



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0201-21	RECEIVED:  December 22, 2021
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Deepwater Estates
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### APPLICANT INFORMATION:

Landowner's name: ABCD Homebuilders LLC		
Mailing address: PO Box 1995		
City: Olympia	State: WA	Zip code: 98507
Telephone: 360-561-2554	Fax:	
E-mail: yesterdayshomebuilders@comcast.net		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Joel L. Andring		
Company name: Glahe & Associates, Inc		
Mailing address: 303 Church St.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: jandring@glaheinc.com		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 22	Township: 56 N	Range: 1 W	Parcel acreage: 1.69 gross / 1.28 net
Parcel # (s): RP56N01W225211A			
Legal description: 22-56N-1W TAX 109 LESS ROW HARBOR MARINA & VILLAGE			
Current zoning: Recreation	Current use: Resort Community (<=2.5 AC)		
What zoning districts border the project site?			

North: Recreation (Rec)	East: Recreation (Rec)
South: Recreation (Rec)	West: Recreation (Rec)
Comprehensive plan designation: Resort Community (<=2.5 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Garfield Bay of Lake Pend Oreille & shoreline property with boat marina access.	
South: Vacant U.S. Government land.	
East: Garfield Bay Rd., Multiple single family platted lots (0.1 - 0.2 ac.). Uses include single family residences & vacant land.	
West: Garfield Bay of Lake Pend Oreille	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:	
In Sagle, at intersection of Hwy 95 and Sagle Rd., head east on Sagle Rd. and proceed 1.3 mi., at Talache Rd, keep left and continue on Sagle Rd. 5.8 mi., take a slight right onto Garfield Rd., proceed 1.0± mi. to destination on right.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> N/A		
<b>This application is for :</b> 4 lots		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 0.428 gross/0.248 net	0.76:1
Lot #2	Proposed acreage: 0.365 gross/0.273 net	0.51:1
Lot #3	Proposed acreage: 0.367 gross/0.314 net	0.86:1
Lot #4	Proposed acreage: 0.527 gross/0.443 net	0.83:1
Remainder	Proposed acreage: N/A	N/A
Describe the land division proposal and resulting acreage: <u>Splitting one parcel into four, with all urban services, in the Rec Zone, requires each lot have at least 12,000 sq ft, which they do in gross. Submerged lands are not counted in determining the maximum density for this plat, since the net area (upland of the artificial ordinary high water mark) is 1.278 ac = 55,670 sq ft. This allows for 4.6 lots. (55,670/12,000) = 4.64</u>		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: Land is currently covered by a flat pad / parking area with shoreline descending toward Garfield Bay.
Water courses (lakes, streams, rivers & other bodies of water): Garfield Bay of Lake Pend Oreille borders the property to the west & north
Springs & wells: <u>No springs. One existing well.</u>

Existing structures (size & use): \_\_\_\_\_  
None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
A few trees are on north and south ends of the property. A flat gravel parking area spans the majority of the property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?  Yes  No Source of information: USF&W wetland mapper

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 1607C0975E eff. 11/18/2009

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACCESS INFORMATION:**

Please check the appropriate boxes:

Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Public Road  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Garfield Bay Road (becoming Hoffman Ave. to the south) borders the property along the east side.  
The travelway is a ~20' wide, gravel road within the 50' wide public right-of-way of Garfield Bay Rd. (Bk. 20, pg. 126 of Misc.), and within the ~40' wide public right-of-way of Hoffman Ave. (Bk. 1 of plats, pg. 181, and Deed of Dedication, Inst. No. 886500).

Combination of Public Road/Private Easement  Existing  Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is public road dedication proposed as part of this minor land division?  
 Yes  No

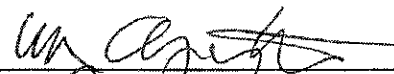
List existing access and utility easements on the subject property.  
333599, 887208


**SERVICES:**

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> Garfield Bay Sewer and Water District. Community sewer system.
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u>
<input type="checkbox"/>	<u>Individual system - List type:</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Community municipal sewer system.	
Will the sanitary restriction be lifted by the Panhandle Health District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u>
<input checked="" type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> Shared well system.
<input type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Private shared well water system to be drilled on site, to deliver sufficient supply for 4 SFD's, with shared ownership and maintenance.	
Which power company will serve the project site? Northern Lights	

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 12-22-21

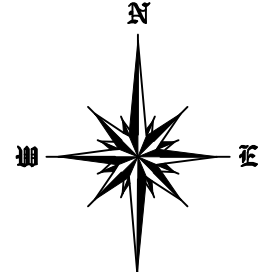
Landowner's signature:  Date: 12-22-21

 12-22-21

 12-22-21

# DEEPWATER ESTATES

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO



CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	63°34'26"	40.00'	44.38'	42.14'	S21°48'47"W
C2	31°02'50"	80.00'	43.35'	42.82'	S05°32'59"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°20'48"W	18.62'	L16	N02°47'41"E	21.87'
L2	S09°58'26"E	3.82'	L17	N03°19'54"E	40.64'
L3	S88°16'08"E	6.98'	L18	N05°27'24"E	53.33'
L4	S19°25'49"W	27.04'	L19	N05°11'35"E	10.18'
L5	S02°50'57"E	24.24'	L20	N05°11'35"E	48.97'
L6	N89°34'34"W	14.06'	L21	N00°45'32"E	34.74'
L7	N89°34'34"W	10.51'	L22	N06°07'22"E	43.84'
L8	N89°34'34"W	10.40'	L23	N05°14'24"E	18.18'
L9	N47°17'40"W	11.38'	L24	N05°14'24"E	26.79'
L10	N64°26'36"W	21.62'	L25	N06°09'02"E	33.55'
L11	N55°22'21"W	19.21'	L26	N01°45'54"E	26.01'
L12	N21°39'19"W	21.19'	L27	N21°06'16"E	27.18'
L13	N07°39'51"E	22.67'	L28	N81°34'52"E	28.78'
L14	N04°07'12"E	38.30'	L29	N83°50'51"E	31.88'
L15	N02°47'41"E	39.48'	L30	N72°58'30"E	39.47'

### RECORD REFERENCES

- DEEDS:**
- (D1) RIGHT-OF-WAY DEED, INST. NO. 34688, DEED BK. 80, PG. 356, 5/25/1950
  - (D2) RIGHT-OF-WAY RESOLUTION, INST. NO. 45834, MISC BK. 20, PG. 126, 5/19/1953
  - (D3) WARRANTY DEED, INST. NO. 265220, 1/26/1983
  - (D4) DEED OF DEDICATION, INST. NO. 886500, 3/15/2016
  - (D5) PUBLIC ACCESS EASEMENT, INST. NO. 887208, 3/16/2016
  - (D6) WARRANTY DEED, INST. NO. 982081, 5/05/2021
- MAPS / REPORTS:**
- (M1) FOURTH GENERAL ADJUSTMENT OF THE PRECISE LEVEL NET IN THE UNITED STATES AND THE RESULTING STANDARD ELEVATIONS, SPECIAL PUB. NO. 18, USC&GS, 1914
  - (M2) BULLETIN 567, RESULTS OF SPIRIT LEVELING IN IDAHO, 1896 TO 1914 INCLUSIVE, USGS, 1915
  - (M3) MAP OF PEND'OREILLE LAKE BY WILLIAM ASHLEY, 1926
  - (M4) USGS TOPO MAP, PRIEST LAKE QUADRANGLE, 1913 EDITION, REPRINTED 1946
  - (M5) PEND OREILLE RIVER AND LAKE HYDROGRAPHS 1912-1950, USACE, JUNE 1952
  - (M6) LAKE PEND OREILLE HOPE GAGE OBSERVATIONS FROM 1929 TO 1952, USGS
  - (M7) LAKE PEND OREILLE CHART 18554, NOAA, 1ST ED. SEPT. 1950, 8TH ED. MAY 2010
  - (M8) BATHYMETRIC MAP OF LAKE PEND OREILLE AND PEND OREILLE RIVER, IDAHO, USGS, 1996
- GLO / BLM:**
- (R1) SUBDIVISION OF T56N R1W BY OSCAR SONNENKALB, CONTRACT NO. 178, 1896
  - (R2) SUPPLEMENTAL PLAT OF SECTION 22, T56N R1W DATED AUG. 7, 1987
- RECORD OF SURVEYS / PLATS:**
- | REF # | SURVEYOR | INST. NO.   | DATE (NOTE)  |
|-------|----------|-------------|--|
| (R3)  | PLS 504  | 81641       | 5/21/1932 (OPAL MCKEE, BK. 1, PG. 168)   |
| (R4)  | PE 154   | 34688 DEEDS | 6/07/1946 (EATON TRACT)  |
| (R5)  | PLS 195  | 21442       | 9/4/1946 (VALHALLA VISTA COTTAGE SITES, BK. 1, PG. 181)                              |
| (R6)  | PLS 661  | N/A         | 6/29/1951 (RESURVEY OPAL MCKEE ETC.)   |
| (R7)  | PLS 661  | N/A         | 11/02/1951 (RESURVEY VALHALLA VISTA COTTAGE SITES & A PORTION OF THE SUBJECT PARCEL) |
| (R8)  | PE 1947  | N/A         | 8/28/1972 (PROJ. NO. 72-12 FOR HERMAN RENFROW)                                       |
| (R9)  | PLS 974  | N/A         | 1/26/1983 (PROJ. NO. 82-058 SITE PLAN FOR HARBOR BROKERAGE)                          |
| (R10) | PLS 974  | 270247      | 5/27/1983  |
| (R11) | PLS 4194 | 288710      | 7/06/1984  |
| (R12) | PLS 4194 | 327984      | 4/25/1986  |
| (R13) | PLS 974  | 332549      | 3/17/1987  |
| (R14) | PLS 4194 | 396690      | 10/16/1991   |
| (R15) | PLS 4194 | 535292      | 11/25/1998   |
| (R16) | PLS 6603 | 535621      | 12/2/1998  |
| (R17) | PLS 6603 | 558611      | 1/20/2000  |
| (R18) | PLS 4194 | 559564      | 2/08/2000  |
| (R19) | PLS 4194 | 572216      | 11/01/2000   |
| (R20) | PLS 4343 | 581352      | 5/14/2001 (USFS GOLD COIN LAND SURVEY)   |
| (R21) | PLS 5713 | 651436      | 6/02/2004  |
| (R22) | PLS 5576 | 683328      | 8/03/2005 (OPAL MCKEE REPLAT, BK. 7, PG. 226)  |

### LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP MARKED PLS 13548, ANDRING
- FOUND 5/8" REBAR AND CAP BY PLS 6603, TOLDNESS
- FOUND 3.25" USFS ALUM CAP/PIPE INTERSECT OF MINERAL SURVEY 3500 WITH GOV'T LOT 3/GOV'T LOT 12 LINE
- FOUND 5/8" REBAR AND CAP BY PLS 4194, MONACO
- FOUND 1/2" REBAR AND CAP BY PLS 974, KIEBERT
- FOUND 5/8" REBAR AND CAP BY PLS 882, BRISTOL
- FOUND 5/8" REBAR AND CAP BY PLS 5576, MEIGS
- CALCULATED POINT, NOTHING SET

### SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE ONE PARCEL INTO FOUR LOTS PURSUANT TO BRCR 12-660 (MINOR LAND DIVISIONS).
- THE NORTH, SOUTH AND EAST BOUNDARIES WERE DETERMINED BY EXISTING MONUMENTS FOUND OF RECORD, TO WHICH TITLE PASSED FROM THE ORIGINAL ORDINARY HIGH WATER MARK, TO THE WEST BOUNDARY IS THE ORIGINAL ORDINARY HIGH WATER MARK, TO WHICH TITLE PASSED FROM THE U.S. GOV'T TO THE ORIGINAL PATENTEE OF GOV'T LOT 3. PRIOR TO THE COMPLETION OF THE ALBENI FALLS DAM IN JUNE 1952, THIS MARK WAS FOUND ALONG A CONTOUR OF 2048 FEET NGVD29 PER (M7) & (M8). ORIGINAL RECORDS (M1-M6) CORROBORATE THIS. THE 2048' CONTOUR (NOW UNDERWATER) WAS LOCATED BY PLS 974 IN A 1982 SURVEY (R9) THAT INCLUDED UNDERWATER TRANSECTS TAKEN PRIOR TO THE PLACEMENT OF FILL. I RELOCATED THIS CONTOUR BY DIGITIZING THE (R9) SITE PLAN AND FITTING IT TO MY SURVEY. THUS THE WEST BOUNDARY OF THIS PLAT IS SHOWN APPROXIMATELY, BUT ACCORDING TO THE BEST AVAILABLE EVIDENCE.
- SEE LEGEND AND RECORD REFERENCES FOR A LIST OF MONUMENTS AND DOCUMENTS THAT WERE USED TO CONTROL BOUNDARIES.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CLOSED-LOOP AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001315073. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°30'26" AT THE NORTHWEST CORNER OF LOT 1A OF THE OPAL MCKEE REPLAT.

### GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- LAKE PEND OREILLE IS CONSIDERED A WETLAND, CLASSIFIED L1UBH, BY THE U.S.F.&W. NATIONAL WETLANDS INVENTORY DATABASE. NO OTHER WETLANDS EXIST ON THE PROPERTY, EITHER OF RECORD OR IN VIEW.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE D PER FEMA PANEL 16017C0975E, EFFECTIVE 11/18/2009.
- THE VACATION OF A PORTION OF GARFIELD BAY ROAD IS PENDING PER BONNER COUNTY FILE # VS0012-21.
- 20' WIDE INGRESS, EGRESS & UTILITIES EASEMENT CREATED TO BENEFIT LOTS 3 & 4.



PLACE RECORDING LABEL HERE

1/4	Section	Township	Range	MONTANA	IDAHO
	22	56 N	1 W	OREGON	WASHINGTON
PROJECT # 21-118 7B ENG - CHARTREY DRAWING NAME: 21-118 CHARTREY MLD					

**DEEPWATER ESTATES**

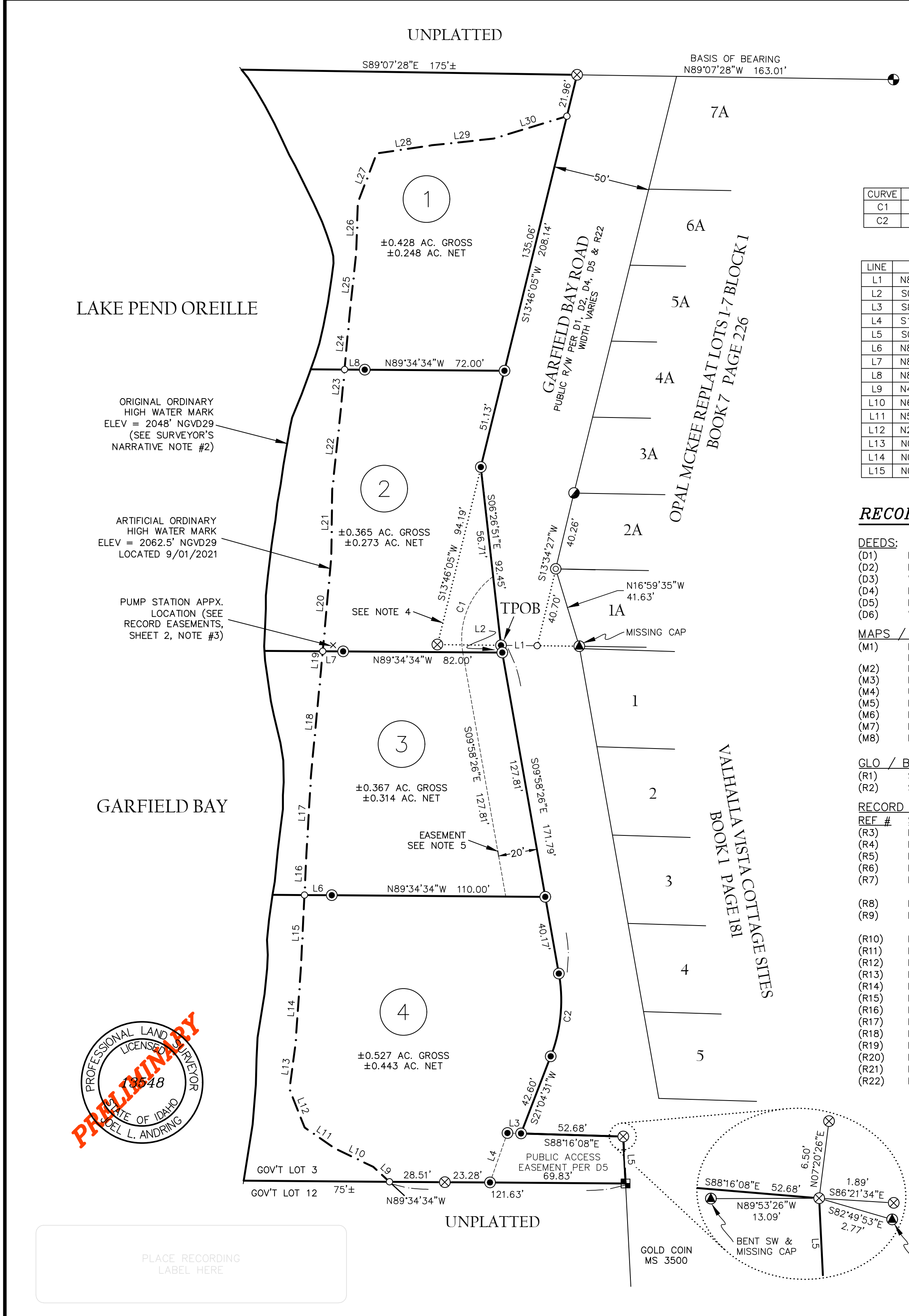
**GLAHE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: 1"=40'

Checked By: JLA  
Date: 12/22/2021

Drawn By: TRP/JLA  
Sheet: 1 of 2



**OWNERS' CERTIFICATE**

KNOWN ALL MEN BY THESE PRESENTS THAT ABCD HOMEBUILDERS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS 'DEEPWATER ESTATES' BEING A PORTION OF GOVERNMENT LOT 3, SECTION 22, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1A OF THE OPAL MCKEE REPLAT LOTS 1 THROUGH 7 BLOCK 1 AND A PORTION OF UNPLATTED LAND IN GOVERNMENT LOT 3, AS RECORDED IN BOOK 7 OF PLATS, PAGE 226, SAID POINT BEING A 5/8" REBAR AND CAP BY PLS 5576; THENCE ALONG THE WEST LINE OF SAID LOT 1A, SOUTH 13'34'27" WEST, 40.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89'20'48" WEST, 18.62 FEET TO THE WESTERLY RIGHT-OF-WAY OF GARFIELD BAY ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING AND MARKED WITH A 5/8" REBAR AND CAP BY PLS 13548; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

- 1. SOUTH 09'58'26" EAST, 171.79 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;
2. 43.35 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET AND A DELTA ANGLE OF 31'02'50" (CHORD SOUTH 05'32'59" WEST, 42.82 FEET) TO A 5/8" REBAR AND CAP BY PLS 13548;
3. SOUTH 21'04'31" WEST, 42.60 FEET TO THE NORTH SIDE OF THAT PUBLIC ACCESS EASEMENT, INST. NO. 887208, SAID POINT MARKED WITH A 5/8" REBAR AND CAP BY PLS 13548;
4. SOUTH 88'16'08" EAST, 52.68 FEET TO THE EAST SIDE OF SAID PUBLIC ACCESS EASEMENT, SAID POINT MARKED WITH A 5/8" REBAR AND CAP BY PLS 4194;
5. SOUTH 02'50'57" EAST, 24.24 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3, SAID POINT MARKED WITH A USFS ALUMINUM PIPE AND CAP BY PLS 4194;
THENCE ALONG SAID SOUTH LINE, NORTH 89'34'34" WEST, 121.63 FEET TO THE ARTIFICIAL ORDINARY HIGH WATER MARK (AOHWM) OF LAKE PEND OREILLE; THENCE ALONG SAID AOHWM THE FOLLOWING NINETEEN (19) COURSES:

- 1. NORTH 47'17'40" WEST, 11.38 FEET; 12. NORTH 06'07'22" EAST, 43.84 FEET;
2. NORTH 64'26'36" WEST, 21.62 FEET; 13. NORTH 05'14'24" EAST, 44.97 FEET;
3. NORTH 55'22'21" WEST, 19.21 FEET; 14. NORTH 06'09'02" EAST, 33.55 FEET;
4. NORTH 21'39'19" WEST, 21.19 FEET; 15. NORTH 01'45'54" EAST, 26.01 FEET;
5. NORTH 07'39'51" EAST, 22.67 FEET; 16. NORTH 21'06'16" EAST, 27.18 FEET;
6. NORTH 04'07'12" EAST, 38.30 FEET; 17. NORTH 81'34'52" EAST, 28.78 FEET;
7. NORTH 02'47'41" EAST, 61.35 FEET; 18. NORTH 83'50'51" EAST, 31.88 FEET;
8. NORTH 03'19'54" EAST, 40.64 FEET; 19. NORTH 72'58'30" EAST, 39.47 FEET TO THE WESTERLY RIGHT-OF-WAY OF GARFIELD BAY ROAD, SAID POINT MARKED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 13'46'05" WEST, 186.19 FEET TO A 5/8" REBAR AND CAP BY PLS 13548; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 06'26'51" EAST, 92.45 FEET TO THE POINT OF BEGINNING.

THE SIDELINES OF THE ABOVE-DESCRIBED PARCEL ARE TO BE EXTENDED TO THE ORIGINAL ORDINARY HIGH WATER MARK OF LAKE PEND OREILLE, AS SHOWN ON SHEET 1.

TOGETHER WITH ALL THAT PORTION OF GOVERNMENT LOT 3 LYING BETWEEN THE WESTERLY EXTENSIONS OF THE SOUTH LINE OF THE ABOVE-DESCRIBED PARCEL AND THE NORTH LINE OF SAID OPAL MCKEE REPLAT.

EXCEPT COUNTY ROAD RIGHT-OF-WAY.

BRANDON CHARTREY, MANAGING MEMBER DATE

AMY CHARTREY, MANAGING MEMBER DATE

DOUGLAS MAYNE, MANAGING MEMBER DATE

MARY CATHERINE GUPTILL DATE

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AMY CHARTREY, KNOWN OR IDENTIFIED TO ME TO BE A MANAGING MEMBER OF ABCD HOMEBUILDERS, LLC WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID LLC.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AMY CHARTREY, KNOWN OR IDENTIFIED TO ME TO BE A MANAGING MEMBER OF ABCD HOMEBUILDERS, LLC WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID LLC.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

DEEPWATER ESTATES

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

**COUNTY COMMISSIONERS' CERTIFICATE**

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

**PLANNING DIRECTOR**

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PLANNING DIRECTOR

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS MAYNE, KNOWN OR IDENTIFIED TO ME TO BE A MANAGING MEMBER OF ABCD HOMEBUILDERS, LLC WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID LLC.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARY CATHERINE GUPTILL, KNOWN OR IDENTIFIED TO ME TO BE A MANAGING MEMBER OF ABCD HOMEBUILDERS, LLC WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID LLC.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, JOEL L. ANDRING, PLS 13548, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 22, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

JOEL L. ANDRING, PLS 13548

DATE

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "DEEPWATER ESTATES" 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 \_\_\_\_\_, 2022.

BONNER COUNTY SURVEYOR

**PANHANDLE HEALTH DISTRICT**

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

DATE PANHANDLE HEALTH DISTRICT SIGNATURE

**WATER AND SEWER NOTE**

WATER SERVICE: WATER IS PROVIDED BY SHARED WELL SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY GARFIELD BAY WATER & SEWER DISTRICT

**COUNTY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BONNER COUNTY TREASURER

**RECORD EASEMENTS**

THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS OF RECORD PER PIONEER TITLE CO. TITLE INSURANCE POLICY, FILE NO. 762499, DATED MAY 5, 2021.

- 1. AN EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF SAID PROPERTY AS RECORDED JUNE 8, 1953, INST. NO. 46016, BOOK 14 OF JUDGMENTS, PAGES 421-424. (SHOWN AS THAT AREA BETWEEN THE ORIGINAL AND ARTIFICIAL ORDINARY HIGH WATER MARKS. ALSO, INTERMITTENTLY, LAND ABOVE THIS.)
2. AN EASEMENT FOR UNDERGROUND SECONDARY WIRE, IN FAVOR OF NORTHERN LIGHTS, INC., RECORDED APRIL 14, 1987, AS INSTRUMENT NO. 333599. (LOCATION UNCERTAIN)
3. ENCROACHMENT PERMIT NO. L-96-S-1990, RECORDED OCTOBER 17, 1996 AS INSTRUMENT NO. 493648. (PUMP STATION SHOWN)
4. EASEMENT FOR PUBLIC ACCESS, IN FAVOR OF THE PUBLIC, RECORDED MARCH 31, 2016, AS INSTRUMENT NO. 887208. (SHOWN AT SE CORNER.)

**RECORDER'S CERTIFICATE**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_.

COUNTY RECORDER BY DEPUTY

\$ \_\_\_\_\_ FEE

PLACE RECORDING LABEL HERE



Table with 4 columns: Section (1/4), Township (22), Range (56 N), and Meridian (1 W). Includes project and drawing information.

DEEPWATER ESTATES
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS
303 Church Street Sandpoint, Idaho 83864
208-265-4474
Scale: N/A
Checked By: JLA
Date: 12/22/2021
Drawn By: TRP/JLA
Sheet: 2 of 2