

Resolution- 2020-72

AUTHORIZATION FOR FULL RELEASE OF SURETY

WHEREAS, the **Bonner County Board of Commissioners and Langley Properties, LLC.**, hereafter referred to as **Applicant** entered into a surety agreement on October 23, 2018, in the amount of **\$3,660.00** for completion of the survey monuments for the plat of Merle's Estates, File #S1888-17; and

WHEREAS, the above survey monuments have been set by the Surveyor, Glahe and Associates with regard to certain real property described, as follows:

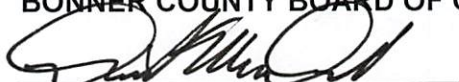
THAT PROPERTY DEPICTED ON THE PLAT OF MERLE'S ESTATES, AS RECORDED IN BOOK 13 OF PLATS, PAGE 56, RECORDS OF BONNER COUNTY, IDAHO.

WHEREAS, a surety in the said amount was posted in the form of a **cashier's check** for the specified improvements; and


WHEREAS, Glahe and Associates certified in a letter dated February 11, 2020, that the survey monuments for the subdivision have been set pursuant to the conditions of approval for the subdivision.

NOW, THEREFORE, the Bonner County Board of Commissioners hereby accepts the survey monuments as complete subject to the terms of the surety agreement, File #S1888-17, and hereby authorizes the release of the full surety or **\$3,660.00** in compliance with Idaho Code 50-1332. Acknowledging the State Code and the fact the applicant could have placed the bond directly with the Treasurer and avoided the surety process, the Board of Commissioners hereby further authorizes the Bonner County Treasurer to release as soon as practical, allowing sufficient time for processing, said **\$3,660.00** of the surety specified herein and to release the applicant from the original surety bond.

BONNER COUNTY BOARD OF COMMISSIONERS:



Dan McDonald, Chairman


Jeff Connolly, Commissioner


Steve Bradshaw, Commissioner

ATTEST: Michael Rosedale, Clerk


By Deputy Clerk


Date

Legal

Date



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

September 28, 2020

Memorandum

To: Board of County Commissioners

From: Milton Ollerton, Bonner County Planning Director

Re: Partial Surety Bond Release, Merle's Estates, File #S1888-17

Merle's Estates is a 14 lot subdivision located in the Priest Lake area between Dickensheet and Eastriver Road. The final plat was approved with the placement of the surety on October 23, 2018. The survey monument surety was for the cost, plus 50%, of installing the survey monuments as required by the State Code in the amount of \$3,660.

This resolution releases 100 percent of the cash surety for the improvements required for the survey monuments for the Merles Estates subdivision. Glahe and Associates certified in a letter dated February 11, 2020, that the monuments have been set and the survey work is complete.

The resolution and letter of completion and review are attached.

Legal Review: _____

Distribution: Milton Ollerton/Jeannie Welter/Cheryl Piehl

(Recommendation)

Staff recommends the Board approve the resolution releasing 100% of the cash surety due for the completion of the survey monuments for Merles Estates, File S1888-17.

Based on the information before us, I move to approve Resolution Number 2020-72 releasing 100% of the Cash Surety for survey monuments from Langley Properties LLC. for Merles Estates File #S1888-17.

Recommendation Acceptance: ☒ Yes ☐ No  Date: 10/6/20
Commissioner Dan McDonald, Chairman



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Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov

October 16, 2018

Memorandum

To: Board of County Commissioners

From: Milton Ollerton, Bonner County Planning Director

Re: Final plat and surety agreement, Merle's Estates File #S1888-17

Merle's Estates is a 14 lot subdivision located in the Priest Lake area between Dickensheet and Eastriver Road. The Board approved the preliminary plat for Merle's Estates on December 13, 2017.

As the property fronts both County maintained roads, there are no road improvements required other than each lot receiving an encroachment permit and address. The property is served by individual well and sewer provided by the Coolin Sewer District. Merle's Estates has provided a surety in behalf of the connections and upgrades to the Coolin Sewer District that will encompass this subdivision. The final cost of setting the pins is also included in the surety.

The bond was reviewed by JUB Engineers and indicate that, based on their experience, they felt the construction costs were a little low. JUB gave no indication on what the costs should be. The developer has provided a surety per Bonner County Revised Code of 150% of base costs. The fee includes \$37,000 surety for the sewer improvements and \$3,660 surety for the survey monuments.

The conditions of the preliminary plat approval have been met with the exception of the items listed as part of the surety.

Distribution: Milton Ollerton
Jeannie Welter

(Recommendation)

Staff recommends the Board approve the surety agreement final plat for Merle's Estates File S1888-17.

Suggested motion: I move to approve the surety agreement between Bonner County and Merle's Estates in the amount of \$37,000 and \$3,660 for the completion of the sewer improvements and the placing of the survey monuments and further approve the final plat of Merle's Estates File S1888-17 and authorize the chair to sign the final plat.

Recommendation Acceptance: ☒ Yes ☐ No

Glen Bailey Date: 23 Oct '18
Commissioner Glen Bailey, Chairman

August 13, 2018

Mr. Milton Ollerton
Planning Director
Bonner County
1500 Highway 2, Suite 208
Sandpoint, Idaho 83864

RE: File S1888-7-Merle's Estates

Dear Mr. Ollerton:

In connection with the recording of the final map for the above referenced project, enclosed are the following items:

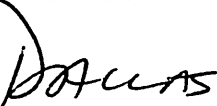
1. Sewer improvement plans prepared by Eric Olson, Professional Engineer, which have been approved by the District Engineer for Coolin Sewer District;
2. Original signed and notarized Security Agreement for Sewer Improvements, along with a signed engineer's estimate and a cashier's check in the amount of \$37,000.00;
3. Original signed and notarized Security Agreement for Survey Monuments, along with a signed surveyor's estimate and a cashier's check in the amount of \$3,660.00;
4. Original signed letter from Coolin-Cavanaugh Bay fire Protection District certifying that the necessary funds for water supply improvements have been deposited.

The final map will be delivered to you by the project surveyor, Glahe & Associates, so that the necessary official signatures may be obtained prior to recording.

Please have the final approval of these items placed on the next available agenda with the County Commissioners.

Please let me know if anything else is needed.

Very truly yours,



Dallas Gray
208-443-2458/208-610-6634
DallasinCoolin@gmail.com

SURETY AGREEMENT

THIS AGREEMENT made and entered into this ___ day of August, 2018, by and between Langley Properties, LLC, hereinafter referred to as "Applicant," and the Bonner County Commissioners, hereinafter referred to as "County."

WHEREAS, the Applicant is required to post security for the construction or installation of the following improvements by applicable ordinances of Bonner County and the laws of the State of Idaho, to wit:

IMPROVEMENTS REQUIRED BY PRELIMINARY PLAT CONDITIONS:
Installation of final monuments for all lots.

TO CONFIRM THE PROPOSED SURETY OF \$3,660.00 (150% OF THE PROJECT SURVEYORS' ESTIMATED COSTS FOR COMPLETION OF SAID IMPROVEMENTS), REFER TO THE ATTACHED MEMORANDUM DATED March 12, 2018 FROM GLAHE & ASSOCIATES, PROJECT SURVEYOR, ESTIMATING THE COST OF COMPLETING THE INSTALLATION OF FINAL MONUMENTS.

WHEREAS, the above described improvements are to be constructed by the Applicant with regard to certain real property described, as follows:

THAT PROPERTY DEPICTED ON PRELIMINARY PLAT OF MERLE'S ESTATES (File S1888-17) ON FILE IN THE BONNER COUNTY PLANNING DEPARTMENT.

WITNESSETH:

That the Applicant covenants and agrees to post security for construction of the above described improvements and the County agrees to accept said security, each in accordance with the terms and conditions of this Agreement.

That the Applicant, simultaneously with the execution of this Agreement, deposits with the County the attached cash deposit equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one (1) year of the first acceptance of the completed work by the Board, hereinafter referred to as "Surety," as security for complete performance and construction of the above described improvements upon the following

terms and conditions:

1. That the Applicant shall complete construction of said improvements on or before AUGUST 1, 2020, or said amount shall be due and payable to the County, and said Surety may be drawn by the County to the full amount thereof.

2. That said Surety shall be made in the name of the "Bonner County Commissioners", authorizing the Chair to sign for the release or modification thereof, and said Surety shall be held by the Bonner County Treasurer.

3. That in the event the Applicant fails or refuses to complete said improvements on or before the date set forth in paragraph Number 1 herein, the County shall have the right to cash or make demand for, and receive payment of, said Surety, and apply the proceeds thereof to the construction of said improvements.

4. In case of default by the Applicant, if the total cost of constructing said improvements is less than the amount of the Surety, the difference between the actual cost of constructing said improvements and the amount of the Surety shall be paid to the Applicant. However, if the cost of installing said improvements is greater than the amount of the Surety, the Applicant agrees to reimburse and hold harmless the County for any and all additional costs incurred by the County installing and constructing said improvements.

5. That in the event the Applicant completes construction of said improvements on or before the date set forth in paragraph Number 1 herein, the Bonner County Treasurer shall release to the Applicant the Surety one (1) year after first acceptance of the completed work by the Board upon receiving notice by the Bonner County Planning Department, pursuant to and under the direction of the County Commissioners, that said improvements have been installed according to applicable specifications and that the same have been inspected and approved by Bonner County or Coolin Sewer District.

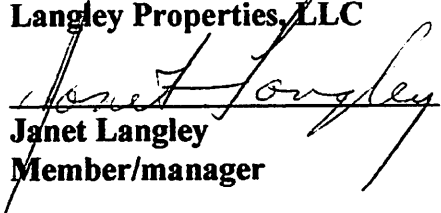
6. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the Board may be reduced by the Board by one-half (½) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the Planning Director for a single extension of the surety agreement for a period up to two (2) years. As a condition of granting an extension, the County may

obtain a revised estimate at the applicant's expense to determine if the original amount of the surety as identified herein is sufficient to cover the cost of the improvements, construction or reconstruction. The Board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the Board prior to the expiration date of the surety agreement.

IN WITNESS WHEREOF, the parties hereto have signed this document the date and year first written above.

APPLICANT:

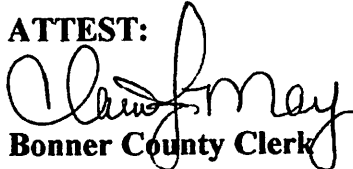
Langley Properties, LLC


Janet Langley
Member/manager

BONNER COUNTY:


Glen Bailey, Chair
Bonner County Commissioners

ATTEST:

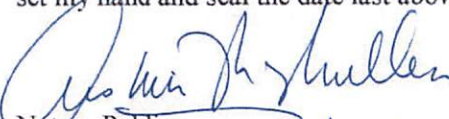

Bonner County Clerk

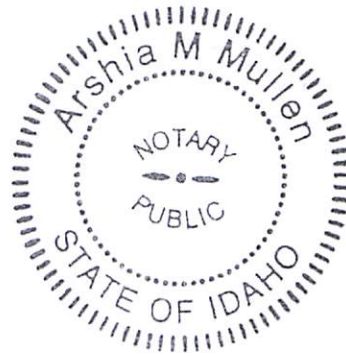
Notary Acknowledgment for landowner(s) signature:

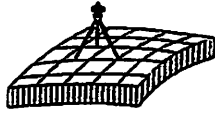
STATE OF Idaho

COUNTY OF Kootenai :SS

On this 6th day of August in the year 2018 before me, a Notary Public in and for said State, personally appeared, Janet Langley known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, I have hereunto set my hand and seal the date last above written.


Notary Public
Residing at Coeur d'Alene, ID
My commission expires:
May 29, 2019





GLAHE & ASSOCIATES, Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glaheinc.com

3/12/18

To: Dallas Gray
Re: Merle's Estates Subdivision Monumentation

Dallas,

I estimate the cost for setting the final monuments for Merle's Estates to be \$2,440.

Thank you,

A handwritten signature in black ink, appearing to read "Tyson L.A. Glahe". The signature is written in a cursive, flowing style with some loops and flourishes.

Tyson L.A. Glahe, PLS

SURETY AGREEMENT

THIS AGREEMENT made and entered into this ___ day of August, 2018, by and between Langley Properties, LLC, hereinafter referred to as "Applicant," and the Bonner County Commissioners, hereinafter referred to as "County."

WHEREAS, the Applicant is required to post security for the construction or installation of the following improvements by applicable ordinances of Bonner County and the laws of the State of Idaho, to wit:

IMPROVEMENTS REQUIRED BY PRELIMINARY PLAT CONDITIONS:
Construction of sewer service facilities.

TO CONFIRM THE PROPOSED SURETY OF \$37,000.00 (150% OF THE PROJECT ENGINEERS' ESTIMATED COSTS FOR COMPLETION OF SAID IMPROVEMENTS), REFER TO THE ATTACHED MEMORANDUM DATED JULY 11, 2018 FROM OLSON ENGINEERING, PROJECT ENGINEER, ESTIMATING THE COST OF COMPLETING THE SEWER IMPROVEMENTS.

WHEREAS, the above described improvements are to be constructed by the Applicant with regard to certain real property described, as follows:

THAT PROPERTY DEPICTED ON PRELIMINARY PLAT OF MERLE'S ESTATES (File S1888-17) ON FILE IN THE BONNER COUNTY PLANNING DEPARTMENT.

WITNESSETH:

That the Applicant covenants and agrees to post security for construction of the above described improvements and the County agrees to accept said security, each in accordance with the terms and conditions of this Agreement.

That the Applicant, simultaneously with the execution of this Agreement, deposits with the County the attached cash deposit equivalent to one hundred fifty percent (150%) of the project engineer's estimated cost of construction of the improvements for the purpose of guaranteeing completion of the work and repair of any defects in improvements which occur within one (1) year of the first acceptance of the completed work by the Board, hereinafter referred to as "Surety," as security for complete performance and construction of the above described improvements upon the following terms and conditions:

1. That the Applicant shall complete construction of said improvements on or before **AUGUST 1, 2020**, or said amount shall be due and payable to the County, and said Surety may be drawn by the County to the full amount thereof.

2. That said Surety shall be made in the name of the "Bonner County Commissioners", authorizing the Chair to sign for the release or modification thereof, and said Surety shall be held by the Bonner County Treasurer.

3. That in the event the Applicant fails or refuses to complete said improvements on or before the date set forth in paragraph Number 1 herein, the County shall have the right to cash or make demand for, and receive payment of, said Surety, and apply the proceeds thereof to the construction of said improvements.

4. In case of default by the Applicant, if the total cost of constructing said improvements is less than the amount of the Surety, the difference between the actual cost of constructing said improvements and the amount of the Surety shall be paid to the Applicant. However, if the cost of installing said improvements is greater than the amount of the Surety, the Applicant agrees to reimburse and hold harmless the County for any and all additional costs incurred by the County installing and constructing said improvements.

5. That in the event the Applicant completes construction of said improvements on or before the date set forth in paragraph Number 1 herein, the Bonner County Treasurer shall release to the Applicant the Surety one (1) year after first acceptance of the completed work by the Board upon receiving notice by the Bonner County Planning Department, pursuant to and under the direction of the County Commissioners, that said improvements have been installed according to applicable specifications and that the same have been inspected and approved by Bonner County or Coolin Sewer District.

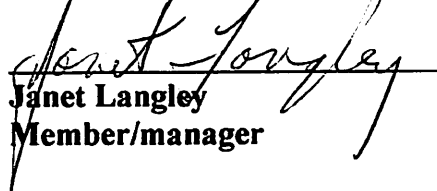
6. Sureties guaranteeing the work and repair of any defects in improvements which occur within one year after first acceptance of the completed work by the Board may be reduced by the Board by one-half ($\frac{1}{2}$) for that one year. The surety agreement shall be valid for a period not to exceed two (2) calendar years from the date of approval. At any time prior to the expiration date of the surety agreement, the subdivider may make a written request to the Planning Director for a single extension of the surety agreement for a period up to two (2) years. As a condition of granting an extension, the County may obtain a revised estimate at the applicant's expense to determine if the original amount of

the surety as identified herein is sufficient to cover the cost of the improvements, construction or reconstruction. The Board may consider such request for extension at any regular business meeting. The extension request must be approved or denied by the Board prior to the expiration date of the surety agreement.

IN WITNESS WHEREOF, the parties hereto have signed this document the date and year first written above.

APPLICANT:

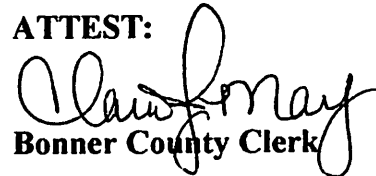
Langley Properties, LLC


Janet Langley
Member/manager

BONNER COUNTY:


Glen Bailey, Chair
Bonner County Commissioners

ATTEST:


Bonner County Clerk

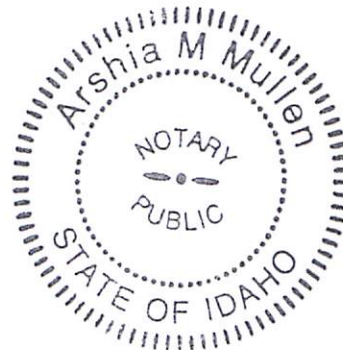
Notary Acknowledgment for landowner(s) signature:

STATE OF Idaho
COUNTY OF Lootenai :SS

On this 6th day of August in the year 20 18 before me, a Notary Public in and for said State, personally appeared, Janet Langley known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same, I have hereunto set my hand and seal the date last above written.

Arshia M. Mullen
Notary Public
Residing at Coeur d'Alene, ID
My commission expires:

May 29, 2019



Engineer's Cost Estimate
Sanitary Sewer Improvements - Merle's Estates



Date: 7/11/2018

Item	Description	Quantity	Unit	Unit Price	Total Price
1	Mobilization	1	LS	\$ 2,000.00	\$ 2,000.00
2	Clearing	1	LS	\$ 5,400.00	\$ 5,400.00
3	3" Pressure Sewer	1236	LF	\$ 10.00	\$ 12,360.00
4	3x3 Connection & Valve	1	LS	\$ 800.00	\$ 800.00
5	Pressure Sewer Cleanout	1	EA	\$ 200.00	\$ 200.00
6	Service Connections	13	EA	\$ 300.00	\$ 3,900.00

Total Cost Estimate

\$ 24,660.00



**COOLIN-CAVANAUGH BAY FIRE
PROTECTION DISTRICT**

P. O. Box 6
Coolin, Idaho 83821

August 9, 2018

**Mr. Milton Ollerton
Planning Director
Bonner County
1500 Highway 2, Suite 208
Sandpoint, Idaho 83864**

RE: File S1888-17 – Merle's Estates

Dear Mr. Ollerton:

This is to confirm and certify that Janet Langley of Langley Properties, LLC has deposited with Coolin-Cavanaugh Bay Fire Protection District the sum of fifteen thousand dollars which will be used by the District for increasing the water supply within the District for fire suppression purposes. The District has several sites under consideration for the construction of an underground cement cistern. The final selected location will be based upon criteria that will benefit the most fire-prone area of the District.

Please accept this letter as full satisfaction of condition B-5 (d) of the site-specific plat conditions for the above referenced project.

If you have any questions or need additional information, please contact me at 208-789-3326.

Sincerely,

A handwritten signature in black ink, appearing to read "Peggy Smith", written in a cursive style.

**Peggy Smith
Chief**

MERLE'S ESTATES PRESSURE SEWER PLANS

LYING IN A PORTION OF
SECTION 15, TOWNSHIP 59 NORTH, RANGE 4 WEST
BOISE MERIDIAN, BONNER COUNTY, IDAHO

FOR DEDICATION TO THE COOLIN SEWER DISTRICT

SHEET INDEX

- | | |
|---|---------------|
| 1 | COVER SHEET |
| 2 | SEWER PLAN |
| 3 | SEWER PROFILE |
| 4 | DETAILS |

VERTICAL DATUM

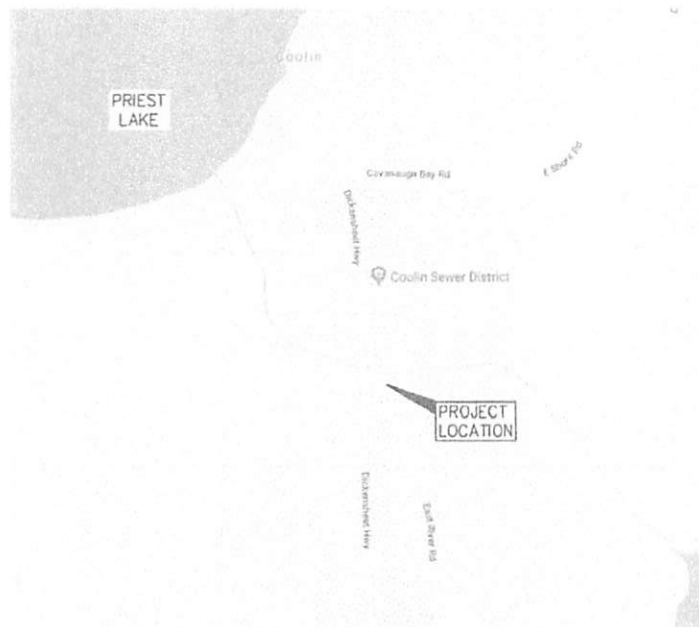
ALL ELEVATIONS SHOWN HEREON ARE BASED
ON THE NAVD 1988 ELEVATION DATUM.

MONUMENT SEARCH NOTE IC 55-1613

AVAILABLE RECORDS AND FIELD RESEARCH HAS BEEN
CONDUCTED TO LOCATE EXISTING PROPERTY CORNERS
ASSOCIATED WITH THE SUBJECT PROJECT. ALL EXISTING
MONUMENTS ARE IDENTIFIED WITHIN THE PLANS, AND THEIR
LOCATIONS SHALL BE VERIFIED PRIOR TO AND AT THE
COMPLETION OF CONSTRUCTION PER IDAHO CODE 55-1613.
EXISTING MONUMENTS SHALL BE PRESERVED AND
PROTECTED THROUGHOUT THE COURSE OF CONSTRUCTION.



Know what's below.
Call before you dig.



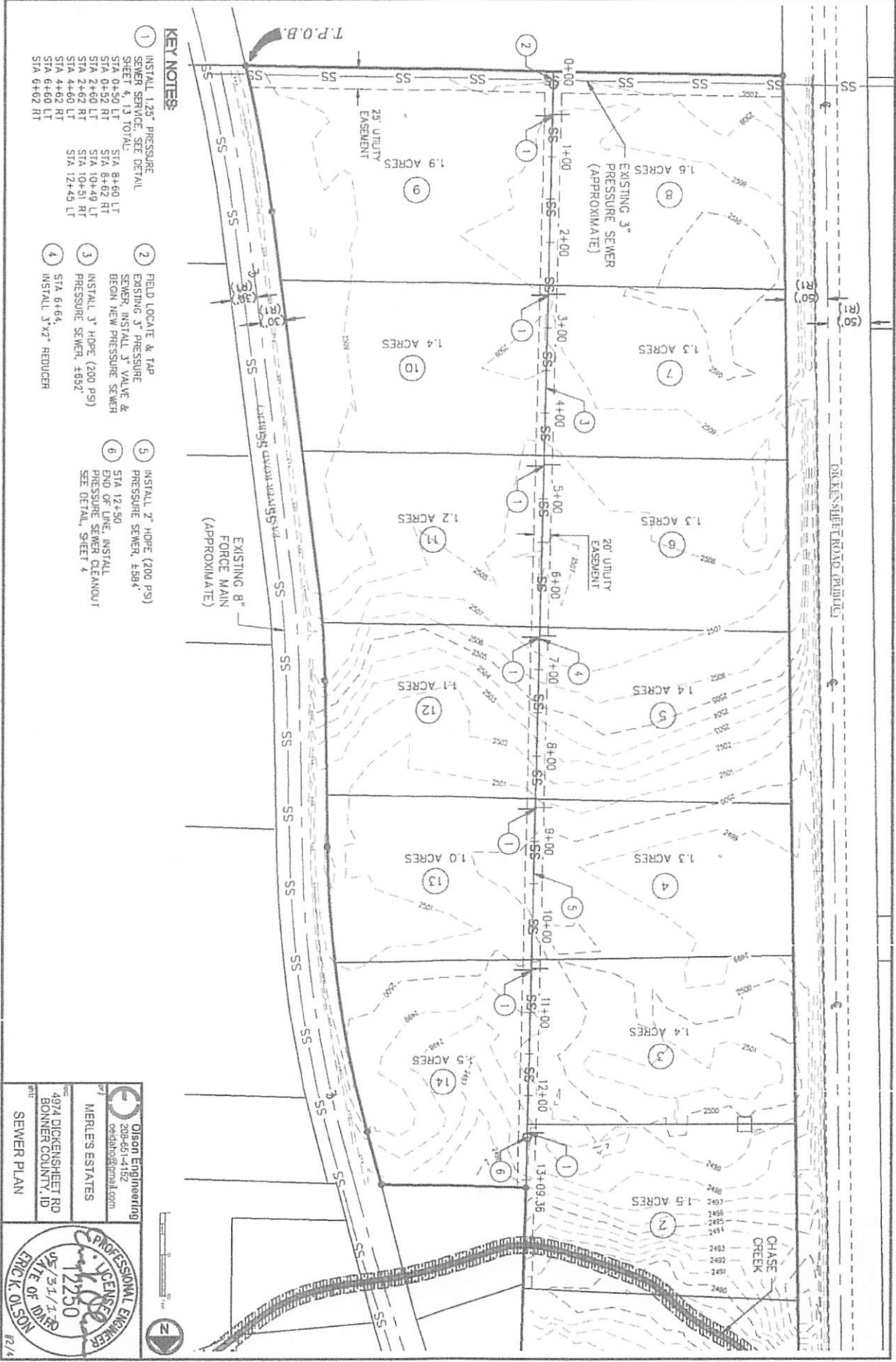
VICINITY MAP

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION", (ISPMC) CURRENT EDITION.
2. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
3. ALL SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND COMPLIED WITH AS SET FORTH BY OSHA.
4. EXISTING UTILITIES SHALL BE LOCATED BY CONTACTING 'CALL BEFORE YOU DIG' AT 811, AT LEAST 48 HOURS PRIOR TO STARTING ANY EXCAVATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES PRIOR TO STARTING WORK NEAR ANY FACILITIES, AND SHALL COORDINATE THEIR WORK WITH COMPANY REPRESENTATIVES.
5. THE CONTRACTOR SHALL NOTIFY THE COOLIN SEWER DISTRICT AT 208-443-2034 AT LEAST 48 HOURS PRIOR TO STARTING WORK.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO STARTING WORK.
7. AN APPROVED SET OF IMPROVEMENT PLANS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN THE PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE, AND USEABLE CONDITION.

Olson Engineering 208-651-4152 owidaho@gmail.com	
PROJECT: MERLE'S ESTATES	
LOCATION: 4974 DICKENSHEET RD BONNER COUNTY, ID	
SHEET: COVER SHEET	





- KEY NOTES:**
1. INSTALL 1.25" PRESSURE SEWER SERVICE, SEE DETAIL SHEET 4, 13 TOTAL:
 STA 0+50 LT
 STA 0+52 RT
 STA 2+60 LT
 STA 2+62 RT
 STA 4+60 LT
 STA 4+62 RT
 STA 6+60 LT
 STA 6+62 RT
 2. FIELD LOCATE & TAP EXISTING 3" PRESSURE SEWER, INSTALL 3" VALVE & BEGIN NEW PRESSURE SEWER
 3. INSTALL 3" HOPE (200 PS) PRESSURE SEWER, ±052'
 4. INSTALL 3"x2" REDUCER STA 6+64,
 5. INSTALL 2" HOPE (200 PS) PRESSURE SEWER, ±594'
 6. STA 12+50, END OF LINE, INSTALL PRESSURE SEWER CLEANOUT SEE DETAIL, SHEET 4

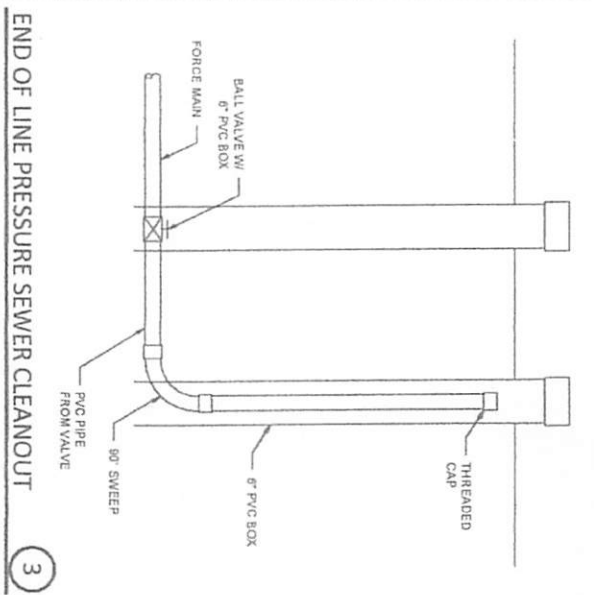
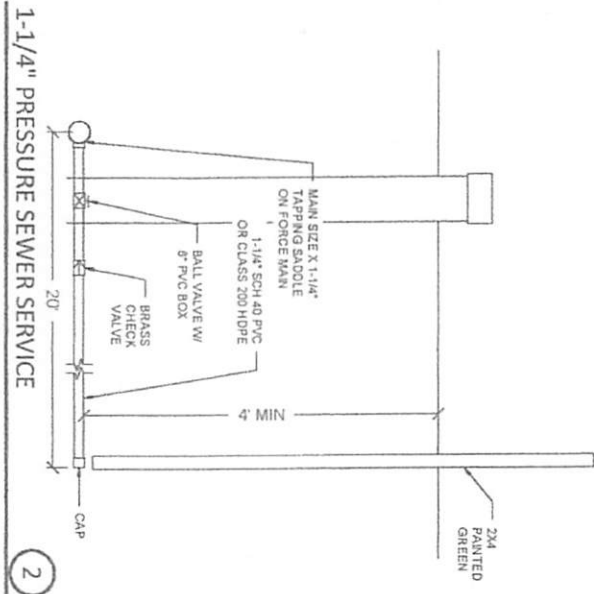
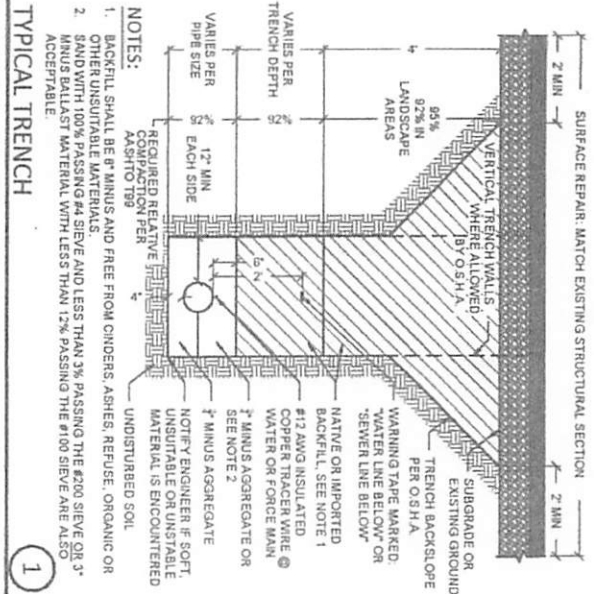
Olson Engineering
 208-651-4152
 oedesign@gmail.com

MERLES ESTATES

4974 DICKENSHEET RD
 BONNER COUNTY, ID

SEWER PLAN

PROFESSIONAL ENGINEER
 1705
 12250
 STATE OF IDAHO
 FRICK, OLSON
 #214



Olson Engineering
208-651-4152
olseeng@gmail.com

PROFESSIONAL ENGINEER
STATE OF INDIANA
12250
EMICK, OLSON
8/1/14

COVER SHEET

4974 DICKENSHEET RD
BONNER COUNTY, ID

4974 DICKENSHEET RD
BONNER COUNTY, ID

Procedures Title 12, Chapter 6

Surety agreements

Processed under BCRC Section 12-644(c) and Idaho Code 50-1331 et seq.

☐ Applicant provides to the Planning Department the required surety administration fee and estimate of work to be completed, stamped and signed by an Idaho-licensed engineer for all infrastructure and other engineering related work or by an Idaho-licensed surveyor for any interior monument work. The estimate must provide sufficient detail regarding remaining work to allow a thorough review, such as number of monuments to be set, length of road and surfacing requirements, estimated materials needed, etc.

☒ The applicant advises the Planning Department of the type of surety to be proposed. The surety is not required to be provided at this time.

☐ The Planning Department forwards to the county engineer, county surveyor or county contract engineer the estimate and any plans necessary for a complete review. The applicant should budget sufficient time to allow for the review. (A minimum of one week is recommended.)

☐ After the county engineer or surveyor has reviewed the estimate, the applicant is advised of the determination. If an amendment to the estimate is requested, the applicant's design professional shall submit to the Planning Department a revised, stamped and signed estimate.

☐ When the estimate review is complete, the applicant shall review the form of surety with the County Treasurer. Then the applicant shall obtain the surety as specified in BCRC 12-644(c) (i.e., cash deposit, certificate of deposit, corporate surety bond or letter of credit.) The surety shall be in the amount of 150% of the engineer's estimate costs for completion for all improvements other than survey work. For interior monument sets, the surety shall be in the form of either a bond, certificate of deposit or cash deposit for 120% of the surveyor's estimate to complete the work (Idaho Code 50-1332).

☐ The Planning Department prepares the surety agreement, using the form approved by county civil counsel and the county Treasurer. The forms shall be provided to the applicant for signatures and notary acknowledgments.

*Approved
8/15/18 AMO*

Sent to
Cheryl 9/10/18

☒ The surety and a copy of the surety agreement shall be provided to the Treasurer for review, allowing sufficient time for review. (A minimum of one week is recommended.) The Treasurer or County Civil Counsel has the right to reject any form of surety they determine to be unacceptable. The signed surety agreement and a copy of the surety (bond, letter of credit, etc.) shall be delivered to the Planning Department.

☐ The plat and surety agreements shall be considered consecutively by the Board. The items shall be scheduled to the Board when the final plat has been reviewed and is ready for the Board, the surety agreement has been signed by the applicant and the surety has been delivered to the Treasurer.

☐ The Treasurer shall retain the original surety agreement and surety. The Planning Department shall file copies of each with the project.

☐ To obtain a release of the surety, the applicant shall provide to the Planning Department a signed and stamped statement from the project engineer or surveyor certifying work covered by the surety is complete. The applicant shall also provide letters of approval for the improvements from any agencies required to provide sign-offs as part of conditions of approval. (e.g., Bonner County Public Works, the fire district, etc.)

☐ Once the Planning Department has confirmed the work has been completed as required by the terms of the surety agreement, staff shall prepare a partial release using the form approved by the Treasurer and Planning Director. The item shall be scheduled to the next available Board business meeting for review and approval.

☐ A copy of the release shall be provided by the Planning Department to the Treasurer and landowner following the Board's approval.

☐ If the partial release allows for a replacement surety to be filed by the Treasurer, the landowner shall file the replacement surety using a form authorized by the Treasurer and BCRC 12-644(c) prior to the release of any sureties.

See attached sample forms of surety.

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0006759

11-24

Office AU #

1210(8)

CASHIER'S CHECK

0675902571

Remitter: JANET LANGLEY

Operator I.D.: u650199

u075968

PAY TO THE ORDER OF ***BONNER COUNTY TREASURER***

August 06, 2018

Three thousand six hundred sixty dollars and no cents

\$3,660.00

Payee Address:

Memo:

PROJECT SURVEYOR'S ESTIMATED COST

WELLS FARGO BANK, N.A.

204 W HAYDEN AVE

HAYDEN LAKE, ID 83835

FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 3,660.00

Richard Levy
CONTROLLER

⑈0675902571⑈ ⑆121000248⑆4861 511574⑈

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0006759

11-24

Office AU #

1210(8)

CASHIER'S CHECK

0675902353

Remitter: JANET LANGLEY

Operator I.D.: u650199

u075968

PAY TO THE ORDER OF ***BONNER COUNTY TREASURER***

August 06, 2018

Thirty-seven thousand dollars and no cents

\$37,000.00

Payee Address:

Memo:

PROJECT ENGINEERS' ESTIMATED COST

WELLS FARGO BANK, N.A.

204 W HAYDEN AVE

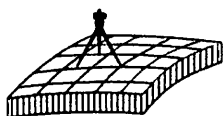
HAYDEN LAKE, ID 83835

FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 37,000.00

Joshua H. Stuller
AUTHORIZED SIGNATURE

⑈0675902353⑈ ⑆121000248⑆4861 511582⑈



GLAHE & ASSOCIATES, Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
Website: glaheinc.com

February 11, 2020

File #S1888-17, Preliminary Plat-Merles Acres

To whom it may concern,

This letter is to serve as formal notice that the monuments (lot corners) at the above-mentioned plat have been set and the invoicing for the survey work is complete and paid.

Please contact me with any questions.

Thank you,

Tyson L.A. Glahe, PLS

Digitally signed by Tyson L.A. Glahe, PLS
Date: 2020.02.11 14:16:48 -08'00'

Tyson L.A. Glahe