



Memo

To: Mayor and Hayden City Council

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

Date: 10/24/2025

Agenda Item: Approval of Tumbleweed Tracts Final Plat and Acceptance of Infrastructure

Agenda Item Location

New Business

Background and Recommended Action or Motion

Staff recommends City Council approve the Final Plat, accept the public infrastructure, and permit the Mayor to sign the Final Plat prior to recordation with the Kootenai County Recorder's Office contingent upon the corrections identified in the final plat to be addressed.

Functional Impact of Authorizing

Tumbleweed Tracts is a Minor Subdivision creating two lots one lot is along Tumbleweed Circle and the other is on Honeysuckle Avenue, identified in the Vicinity Map provided below. The infrastructure pending the City's acceptance includes 106' of frontage improvements on Honeysuckle Avenue and Tumbleweed Circle. 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, City Council would need to provide cause and reason for denial and a path forward for acceptance.

Fiscal Impact

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

Budget Funding Source / Transfer Request

N/A

Attachment

Vicinity Map

Final Plat

Figure 1 - Vicinity Map



ENGINEERING ☐ APPROVED ☒ APPROVED WITH CONDITIONS ☐ REVISE AND RESUBMIT	
	
REVIEW OF THESE PLANS IS TO VERIFY CONFORMANCE WITH 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 DEVELOPER'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 10/24/2025

PLANNING ☒ APPROVED ☐ APPROVED WITH CONDITIONS ☐ REVISE AND RESUBMIT	
	
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BY sdrappo	DATE 10/6/2025

ELECTRONIC COPY OF FINAL
 PLAT FOR REVIEW DOES NOT
 MEET THE COUNTY SIZE
 REQUIREMENTS - FINAL MYLAR
 SHALL BE PROVIDED PER
 REQUIRED SIZE INDICATED ON
 CHECKLIST.

TUMBLEWEED TRACTS

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THOMAS NEACSU AND DANIELA NEACSU, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCK AS HEREIN PLATTED, TO BE KNOWN AS TUMBLEWEED TRACTS.

BEING THE WEST 106 FEET OF THE EAST 611 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

EXCEPT THE SOUTH 165 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 51 NORTH, RANGE 4 WEST, FROM WHICH THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 BEARS NORTH 88°26'12" WEST, A DISTANCE OF 2610.68 FEET;

THENCE NORTH 88°26'12" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 504.53 FEET;

THENCE SOUTH 01°01'06" WEST LEAVING SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HONEYSUCKLE AVENUE, AND THE POINT OF BEGINNING;

THENCE SOUTH 01°01'06" WEST LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF HONEYSUCKLE AVENUE, A DISTANCE OF 464.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TUMBLEWEED CIRCLE;

THENCE NORTH 88°15'34" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF TUMBLEWEED CIRCLE, A DISTANCE OF 106.06 FEET;

THENCE NORTH 01°01'06" EAST LEAVING SAID NORTH RIGHT-OF-WAY LINE OF TUMBLEWEED CIRCLE, A DISTANCE OF 464.26 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HONEYSUCKLE AVENUE;

THENCE SOUTH 88°26'12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HONEYSUCKLE AVENUE, A DISTANCE OF 106.05 FEET TO THE POINT OF BEGINNING;

CONTAINING 49,252 SQUARE FEET OR 1.131 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

10' UTILITY EASEMENT PER INSTRUMENT #2991859000, RECORDS OF KOOTENAI COUNTY, IDAHO.

MEMORANDUM OF UNDERSTANDING, INSTRUMENT #2998832000, RECORDS OF KOOTENAI COUNTY, IDAHO.

CONSTRUCTION IMPROVEMENT AGREEMENT, INSTRUMENT #3004228000, RECORDS OF KOOTENAI COUNTY, IDAHO.

GRANTING:

10' UTILITY EASEMENTS, AS SHOWN ON THE FACE OF THIS PLAT.

DEDICATING:

2.5' OF RIGHT-OF-WAY FOR TUMBLEWEED CIRCLE, TO THE CITY OF HAYDEN, AS SHOWN ON THE FACE OF THIS PLAT.

4' OF RIGHT-OF-WAY FOR HONEYSUCKLE AVENUE, TO THE CITY OF HAYDEN, AS SHOWN ON THE FACE OF THIS PLAT.

BE IT FURTHER KNOWN THAT:

WATER SERVICE ON LOT 1 IS PROVIDED BY HAYDEN LAKE IRRIGATION DISTRICT.

WATER SERVICE ON LOT 2 WILL BE PROVIDED BY HAYDEN LAKE IRRIGATION DISTRICT.

SANITARY SEWER SERVICE FOR LOT 1 IS PROVIDED BY THE CITY OF HAYDEN.

SANITARY SEWER SERVICE FOR LOT 2 WILL BE PROVIDED BY THE CITY OF HAYDEN.

THOMAS NEACSU _____ DATE _____

DANIELA NEACSU _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____ 2025.

BY: THOMAS NEACSU

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, DANICA RYAN,
ON THE _____ DAY OF _____ 2025.

BY: DANIELA NEACSU

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____

DANICA RYAN
NOTARY PUBLIC-STATE OF IDAHO
COMMISSION NUMBER 20171065
MY COMMISSION EXPIRES 12-6-2029

PANHANDLE HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE: _____

DATE: _____

CITY COUNCIL APPROVAL

THIS PLAT APPROVED BY THE CITY COUNCIL OF THE CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO
ON THIS _____ DAY OF _____ 2025.

CITY MAYOR _____ CITY CLERK _____

CITY ENGINEERING APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED, ACCEPTED AND APPROVED THIS PLAT, THIS
_____ DAY OF _____ 2025.

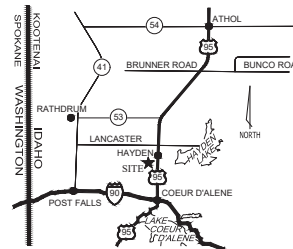
DULCINEA KAU, CITY ENGINEER PE# 3071759

DEED OF TRUST APPROVAL

THE FOLLOWING BENEFICIARY OF A DEED OF TRUST ON THE PROPERTY DESCRIBED IN THE FOREGOING OWNER'S CERTIFICATE HEREBY CONSENTS TO THE SUBDIVISION SHOWN HEREON.

DEED OF TRUST INSTRUMENT #2942708000, RECORDED JULY 20, 2023.

OFFICER: FIDELITY NATIONAL TITLE



VICINITY MAP

NOT TO SCALE

KOOTENAI COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF KOOTENAI COUNTY, IDAHO AT THE REQUEST OF THOMAS NEACSU AND DANIELA NEACSU.

THIS _____ DAY OF _____ 2025, AT _____ M. AND DULY
RECORDED IN

BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER: _____

FEE: \$ _____

BY DEPUTY: _____

KOOTENAI COUNTY CLERK: JENNIFER LOCKE

KOOTENAI COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH _____

THIS _____ DAY OF _____ 2025.

KOOTENAI COUNTY TREASURER

KOOTENAI COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____ 2025.



SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS CERTIFICATE AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FLING ACT.



Digitally signed
by Joshua A.
Bagley
Date: 2025.09.12
14:41:34 -07'00'



7600 N. MINERAL DR., STE. 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: SEPTEMBER, 2025
PROJECT NUMBER: 2024-232

SHEET 1 OF 3

ADD "DRAINAGE AND
SNOW STORAGE"

SECTION INDEX



BASIS OF BEARINGS

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22,
BEARS SOUTH 88°26'12" EAST, BETWEEN FOUND MONUMENTS,
SEE NOTE #2.

TUMBLEWEED TRACTS

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°01'06" W	30.00
L2	S 79°50'11" W	156.39
L3	N 65°58'39" W	22.74

BOOK _____, PAGE _____
INSTRUMENT # _____

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ◇ = FOUND BRASS CAP (AS NOTED)
- = FOUND 2" ALUMINUM CAP
- = FOUND 1/2" REBAR WITHOUT IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ACE PLS 20903"
- = FOUND 5/8" REBAR WITH ILLEGIBLE CAP
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- ▲ = SET 60D NAIL
- = BOUNDARY LINE
- = LOT LINE
- = ADJACENT PROPERTY LINE
- = EASEMENT LINE
- = RIGHT-OF-WAY LINE
- = FENCE LINE
- = CENTER LINE
- = SECTION LINE
- = QUARTER SECTION LINE
- = SIXTEENTH SECTION LINE

ADD "DRAINAGE AND
SNOW STORAGE"

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS PROJECT WAS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO (2) LOTS, AS SHOWN HEREON.
- THE COORDINATES FOR THIS PROJECT WERE TRANSLATED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (1103 ID W), NAD 83(2011) (EPOCH: 2010.0000) AND THE VERTICAL DATUM USED ON THIS PROJECT IS NAVD83 (COMPUTED USING GEOID18). THE STATIC GNSS OBSERVATIONS WERE COLLECTED ON H2 SURVEYING CONTROL POINT 2 (N 2219682.64, E 2363748.97, Z: 2289.41 US SURVEY FEET), SET 60D NAIL). THESE OBSERVATIONS WERE PROCESSED THROUGH THE NOS OPUS SOFTWARE.
- ALL BEARINGS SHOWN HEREON ARE STATE PLANE BEARINGS AND ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES (US SURVEY FEET), WITH A GROUND TO GRID COMBINED SCALE FACTOR OF 0.999990442, AND THE CONVERGENCE ANGLE USED WAS -0.78516944 PER THE OPUS SOLUTION. ALL INFORMATION WAS APPLIED AT SAID CONTROL POINT 2.
- THE FIELD WORK WAS STARTED ON AUGUST 8, 2024.
- SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION.
- A GAP EXISTS BETWEEN THE NORTH LINE OF PRAIRIE SPRINGS, AND THE NORTH LINE OF THE SOUTH 165' OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, CONSISTENT WITH R6, AND AS SHOWN HEREON.

RECORD INFORMATION

- R1 - G.L.O. PLAT OF TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, DATED JULY 23, 1881.
- R2 - CARAVELLE ADDITION, BOOK "E", PAGE 171, INSTRUMENT #650850, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R3 - PRAIRIE SPRINGS, BOOK "T", PAGE 166, INSTRUMENT #1602594, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R4 - RECORD OF SURVEY, BOOK 8, PAGE 13, INSTRUMENT #1156608, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R5 - RECORD OF SURVEY, BOOK 21, PAGE 241, INSTRUMENT #1723626, RECORDS OF KOOTENAI COUNTY, IDAHO.
- R6 - RECORD OF SURVEY, BOOK 32, PAGE 769, INSTRUMENT #2961928000, RECORDS OF KOOTENAI COUNTY, IDAHO.
- D1 - WARRANTY DEED, INSTRUMENT #2942707000, RECORDS OF KOOTENAI COUNTY, IDAHO.

Digitally signed by
Joshua A. Bagley
Date: 2025.09.12
12:02:06 -07'00'



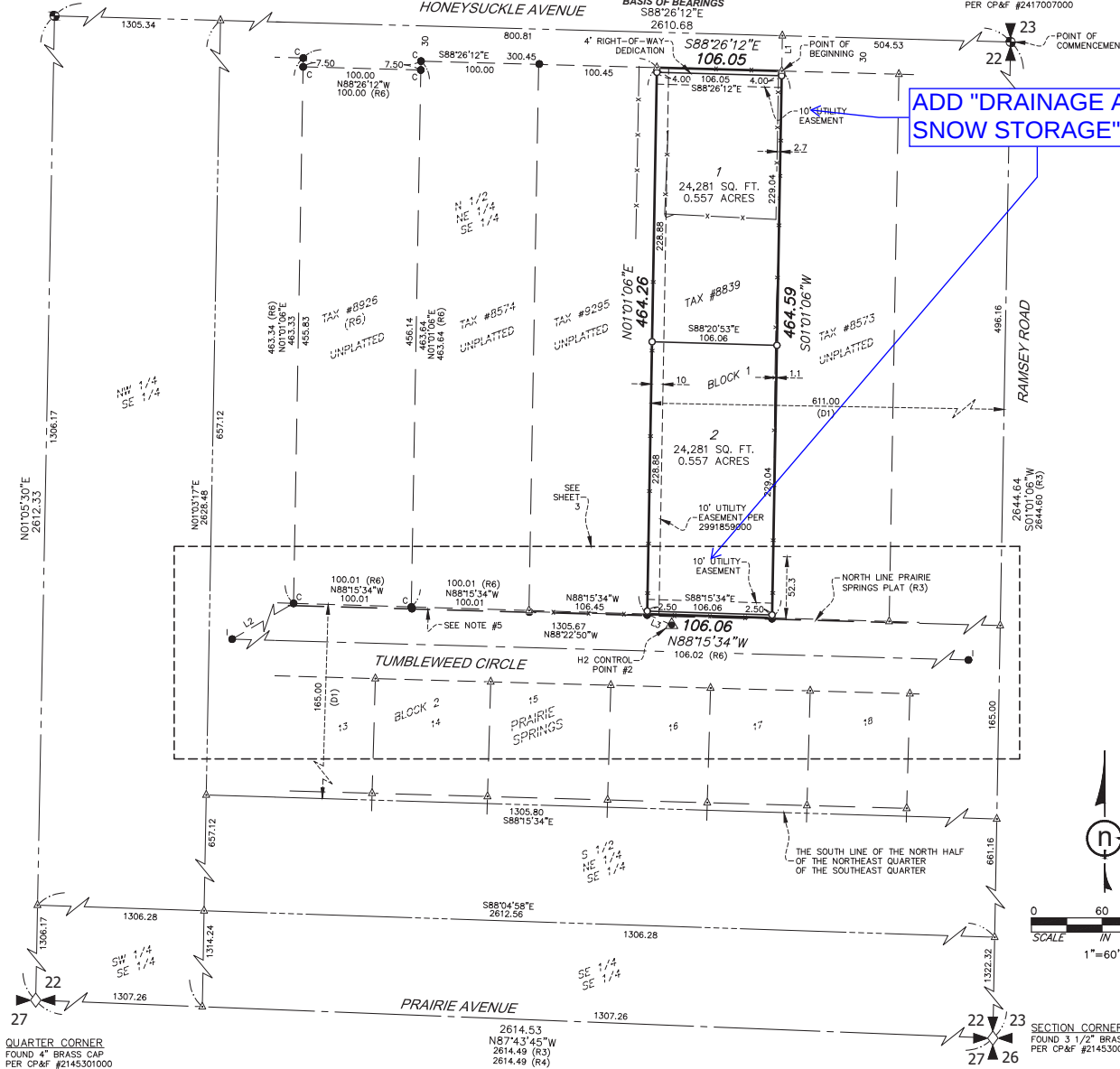
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DATE: SEPTEMBER, 2025
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SHEET 2 OF 3

CENTER QUARTER
FOUND 2" ALUMINUM CAP
PER CP&F #2414817000

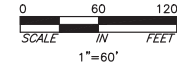
QUARTER CORNER
FOUND 2" ALUMINUM CAP
PER CP&F #2417007000



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TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

BOOK _____, PAGE _____
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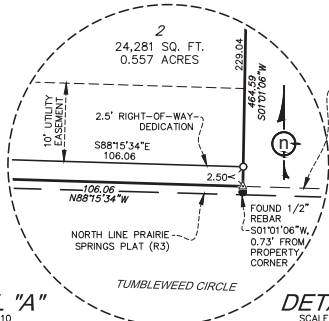
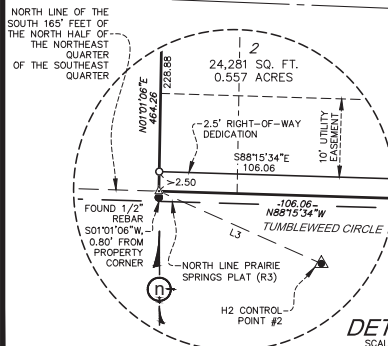
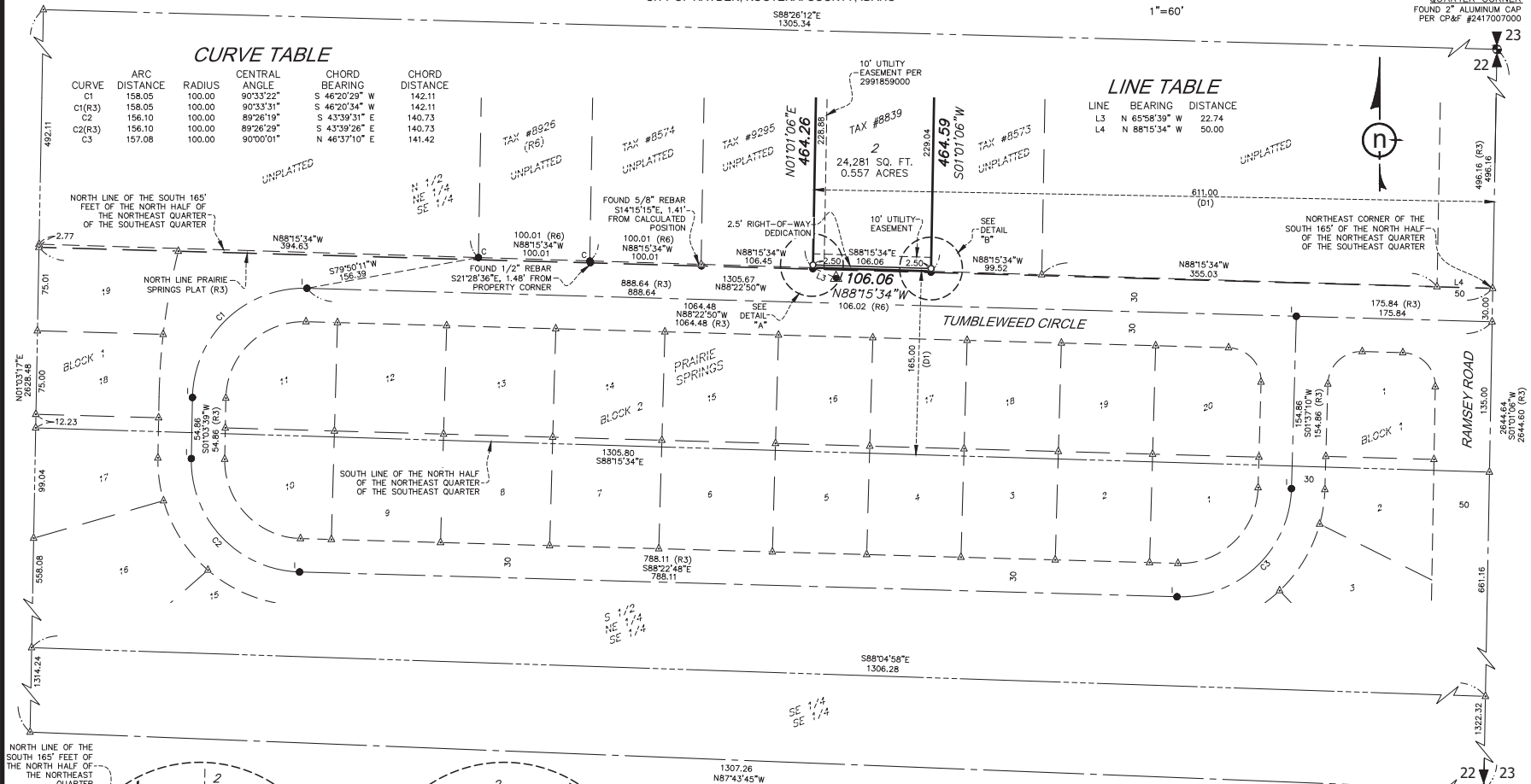
QUARTER CORNER
FOUND 2" ALUMINUM CAP
PER CP&F #2417007000

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	158.05	100.00	90°33'22"	S 46°20'29" W	142.11
C1(R3)	158.05	100.00	90°33'31"	S 46°20'34" W	142.11
C2	156.10	100.00	89°26'19"	S 43°39'31" E	140.73
C2(R3)	156.10	100.00	89°26'29"	S 43°39'26" E	140.73
C3	157.08	100.00	90°00'01"	N 46°37'10" E	141.42

LINE TABLE

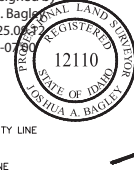
LINE	BEARING	DISTANCE
L3	N 65°58'39" W	22.74
L4	N 88°15'34" W	50.00



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Digitally signed by
Joshua A. Bagley
Date: 2025.09.22
14:46:25 -0700



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