



# NOTICE OF ADMINISTRATIVE PLAT REVIEW

I hereby certify that a true and correct copy of this "Notice of Administrative Plat Review" was digitally transmitted or mailed (postage prepaid) on this **14<sup>th</sup>** day of **April 2026**.

A handwritten signature in black ink that reads "Maya Johnson".

Maya Johnson, Administrative Assistant III

This notice was mailed to political subdivisions, property owners within 300 feet of the subject property, and the media on **Tuesday, April 14, 2026**.

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**File SS0006-26 – Short Subdivision – Baggs & Hamlin:** Request for a short subdivision to divide one 20-acre parcel into two 5-acre lots, and one 10-acre lot. The properties are zoned Suburban. The project is located off Wood View Road and South View Lane in Sandpoint. The project is located in Sections 18 & 19, Township 57 North, Range 2 West, Boise-Meridian.

To review this application, go to the Planning Department web site at [bonnercountyid.gov/current-projects](http://bonnercountyid.gov/current-projects). If you experience difficulties visiting the project web page, try an alternative browser (Mozilla Firefox or Google Chrome) for access. If you prefer to receive hard copies of the application or have any difficulties reaching this web site, please contact the planning department as soon as possible.

Please review the application relative to your agency's area of expertise and include any recommended conditions of approval and supporting code sections by **May 14, 2026**. If your agency requires any additional information from the applicant, please advise the planning department in writing allowing ample time for applicant response. All comments will be forwarded to the applicant and representatives. If no response is provided, staff will conclude your agency has no objections to the project or recommended conditions.

**If you have no comment or response, you may indicate below and return this form to the Planning Department.**

NO COMMENT \_\_\_\_\_  
Name Date

# BAGGS & HAMLIN

SECTIONS 18 & 19, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## BASIS OF BEARING

THE BASIS OF BEARING IS RECORD OF SURVEY BY PLS 6107, RECORDED AT INSTRUMENT NO. 417848, RECORDS OF BONNER COUNTY, IDAHO

## 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

- RECORD OF SURVEY INSTR. NO. 417848
- PLAT OF HUGHES HEIGHTS, BOOK 6, PAGE 120
- FENWELL PLAT, BOOK 6, PAGE 151

## PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A 3 LOT LAND DIVISION OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 1038108. ADJACENT PLATS, REFERENCED SURVEY AND FIELD TIES WERE HELD FOR PROPERTY BOUNDARIES.

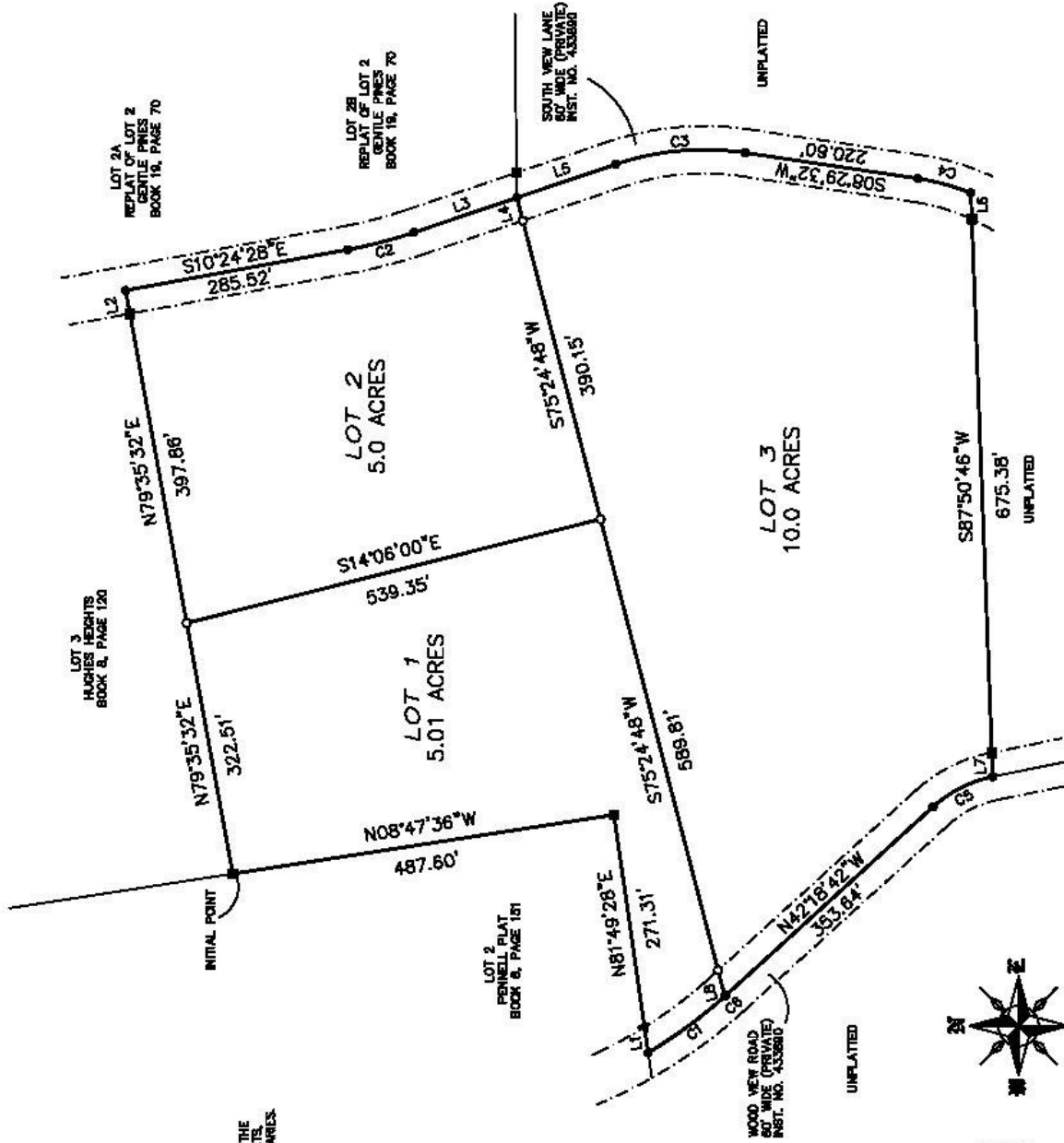
## LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7679, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- ▲ FOUND 3/8" REBAR WITH ILLISIBLE PLASTIC CAP
- ◆ CALCULATED POINT, NOTHING FOUND OR SET

LINE	BEARING	DISTANCE
L1	N81°49'28"E	32.61'
L2	N79°35'32"E	30.00'
L3	S18°40'55"E	137.17'
L4	S75°24'48"W	30.08'
L5	S18°40'55"E	131.79'
L6	S87°50'48"W	33.20'
L7	S87°50'48"W	30.40'
L8	S75°24'48"W	33.89'

## WATER/SEWER NOTE

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	600.02'	120.45'	120.25'	N36°22'03"W	11°30'05"
C2	600.00'	86.87'	86.57'	S14°32'41"E	8°16'28"
C3	350.00'	186.00'	184.43'	S05°05'41"E	27°10'28"
C4	300.00'	69.77'	69.56'	S15°09'00"W	13°18'56"
C5	164.00'	86.08'	85.05'	N26°53'53"W	30°48'31"
C6	600.02'	2.00'	2.00'	N43°12'50"W	0°11'28"



SURVEYOR'S CERTIFICATE  
I, JIM J. PROVOLT, IDAHO LAND SURVEYOR NO. 7679,  
DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE  
AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME  
IN ACCORDANCE WITH THE REQUIREMENTS OF THE  
CONSTITUTION AND LAWS OF THE STATE OF IDAHO, 1979  
AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.

BAGGS & HAMLIN

PROVOLT LAND SURVEYING, INC  
PO, BOX 580, PONDREY, ID, 83852  
(208) 280-1725