



Memo

To: Mayor and Hayden City Council

From: Dulci Kau, P.E., City Engineer

Date: 4/14/26

Agenda Item: Approval of Basset Estates Final Plat & Acceptance of Infrastructure

Agenda Item Location

Consent

Background and Recommended Action or Motion

Staff recommends Council approve the Final Plat, accept the public infrastructure, and permit the Mayor to sign the plat prior to recordation with the Kootenai County Recorder's Office, contingent upon the resolution of the items identified on the attached final plat.

Functional Impact of Authorizing

Bassett Estates is a minor subdivision, creating 6 lots, accessing North Reed Road via private Bassett Lane. The infrastructure pending acceptance includes approximately 208 linear feet of frontage improvements and 230 linear feet of 8" diameter gravity sewer. The frontage improvements include minor road widening, curb, gutter, swale and sidewalk. All dedications of right-of-way and grants of easements have been identified on the final plat.

Functional Impact of Not Authorizing

If not approved, Council would need to provide a cause and reason for denial and a path forward for acceptance.

Fiscal Impact

This item has no fiscal impact on the City of Hayden.

Budget Funding Source / Transfer Request

N/A

Attachment

Vicinity Map

Final Plat

Figure 1 - Vicinity Map



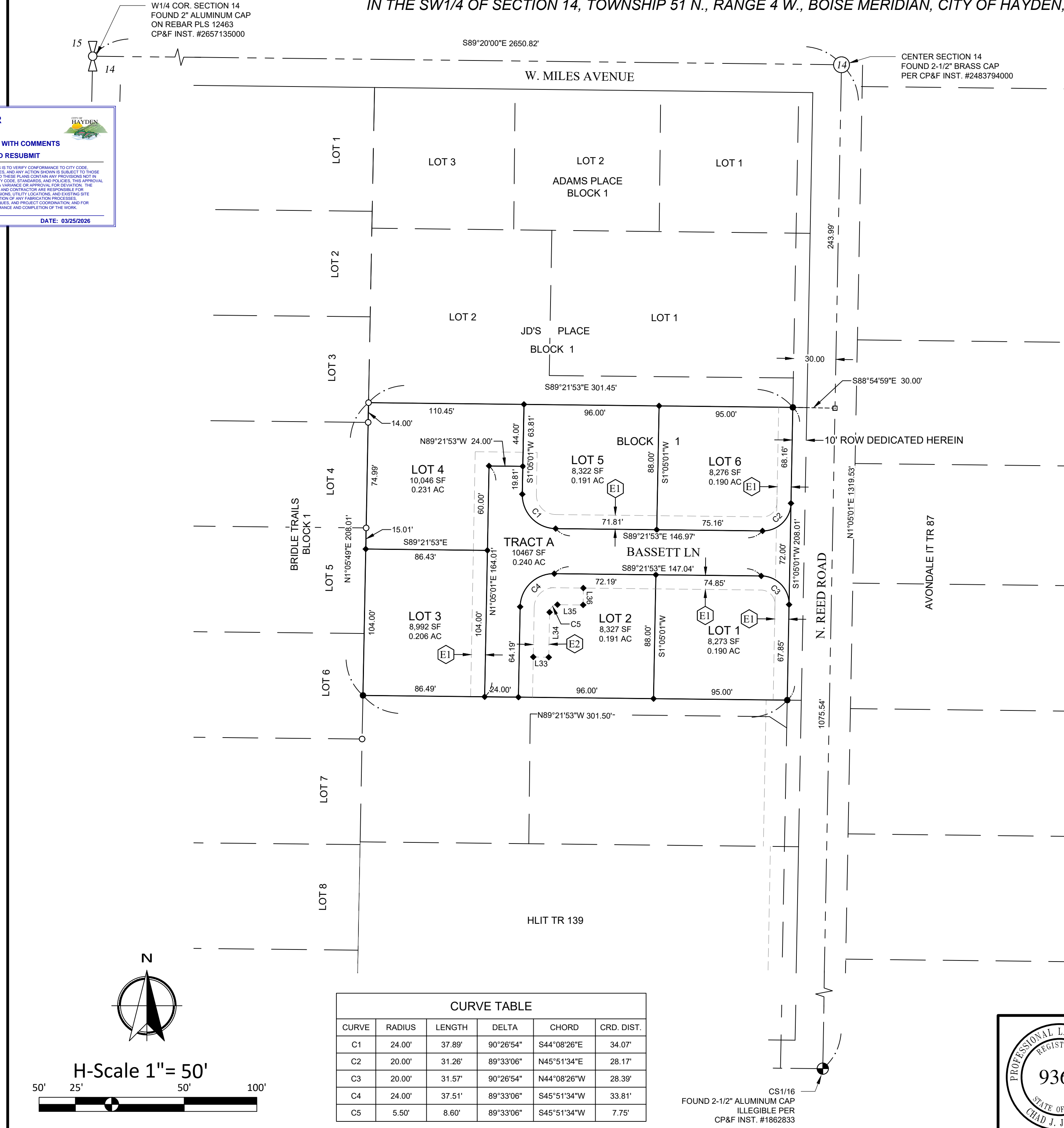
BASSETT ESTATES

A PORTION OF TRACT 139, HAYDEN LAKE IRRIGATED TRACT
IN THE SW1/4 OF SECTION 14, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

ENGINEER
 APPROVED
 APPROVED WITH COMMENTS
 REVISE AND RESUBMIT

REVIEW OF THESE PLANS IS TO VERIFY CONFORMANCE TO CITY CODE STANDARDS, AND POLICIES, AND ANY ACTION SHOWN IS SUBJECT TO THOSE REQUIREMENTS. SHOULD THESE PLANS CONTAIN ANY PROVISIONS NOT IN CONFORMANCE WITH CITY CODE, STANDARDS, AND POLICIES, THIS APPROVAL DOES NOT CONSTITUTE A VARIANCE OR APPROVAL FOR DEVIATION. THE DESIGNER'S ENGINEER AND CONTRACTOR ARE RESPONSIBLE FOR VERIFICATION OF DIMENSIONS, UTILITY LOCATIONS, AND EXISTING SITE CONDITIONS. FOR DIRECTION OF ANY FABRICATION PROCESSES, CONSTRUCTION TECHNIQUES, AND PROJECT COORDINATION AND FOR SATISFACTORY PERFORMANCE AND COMPLETION OF THE WORK.

BY: *dkau* DATE: 03/25/2025



- LEGEND**
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 4194
 - SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
 - ◆ SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP, P.L.S. 9367
 - CALCULATED POSITION, NOTHING FOUND OR SET
 - ⊕ 1/16 SECTION CORNER AS NOTED
 - ⊙ CENTER SECTION CORNER AS NOTED
 - ⊖ E-W 1/4 SECTION CORNER AS NOTED
 - ⊗ N-S 1/4 SECTION CORNER AS NOTED
 - ⊕ SECTION CORNER AS NOTED
 - CP&F CORNER PERPETUATION & FILING RECORD (WITH INSTRUMENT NO.)
 - T.P.O.B. TRUE POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - ⊕ NOTE

- NOTES**
- THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR TO SHOW ANY NON-RECORDED EASEMENTS, EXCEPT FOR THOSE SHOWN HEREON.

- REFERENCES**
- IN RECORDS OF KOOTENAI COUNTY, IDAHO:
- R-1 PLAT OF JD'S PLACE BY EARL E. SANDERS PLS 3814, RECORDED IN BOOK 1 OF PLATS AT PAGE 158, UNDER INSTRUMENT NO. 1597856.
 - R-2 PLAT OF BRIDLE TRAILS BY EMPIRE SURVEYING & ENGINEERING, INC. RECORDED IN BOOK 1 OF PLATS AT PAGE 48, UNDER INSTRUMENT NO. 1540226.
 - R-3 HAYDEN LAKE IRRIGATED TRACTS, RECORDED IN BOOK C OF PLATS AT PAGE 67.

- EASEMENT LEGEND**
- E1 10' ROADWAY, SIDEWALK, UTILITY, DRAINAGE AND SNOW STORAGE EASEMENT.
 - E2 VARIABLE WIDTH UTILITY, DRAINAGE AND SNOW STORAGE EASEMENT.
- SEE SHEET 2 OF 3 FOR HAYDEN LAKE IRRIGATION EASEMENT

BASIS OF BEARING

AS SHOWN HEREON, BASIS OF BEARING FOR THIS SURVEY IS IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (1103). PROJECT COORDINATES WERE TRANSLATED TO WEST ZONE AT A JOHNSON SURVEYING BASE POINT LOCATED AT (N: 2,225,411.80, E: 2,366,114.74) AND WERE POST PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (GEOID 18). ALL BEARINGS SHOWN ARE GRID. ALL DISTANCES SHOWN ARE GROUND (US SURVEY FEET), WITH A COMBINED SCALE FACTOR OF 1.00009758 APPLIED AT THE BASE POINT. GEODETIC NORTH IS AN ANGULAR ROTATION OF -00°46'43"

SURVEYOR'S NARRATIVE

THE PURPOSE FOR THIS SURVEY IS TO PERFORM A 6 LOT SUBDIVISION OF THE PROPERTY HEREON DEPICTED.

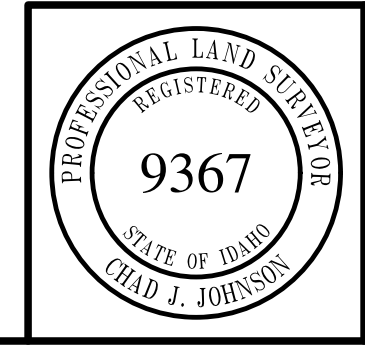
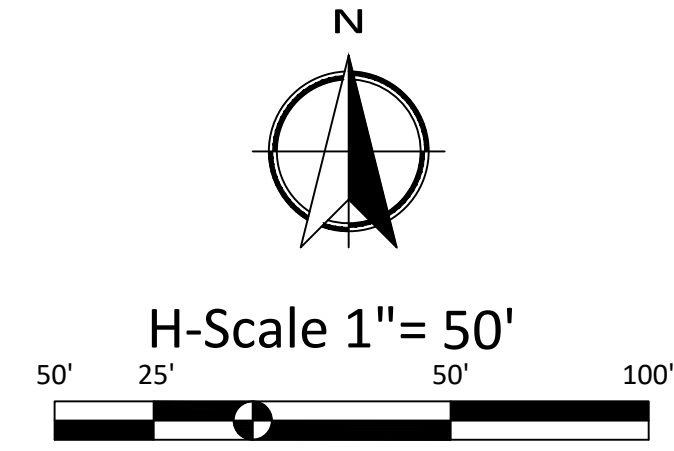
ALL MONUMENTATION DEPICTED HEREON WAS FOUND AT THE TIME OF SURVEY AND MONUMENTS WERE HELD AS DEPICTED HEREON.

LINE TABLE

LINE	BEARING	LENGTH
L33	S88°54'59"E	11.00'
L34	S1°05'01"W	31.97'
L35	N89°21'53"W	18.26'
L36	S0°38'07"W	12.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CRD. DIST.
C1	24.00'	37.89'	90°26'54"	S44°08'26"E	34.07'
C2	20.00'	31.26'	89°33'06"	N45°51'34"E	28.17'
C3	20.00'	31.57'	90°26'54"	N44°08'26"W	28.39'
C4	24.00'	37.51'	89°33'06"	S45°51'34"W	33.81'
C5	5.50'	8.60'	89°33'06"	S45°51'34"W	7.75'



BASSETT ESTATES

SW1/4
SECTION 14, TOWNSHIP 51 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

DATE SURVEYED: NOV. 2025 DRAFTED BY: KLK PLOT DATE: 11/13/2025 SHEET 1
FILE NAME: 22-289 PLAT CHECKED BY: CJJ PROJECT No.: 22-289 3

Johnson Surveying
P.O. Box 2544 Post Falls, ID 83877
208-660-2351
johnsonsurveyingnw.com

CS1/16
FOUND 2-1/2" ALUMINUM CAP
ILLEGIBLE PER
CP&F INST. #1862833

BASSETT ESTATES

A PORTION OF TRACT 139, HAYDEN LAKE IRRIGATED TRACT
 IN THE SW1/4 OF SECTION 14, TOWNSHIP 51 N., RANGE 4 W., BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

BOOK PAGE
 INST.#

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT BASSETT CONSTRUCTION, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "BASSETT ESTATES", SAID PROPERTY DESCRIBED PER QUIT CLAIM DEED RECORDED JULY 22, 2022 UNDER INSTRUMENT NUMBER 2908852000, RECORDS OF KOOTENAI COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE EAST HALF OF TRACT 139, HAYDEN LAKE IRRIGATED TRACTS, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK C OF PLATS AT PAGE 67, RECORDS OF KOOTENAI COUNTY, IDAHO, LYING IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER SECTION CORNER OF SAID SECTION 14, BEING A FOUND 2-1/2" BRASS CAP PER C.P. & F. INSTRUMENT NUMBER 2483794000; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, S1°05'01"W, A DISTANCE OF 243.99 FEET;

THENCE N88°54'59"W, A DISTANCE OF 30.00 FEET TO A SET 5/8" REBAR AND PLASTIC CAP - PLS 9367 ON THE WEST RIGHT-OF-WAY OF N. REED ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG SAID WEST RIGHT-OF-WAY OF N. REED ROAD, S1°05'01"W, A DISTANCE OF 208.01 FEET TO A SET 5/8" REBAR AND PLASTIC CAP - PLS 9367;

THENCE N89°21'53"W, A DISTANCE OF 301.50' FEET TO A SET 5/8" REBAR AND PLASTIC CAP - PLS 9367 ON THE EAST LINE OF BLOCK 1 OF BRIDLE TRAILS ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK I OF PLATS AT PAGE 48, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE, ALONG THE EAST LINE OF BLOCK 1 OF SAID BRIDLE TRAILS, N1°05'49"E, A DISTANCE OF 208.01 FEET TO A FOUND 5/8" REBAR AND PLASTIC CAP - PLS 4194 AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 OF JD'S PLACE ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER IN BOOK I OF PLATS AT PAGE 158, RECORDS OF KOOTENAI COUNTY, IDAHO;

THENCE, ALONG THE SOUTH LINE OF SAID JD'S PLACE, S89°21'53"E, A DISTANCE OF 301.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.439 ACRES, MORE OR LESS.

THE OWNER HEREBY GRANTS A BLANKET INGRESS, EGRESS AND UTILITY EASEMENT OVER TRACT "A" IN FAVOR OF LOTS 1, 2, 3, 4, 5 AND 6 BLOCK 1, THE INTERIOR ROADWAY TO BE KNOWN AS BASSETT LANE.

TRACT "A" SHALL BE DEEDED TO THE BASSETT ESTATES HOA BY SEPARATE INSTRUMENT.

THE OWNERS ARE SUBJECT TO THE SHARED ROADWAY AGREEMENT RECORDED UNDER INSTRUMENT NUMBER _____, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE PLAT IS SUBJECT TO AN AVIGATION EASEMENT RECORDED UNDER INSTRUMENT NUMBER _____, RECORDS OF KOOTENAI COUNTY, IDAHO.

THE OWNER HEREBY GRANTS, TO THE LOT OWNERS, A 10 FOOT WIDE ROADWAY, SIDEWALK, UTILITY, DRAINAGE AND SNOW STORAGE EASEMENT, ADJACENT TO THE ABOVE MENTIONED TRACT "A", AS SHOWN ON THE FACE OF THE PLAT.

THE OWNER HEREBY GRANTS, TO THE LOT OWNERS, A VARIABLE WIDTH UTILITY, DRAINAGE AND SNOW STORAGE EASEMENT, ADJACENT TO THE ABOVE MENTIONED TRACT "A", AS SHOWN ON THE FACE OF THE PLAT.

THE OWNER HEREBY DEDICATES, TO THE PUBLIC IN THE NAME OF THE CITY OF HAYDEN, A 10 FOOT RIGHT-OF-WAY DEDICATION FOR REED ROAD.

THE OWNER HEREBY GRANTS, TO THE PUBLIC IN THE NAME OF THE CITY OF HAYDEN, A 10 FOOT UTILITY, DRAINAGE AND SNOW STORAGE EASEMENT, ADJACENT TO REED ROAD.

THE OWNER HEREBY GRANTS, TO HAYDEN LAKE IRRIGATION DISTRICT, AN EASEMENT FOR IRRIGATION SYSTEM AND OTHER IRRIGATIONS WORKS, AS SHOWN IN A DETAIL ON SHEET 2 OF 3 OF THIS PLAT

SEWER TO BE PROVIDED BY CITY OF HAYDEN, IDAHO.

PURSUANT TO IDAHO CODE 50-1334 (2) THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL BE SERVED BY HAYDEN LAKE IRRIGATION DISTRICT.

EDWIN P. BASSETT, MANAGER
 BASSETT CONSTRUCTION, LLC

DATE

PROVIDE A RECORDED WILL SERVE LETTER AND REFERENCE ON PLAT

OR

PROVIDE WATER SYSTEM CERTIFICATION STATEMENT AND SIGNATURE LINE - SEE ATTACHED TEMPLATE LANGUAGE.

NOTARY PUBLIC

ACKNOWLEDGMENT

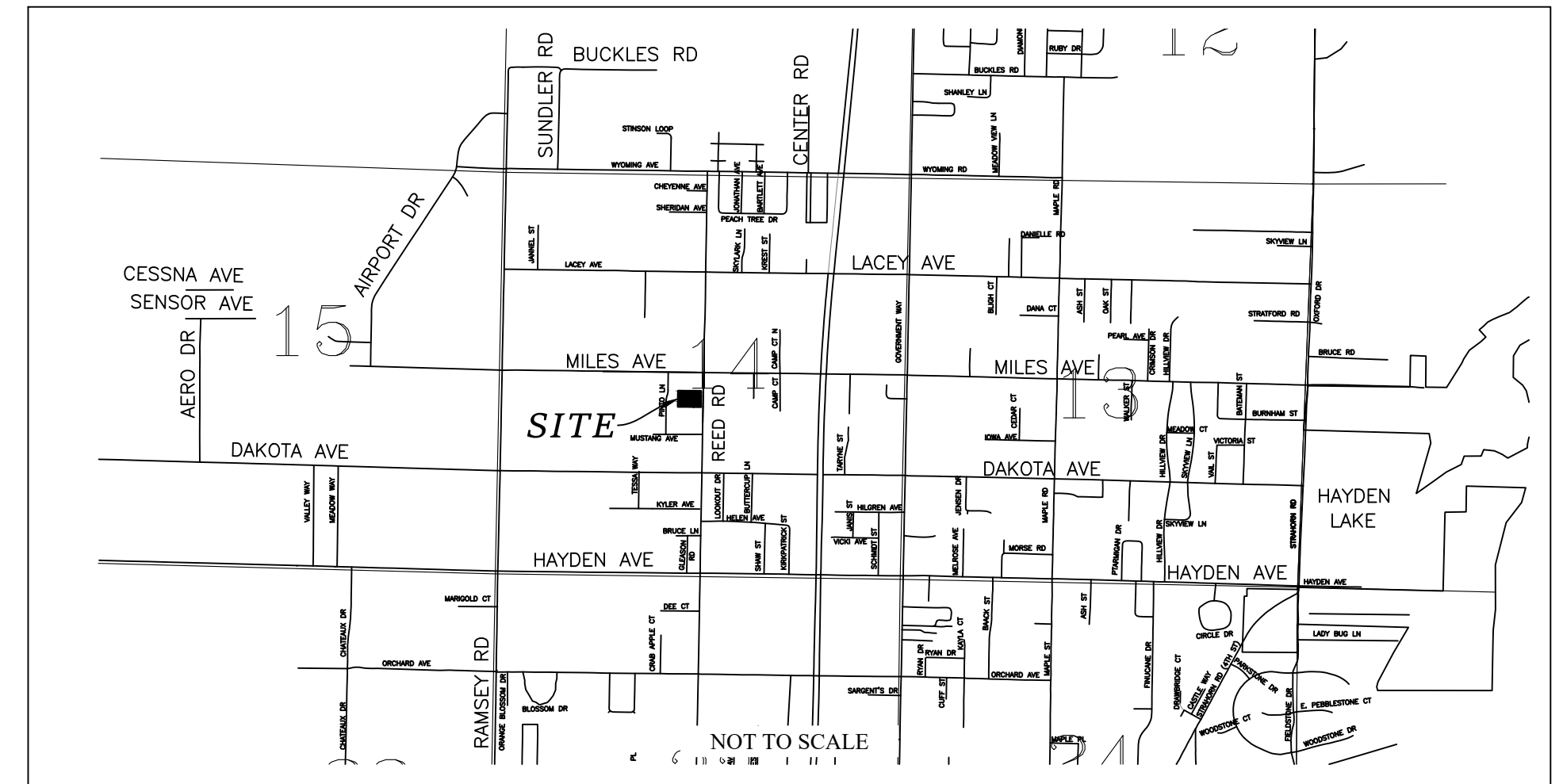
STATE OF IDAHO)
) S.S.
 COUNTY OF KOOTENAI)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BY EDWIN P. BASSETT AS MANAGER OF BASSETT CONSTRUCTION, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC : _____

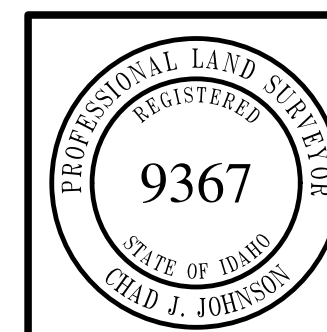
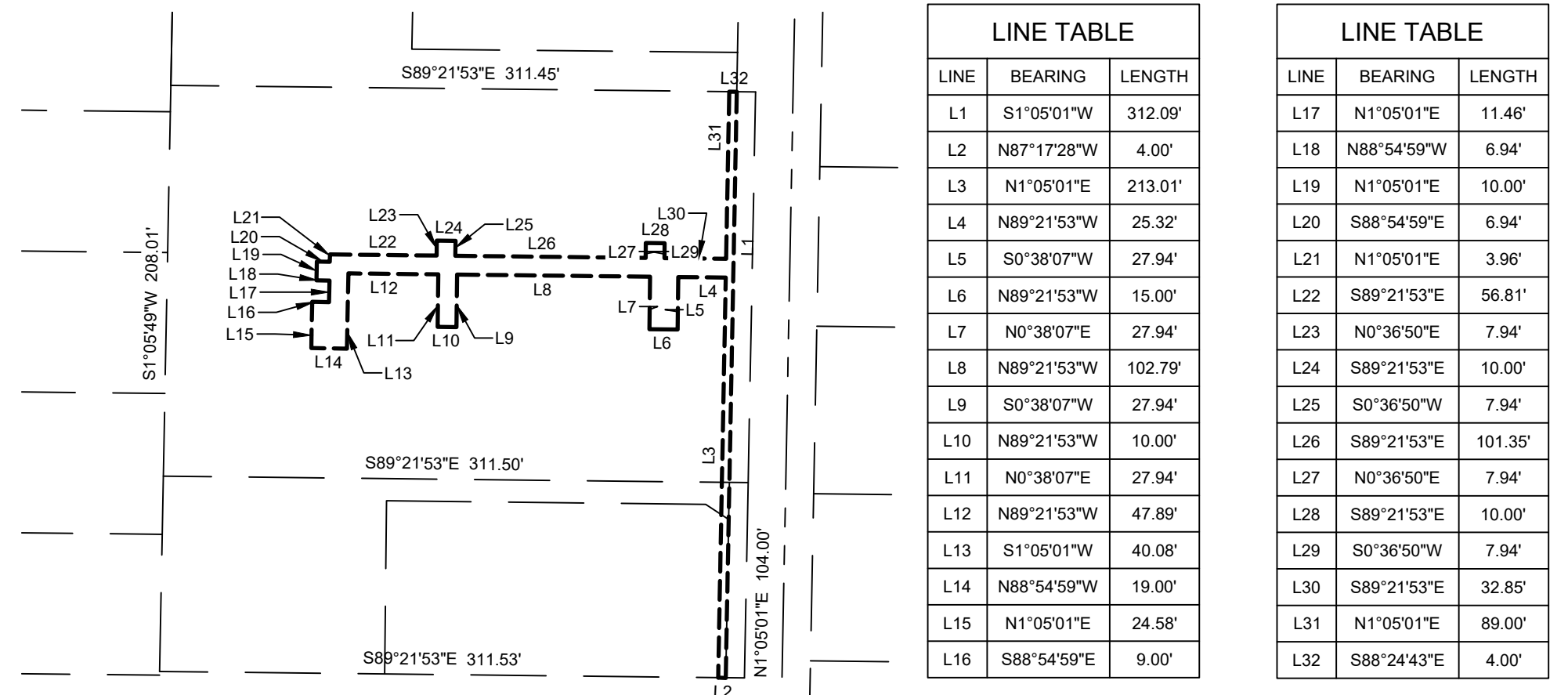
MY COMMISSION EXPIRES : _____

VICINITY MAP

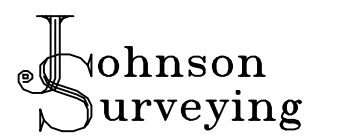


HAYDEN LAKE IRRIGATION EASEMENT

SCALE: 1" = 80'



BASSETT ESTATES			
SW1/4 SECTION 14, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO			
DATE SURVEYED: NOV. 2025	DRAFTED BY: KLK	PLOT DATE: 11/13/2025	SHEET
FILE NAME: 22-289 PLAT	CHECKED BY: CJJ	PROJECT No.: 22-289	2
			3



P.O. Box 2544 Post Falls, ID 83877
 208-660-2351
 johnsonsurveyingnw.com

TEMPLATE LANGUAGE

WATER SYSTEM CERTIFICATION

I HEREBY CERTIFY THAT THE LOTS DESCRIBED IN THIS PLAT IS, OR WILL BE, SERVED BY [APPLICABLE WATER PURVEYOR], ON THIS ____ DAY OF _____, 20____.

Title & Name

Statement under Owner's Certificate:

THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL BE SERVED BY [APPLICABLE WATER PURVEYOR], AS INDICATED IN THE WILL-SERVE LETTER RECORDED UNDER INSTRUMENT NUMBER _____, RECORD OF KOOTENAI COUNTY, IDAHO.