949 AT INST. NO. 27412
5. A HOMESTEAD DECLARATION RECORDED MARCH 11, 1991 AT INST. NO. 387213
6. AN EASEMENT GRANTED TO NORTHERN LIGHTS FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 19, 1992 AT INST. NO. 401612
7. AN EASEMENT GRANTED TO NORTHERN LIGHTS FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 31, 1996 AT INST. NO. 479834
8. AN EASEMENT GRANTED TO GTE INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED APRIL 17, 1996 AT INST. NO. 483615
9. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 17, 1998 AT INST. NO. 536693
10. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED OCTOBER 14, 2005 AT INST. NO. 689687
11. BONNER COUNTY ORDINANCE NO. 719-PLANNING ZC0010-24 ZONE CHANGE RECORDED FEBRUARY 13, 2025 AT INST. NO. 1043669

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED PETER S. FEIST AND LINDA S. FEIST 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

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 18, TOWNSHIP 56 NORTH, RANGE 1 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 "FEIST MOUNTAIN" 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: _____

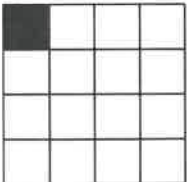
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

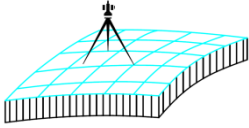
S.18, T.56N., R.1W., B.M.



FEIST MOUNTAIN

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

DATE: 07-08-25
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1529
CAD FILE: S-MTD-FEIST
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) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

November 1th, 2025

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

Re: Plat Review – MOD0006-25 – Feist Mountain

Dear Planning Dept.,

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

- 1) Show west section line solution.
- 2) Maybe mention the series of adjustment deeds with adjacent properties?

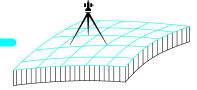
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

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 #

16157

Date

11/5/2025

Bill To:

Provolt

Project / Job #

25-001AA Review MLD0011-25 - Feist Mounta

Please submit payment by: 11/5/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review - 2nd Review MLD0011-25 - Feist Mountain (MOD0006-25)	265.00



Retainer / Credits: \$0.00

Invoice Amount: \$265.00

Job Total Balance Due: \$265.00

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%]

FEIST MOUNTAIN

SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER
FOR 7 & 18 ONLY
FD. 3.25" BLM AC
CP&F #661770

INITIAL
POINT

LOT 2
PECK ESTATES
BK. 8 PG. 38

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SECTION CORNER
FOR 12 & 13 ONLY
FD. 3.25" BLM AC
CP&F #876726

N89°16'57"W
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QUARTER CORNER
FOR S18 ONLY
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CP&F #611773

LOT 1
7.37 ACRES

GOV'T | LOT 1

UNPLATTED

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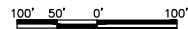
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WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER

UNPLATTED



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L6	N82°06'59"W	191.00'



FEIST MOUNTAIN

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

DATE: 07 08 05

07=08=25

SCALE:

1"=100'

1529

Summary of comments: MOD0006-25 Updated Blueline Plat 10-9-25.pdf

Page:1



Number: 1 Author: Sean Morgan Date: 2025-10-15 14:10:52

should read either"...BEARING 'IS' or 'TIES TO' THE NORTH..."

FEIST MOUNTAIN

SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT PETER S. FEIST & LINDA S. FEIST, HUSBAND AND WIFE, 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 "FEIST MOUNTAIN" LOCATED IN A PORTION OF SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, SAID POINT BEING THE INITIAL POINT; THENCE ALONG THE NORTH LINE OF SECTION 18 SOUTH 89 DEGREES 16' 57" EAST, 674.82 FEET TO AN INTERSECTION WITH AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 01 DEGREES 35' 42" WEST, 476.26 FEET;
2. SOUTH 01 DEGREES 27' 26" WEST, 781.49 FEET;

THENCE NORTH 89 DEGREES 42' 30" WEST, 278.85 FEET; THENCE SOUTH 47 DEGREES 52' 04" WEST, 49.25 FEET TO AN INTERSECTION WITH AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 04 DEGREES 17' 49" WEST, 83.53 FEET;
2. SOUTH 00 DEGREES 46' 38" EAST, 192.33 FEET;
3. SOUTH 88 DEGREES 15' 33" WEST, 60.09 FEET;
4. NORTH 85 DEGREES 59' 33" WEST, 87.18 FEET;
5. NORTH 82 DEGREES 06' 59" WEST, 191.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 18;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 30' 20" EAST, 1542.61 FEET TO THE INITIAL POINT

PETER S. FEIST

LINDA S. FEIST

NOTES

SUBJECT TO THE FOLLOWING:

1. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED DECEMBER 10, 1935 AT INST. NO. 88648
2. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED APRIL 6, 1945 AT INST. NO. 19564
3. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED NOVEMBER 30, 1946 AT INST. NO. 22357
4. AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED APRIL 20, 1949 AT INST. NO. 27412
5. A HOMESTEAD DECLARATION RECORDED MARCH 11, 1991 AT INST. NO. 387213
6. AN EASEMENT GRANTED TO NORTHERN LIGHTS FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 19, 1992 AT INST. NO. 401612
7. AN EASEMENT GRANTED TO NORTHERN LIGHTS FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED JANUARY 31, 1996 AT INST. NO. 479834
8. AN EASEMENT GRANTED TO GTE INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED APRIL 17, 1996 AT INST. NO. 483615
9. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 17, 1998 AT INST. NO. 536693
10. AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED OCTOBER 14, 2005 AT INST. NO. 689687
11. BONNER COUNTY ORDINANCE NO. 719--PLANNING ZC0010--24 ZONE CHANGE RECORDED FEBRUARY 13, 2025 AT INST. NO. 1043669

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED PETER S. FEIST AND LINDA S. FEIST 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

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 18, TOWNSHIP 56 NORTH, RANGE 1 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 "FEIST MOUNTAIN" 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.

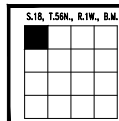
INSTRUMENT No. _____ FEE: _____

BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE



FEIST MOUNTAIN

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

DATE: 08-25
SCALE: NONE
DRAWN: JP
FILE NO: 229
SHEET: 2 OF 2
SHT 2 OF 2

No Comments.

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-4930.85	51753.75	
	S 89°16'57" E	674.82			
PP			-4939.30	52428.51	
	S 01°35'42" W	476.26			
PP			-5415.38	52415.25	
	S 01°27'26" W	781.49			
PP			-6196.62	52395.38	
	N 89°42'50" W	278.85			
PP			-6195.22	52116.53	
	S 47°52'04" W	49.25			
PP			-6228.26	52080.01	
	S 04°17'49" W	83.53			
PP			-6311.55	52073.75	
	S 00°46'38" E	192.33			
PP			-6503.86	52076.36	
	S 88°15'33" W	60.09			
PP			-6505.69	52016.30	
	N 85°59'33" W	87.18			
PP			-6499.59	51929.33	
	N 82°06'59" W	191.00			
PP			-6473.40	51740.14	
	N 00°30'20" E	1542.61			
PP			-4930.85	51753.75	
Closure Error Distance> 0.0000					
Total Distance Inversed> 4417.39					

Area: 936927.793, 21.51

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-4930.85	51753.75	
	S 89°16'57" E	674.82			
PP			-4939.30	52428.51	
	S 01°35'42" W	476.26			
PP			-5415.38	52415.25	
	N 89°44'51" W	665.76			
PP			-5412.44	51749.50	
	N 00°30'20" E	481.61			
PP			-4930.85	51753.75	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2298.45					

Area: 320992.609, 7.37

L2

Inverse With Area

Thu Oct 9 10:17:41 2025

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-5412.44	51749.50	
	S 89°44'51" E	665.76			
PP			-5415.38	52415.25	
	S 01°27'26" W	781.49			
PP			-6196.62	52395.38	
	N 89°42'50" W	278.85			
PP			-6195.22	52116.53	
	N 01°02'10" W	366.28			
PP			-5829.01	52109.91	
	N 34°37'11" W	279.18			
PP			-5599.26	51951.30	
	S 75°00'00" W	211.13			
PP			-5653.90	51747.37	
	N 00°30'20" E	241.47			
PP			-5412.44	51749.50	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2824.16					

Area: 320549.219, 7.36

PntNo	Bearing	Distance	Northing	Easting	Description
PP			-5653.90	51747.37	
	N 75°00'00" E	211.13			
PP			-5599.26	51951.30	
	S 34°37'11" E	279.18			
PP			-5829.01	52109.91	
	S 01°02'10" E	366.28			
PP			-6195.22	52116.53	
	S 47°52'04" W	49.25			
PP			-6228.26	52080.01	
	S 04°17'49" W	83.53			
PP			-6311.55	52073.75	
	S 00°46'38" E	192.33			
PP			-6503.86	52076.36	
	S 88°15'33" W	60.09			
PP			-6505.69	52016.30	
	N 85°59'33" W	87.18			
PP			-6499.59	51929.33	
	N 82°06'59" W	191.00			
PP			-6473.40	51740.14	
	N 00°30'20" E	819.53			
PP			-5653.90	51747.37	

Closure Error Distance> 0.0000

Total Distance Inversed> 2339.48

Area: 295385.965, 6.78

FEIST MOUNTAIN

SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER
FOR 7 & 18 ONLY
FD. 3.25" BLM AC
CP&F #661770

INITIAL
POINT

LOT 2
PECK ESTATES
BK. 8 PG. 38

BASIS OF BEARING
S89°16'57"E 2596.78'

S89°16'57"E 674.82'

S89°16'57"E

597.99'

N89°16'57"W

QUARTER CORNER
FOR S18 ONLY
FD. 3.25" BLM AC
CP&F #611773

SECTION CORNER
FOR 12 & 13 ONLY
FD. 3.25" BLM AC
CP&F #876726

N00°30'20"E 435.27'

LOT 1
7.37 ACRES

GOV'T LOT 1

476.26'

S01°35'42"W

UNPLATTED

BASIS OF BEARING

BASIS OF BEARING IS TIES TO THE NORTH BOUNDARY OF SECTION 18 BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER

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. UNIT 2, EMERALD VALLEY ESTATES BK 2 PG 124
2. GLO SURVEY DATED 9/23/1897
3. RECORD OF SURVEY INST. NO. 369261
4. RECORD OF SURVEY INST. NO. 1018226
5. RECORD OF SURVEY INST. NO. 611776
6. RECORD OF SURVEY INST. NO. 921083
7. PECK ESTATES BK 8 PG 38

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOTS WITHIN A MINOR LAND DIVISION. REFERENCED SURVEYS, FIELD TIES AND GOVERNMENT LOT CALCULATIONS WERE USED TO CALCULATE THE PROPERTY BOUNDARIES.

LEGEND

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

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER

UNPLATTED



SCALE 1" = 100'

100' 50' 0' 100'

UNPLATTED

GOV'T LOT 2

LINE	BEARING	DISTANCE
L1	S47°52'04"W	49.25'
L2	S04°17'49"W	83.53'
L3	S00°46'38"E	192.33'
L4	S88°15'33"W	60.09'
L5	N85°59'33"W	87.18'
L6	N82°06'59"W	191.00'



FEIST MOUNTAIN

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

DATE:
07-08-25

SCALE:
1"=100'

PROJ. NO.:
1529

SHT. 1 OF 2

FEIST MOUNTAIN

SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST,BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT PETER S. FEIST & LINDA S. FEIST, HUSBAND AND WIFE, 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 "FEIST MOUNTAIN" LOCATED IN A PORTION OF SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, SAID POINT BEING THE INITIAL POINT; THENCE ALONG THE NORTH LINE OF SECTION 18 SOUTH 89 DEGREES 16' 57" EAST, 674.82 FEET TO AN INTERSECTION WITH AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE THE FOLLOWING TWO (2) COURSES;

- SOUTH 01 DEGREES 35' 42" WEST, 476.26 FEET;
- SOUTH 01 DEGREES 27' 26" WEST, 781.49 FEET;

THENCE NORTH 89 DEGREES 42' 50" WEST, 278.85 FEET; THENCE SOUTH 47 DEGREES 52' 04" WEST, 49.25 FEET TO AN INTERSECTION WITH AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING FIVE (5) COURSES;

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- NORTH 85 DEGREES 59' 33" WEST, 87.18 FEET;
- NORTH 82 DEGREES 06' 59" WEST, 191.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 18;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 30' 20" EAST, 1542.61 FEET TO THE INITIAL POINT

PETER S. FEIST

LINDA S. FEIST

NOTES

SUBJECT TO THE FOLLOWING:

- AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED DECEMBER 10, 1935 AT INST. NO. 88648
- AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED APRIL 6, 1945 AT INST. NO. 19564
- AN EASEMENT FOR THE PURPOSE OF COUNTY ROAD RIGHT-OF-WAY RECORDED NOVEMBER 30, 1946 AT INST. NO. 22357
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- AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED DECEMBER 17, 1998 AT INST. NO. 536693
- AN EASEMENT GRANTED TO NORTHERN LIGHTS INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED OCTOBER 14, 2005 AT INST. NO. 689687
- BONNER COUNTY ORDINANCE NO. 719-PLANNING ZC0010-24 ZONE CHANGE RECORDED FEBRUARY 13, 2025 AT INST. NO. 1043669

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED PETER S. FEIST AND LINDA S. FEIST 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

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 18, TOWNSHIP 56 NORTH, RANGE 1 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 "FEIST MOUNTAIN" 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: _____

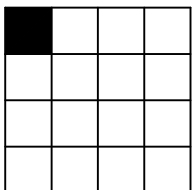
BOOK _____ PAGE _____

COUNTY RECORDER

BY DEPUTY

RECORDER'S
CERTIFICATE

S.18, T.56N., R.1W., B.M.



FEIST MOUNTAIN

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

DATE: 07-08-25
SCALE: NONE
DRAWN: JP

PROJ. NO.: 1529
CAD FILE: S-MLD-FEIST

SHT. 2 OF 2