



BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Hundred Acre Wood First Addition

APPLICANT INFORMATION:

Landowner's name: Candace Stephens		
Mailing address: 816 Ponderosa Ranch Road		
City: Sagle	State: Idaho	Zip code: 83860
Telephone: 830-624-4367	Fax:	
E-mail: expressdeliveryb@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Joel Andring		
Company name: Glahe & Associates Inc.		
Mailing address: 303 Church Street		
City: Sandpoint	State: Idaho	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 #: 16	Township: 56N	Range: 3W	Parcel acreage: 24.5 Acres
Parcel # (s): RP061220000020A, RP061220000030A			
Legal description: Lots 2 & 3, Hundred Acre Wood, Bk. 15 of plats, Pg. 53			
Current zoning: Rural-5	Current use: Residential		
What zoning districts border the project site?			

North: Rural-5	East: Rural-5
South: Rural-5	West: Rural-5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 2 to 16 ac parcels with timber and residences	
South: 5 ac vacant parcels with timber, meadows	
East: 5 ac parcels with timber, meadows and residences	
West: Pend Oreille River and 5 ac parcel with timber and residence	
Within Area of City Impact: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint go South on US-95. Turn right onto Lakeshore Drive. Go approximately 8.2 miles, and turn right onto Evergreen Road. Project site is at the end of Evergreen Road on the left. Site is also accessed via Ponderesa Ranch Road. Continue on Lakeshore Dr 0.5 miles past Evergreen. Right on Ponderesa. 0.4 miles to site on right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Hundred Acre Wood, Bk 15, Pg 53		
This application is for : creating four lots from two existing lots		
Proposed lots: 4		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5.1	2.7:1
Lot #2	Proposed acreage: 5.0	2.4:1
Lot #3	Proposed acreage: 5.0	2.3:1
Lot #4	Proposed acreage: 9.4	0.9:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>We are starting with a 5 ac lot, whose boundary remains unchanged and a 19.4 ac lot, which has a d:w ratio of 4.9:1. By splitting this long lot into 3 lots, they become more regularly shaped and meet county code for d:w ratio.</u>		
<u>All the resulting lots range from 5 to 9.4 acres.</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: <u>The land is quite flat. Estimated maximum slope is 1%.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>A creek flows through the site from east to west. It is classified as a freshwater emergent wetlands area.</u>	
Springs & wells: <u>A well exists in the northwest portion of proposed lot 2.</u>	

Existing structures (size & use): A 3400 sq ft home resides on the proposed lot 1, with a detached garage, a detached greenhouse and a dock.

No structures exist on proposed lots 2, 3 and 4.

Land cover (timber, pastures, etc): Half timber and half meadow or lawn.

Are wetlands present on site? Yes No

Source of information: USFWS Wetlands Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C09250E

Other pertinent information (attach additional pages if needed): N/A

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: _____

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: _____

Ponderosa Ranch Road is a private 60' wide gravel road as shown on plat of Hundred Acre Wood, Bk 15, Pg 53. Evergreen Road is a public 50' wide gravel road that is county maintained as shown on plat of River Ranch Estates, Bk 4, Pg 45.

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

Inst. No. 398279, 560005, 560783, 785810, 787698, 881039, 959478 927403, 933335, 785810

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:
Shared drain field. See Inst. No. 391157, 396838, 486285, 504369, 560783, 785810 & 967405

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: Lots 2 through 4 also have the option of individual underground septic systems:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:
Proposed lot 1 has an individual septic tank with a shared drain field. Proposed lots 2 through 4 may do the same or may install their own underground individual systems.

Will the sanitary restriction be lifted by the Panhandle Health District?
 Yes No

Water will be supplied by:

Existing public or community system - List name of provider: Proposed lot 1 shares a well with Lot 1 of Hundred Acre Wood.

Proposed Community System - List type & proposed ownership: _____

Individual well Proposed lots 2 through 4.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Proposed lot 1 shares an existing well with Lot 1 of Hundred Acre Wood. See Inst. No. 787697, 881039, 952075 & 959478.
Proposed lots 2 through 4 will have their own typical underground well systems.

Which power company will serve the project site? Northern Lights Inc.

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: Condaa Stephens Date: 08.15.2022

Landowner's signature: _____ 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

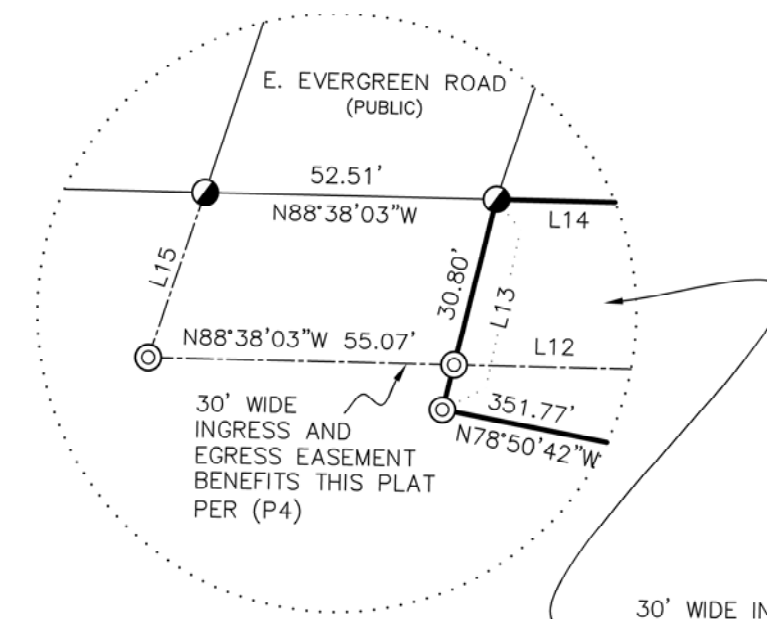
MINOR LAND DIVISION CHECKLIST

Instructions:

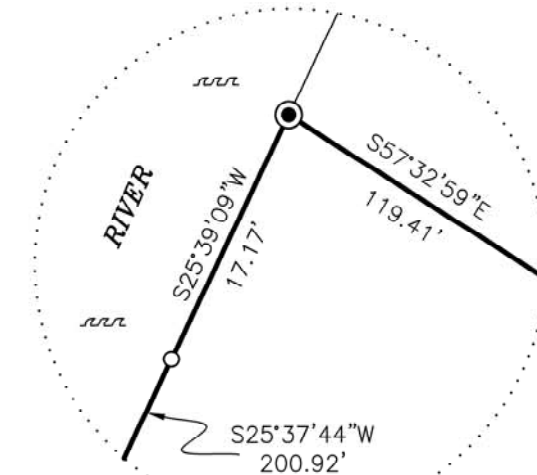
1. Prior to submittal of this application, the applicant is encouraged discuss the proposal with a Planner.
2. Digital submission is encouraged.
3. The following items shall be submitted together with the Minor Land Division application:
 - A copy of the Minor Land Division plat, prepared and stamped by an Idaho licensed surveyor and containing all required information and plat certifications per Bonner County Revised Code. If submission is not digital please submit a reduced 11X17 copy of the plat.
 - Boundary closures.
 - A copy of plat certificate/preliminary title report.
 - A copy of the currently recorded deed for the subject property.
 - If within an existing plat, applications shall include an additional copy of the plat, currently recorded, marked with distinguishable lines so as to clearly indicate the existing and proposed lot lines.
 - Additional information reasonably required for a thorough review of the application, as may be requested by the Planning Director.
 - Any other information the applicant believes should be considered in the application.
 - Application filing fee. The application cannot be accepted by the planning department unless accompanied by the appropriate fees. (BCRC 12-265)

HUNDRED ACRE WOOD FIRST ADDITION

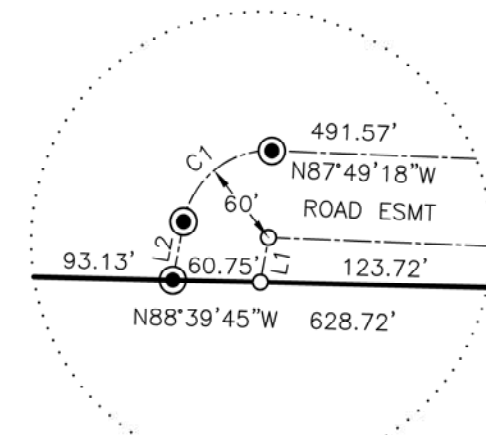
A REPLAT OF LOTS 2 & 3 OF HUNDRED ACRE WOOD, BK 15, PG 53,
LYING IN A PORTION OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



DETAIL A
N.T.S.



DETAIL B
N.T.S.



DETAIL C
N.T.S.



SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO CREATE FOUR LOTS OUT OF TWO EXISTING LOTS THROUGH THE MINOR LAND DIVISION PROCESS.
- FOR A LIST OF PERTINENT RECORDS USED, SEE LEGEND
- BOUNDARY LINES WERE ESTABLISHED BY MONUMENTS FOUND PER (P4) AND THE LEGAL DESCRIPTION CONTAINED IN (D1).
- THE NORTHERLY SPUR AT THE WEST END OF THE PONDERESA RANCH ROAD EASEMENT, AS SHOWN ON (P4), IS HEREBY ABANDONED. THE NECESSITY OF SAID SPUR WAS PREVIOUSLY NEGATED BY A UNITY OF TITLE BETWEEN THE DOMINANT AND SERVIENT ESTATES, AND BY THE LOT LINE RECONFIGURATION OF (P4). THE PONDERESA RANCH ROAD EASEMENT CONTINUES TO SERVE PARCELS TO THE SOUTH OF THIS PLAT, AND IS HEREBY RECONFIGURED AS SHOWN.
- AN INGRESS, EGRESS & UTILITY EASEMENT ACROSS LOT 1 AND A PORTION OF LOT 3 OF THE HUNDRED ACRE WOOD PLAT WAS CREATED BY INST. NO. 881039 AND WAS DEPICTED ON (P4) BUT WAS ABANDONED BY INST. NO. 959478.
- A 30' WIDE SEWER LINE EASEMENT ACROSS A PORTION OF LOT 2 OF THE HUNDRED ACRE WOOD PLAT, AS SHOWN ON (R1, R2, P3 & P4), IS HEREBY ABANDONED. THE NECESSITY OF SAID EASEMENT WAS PREVIOUSLY NEGATED BY A UNITY OF TITLE BETWEEN THE DOMINANT AND SERVIENT ESTATES, AND BY THE LOT LINE RECONFIGURATION OF (P3).
- 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.

50' WIDE PUBLIC RIGHT-OF-WAY PER (P5)

30' WIDE INGRESS AND EGRESS EASEMENT FOR WELL ACCESS BENEFITS LOTS 1 & 3 HUNDRED ACRE WOOD PER (P4)

APPROXIMATE HIGH WATER LINE

60' WIDE PRIVATE INGRESS, EGRESS & UTILITY EASEMENT PER (P4). SEE SURVEYOR'S NARRATIVE NOTE # 4.

LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



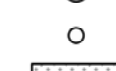
FOUND 5/8" REBAR AND CAP, PLS 14879



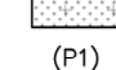
FOUND 5/8" REBAR AND CAP, PLS 7879



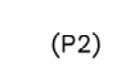
FOUND 5/8" REBAR, NO CAP



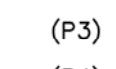
FOUND 5/8" REBAR AND CAP, PE 1947



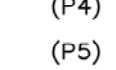
FOUND MONUMENTATION, AS NOTED.



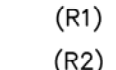
CALCULATED POINT, NOTHING SET



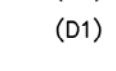
WETLANDS, PEM1F



(P1) PLAT OF BONNIE ESTATES BY RLS 885, BK 5, PG 163, 5/30/1997



(P2) REPLAT OF LOTS 3, 4, & 5, RIVER RANCH ESTATES BY PLS 1947, BK 6, PG 127, 4/3/2001



(P3) PLAT OF WINTERCREEK II BY PLS 7879, BK 10, PG 5, 1/10/2010



(P4) PLAT OF HUNDRED ACRE WOOD BY PLS 14879, BK 15, PG 53, 8/20/2020



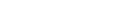
(P5) PLAT OF RIVER RANCH ESTATES BY PE 1947, BK 4, PG 45, 5/14/1986



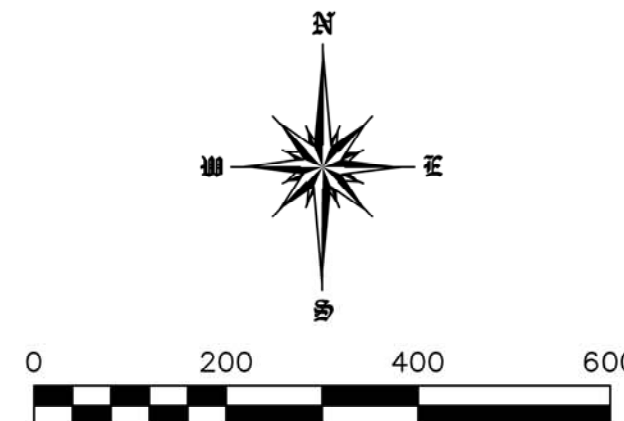
(R1) RECORD OF SURVEY BY LS 1850, INST. NO. 391157, 6/17/1991



(R2) RECORD OF SURVEY BY PLS 7879, INST. NO. 748102, 3/19/2008

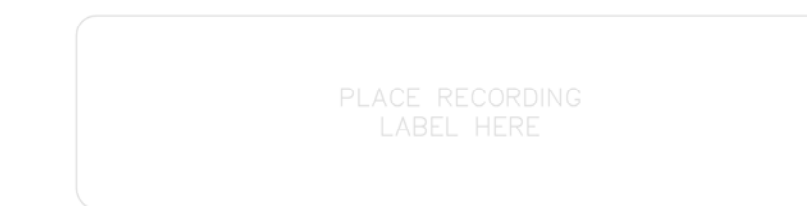


(D1) QUIT CLAIM DEED, INST. NO. 967683, 10/13/2020



CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	60.00'	85.63'	78.54'	N51°17'43"E	81°45'58"

LINE	BEARING	DISTANCE
L1	N10°24'44"E	1.83'
L2	S10°24'44"W	11.38'
L3	N17°25'46"E	27.63'
L4	S57°32'59"E	119.41'
L5	N69°19'03"W	29.79'
L6	S75°44'15"E	196.93'
L7	N85°04'06"E	260.34'
L8	S78°50'42"E	142.98'
L9	S01°21'57"W	50.00'
L10	S88°38'03"E	30.00'
L11	N01°21'57"E	20.00'
L12	S88°38'03"E	248.95'
L13	S14°29'11"W	39.16'
L14	N88°38'03"W	271.56'
L15	S19°01'03"W	31.48'
L16	N19°46'06"W	11.08'
L17	N87°49'18"W	141.72'
L18	N87°49'18"W	30.03'
L19	S04°31'11"W	12.91'
L20	S00°25'07"W	98.63'
L21	N04°31'11"E	12.91'



PLACE RECORDING LABEL HERE

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	16	56 N	3 W	OREGON	WASHINGTON
PROJECT # 19-026 STEPHENS				Plot Date: 8/24/2022	
DRAWING NAME: 19-026 STEPHENS-MLD					

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 1.0001027010. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°42'21" AT THE NORTHEAST CORNER OF SECTION 16.

GENERAL NOTES:

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL, AND ARE SHOWN HEREON IN AN APPROXIMATE FASHION.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'AE' AND 'X' PER FEMA PANEL 16017C0925E, EFFECTIVE 11/18/2009.

HUNDRED ACRE WOOD FIRST ADDITION

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=200'
Checked By: JLA
Drawn By: JLA
Sheet: 1 of 2

HUNDRED ACRE WOOD FIRST ADDITION

A REPLAT OF LOTS 2 & 3 OF HUNDRED ACRE WOOD, BK 15, PG 53,
LYING IN A PORTION OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CANDACE E. STEPHENS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE REPLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "HUNDRED ACRE WOOD FIRST ADDITION", BEING A PORTION OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 16, MARKED BY A 2 1/2" BRASS CAP BY LS 922;

THENCE ALONG THE NORTH LINE OF SAID SECTION 16, SOUTH 88°40'15" EAST, 1537.92 FEET TO THE NORTHEAST CORNER OF TRACT 6, AS SHOWN ON RECORD OF SURVEY, INST. NO. 391157, AND OF PARCEL 4 (REMAINDER) OF THE PLAT OF WINTERCREEK II, BK 10, PG 5, MARKED WITH A 3/4" REBAR AND CAP BY LS 1850;

THENCE LEAVING SAID NORTH LINE OF SECTION 16, SOUTH 00°18'16" WEST, 311.22 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 6, MARKED WITH A 3/4" REBAR AND CAP BY LS 1850;

THENCE SOUTH 00°19'36" WEST, 199.36 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL 4 (REMAINDER) AND THE NORTHEAST CORNER OF LOT 9 OF SAID PLAT OF WINTERCREEK II, MARKED WITH A 5/8" REBAR;

THENCE ALONG THE NORTH LINE OF SAID LOT 9, NORTH 88°43'12" WEST, 319.21 FEET, TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8" REBAR AND CAP BY PLS 7879;

THENCE ALONG THE WEST LINE OF SAID LOT 9, SOUTH 00°25'07" WEST, 98.63 FEET, TO THE NORTHEAST CORNER OF LOT 8 OF SAID WINTERCREEK II, MARKED WITH A 5/8" REBAR AND CAP BY PLS 7879;

THENCE ALONG THE NORTH LINE OF SAID LOT 8, NORTH 88°40'20" WEST, 372.94 FEET, TO THE SOUTHEAST CORNER OF LOT 6 OF SAID WINTERCREEK II, MARKED WITH A 5/8" REBAR AND CAP BY PLS 7879;

THENCE ALONG THE EAST LINE OF SAID LOT 6, NORTH 04°31'11" EAST, 298.84 FEET, TO THE NORTHEAST CORNER THEREOF, MARKED WITH A 5/8" REBAR AND CAP BY PLS 7879;

THENCE ALONG THE NORTH LINE OF SAID LOT 6, NORTH 88°39'14" WEST, 746.13 FEET, TO THE NORTHEAST CORNER OF LOT 4 OF THE PLAT OF HUNDRED ACRE WOOD, BK 15, PG 53, MARKED WITH A 5/8" REBAR AND CAP BY PLS 7879;

THENCE ALONG THE NORTH LINE OF SAID LOT 4, CONTINUING NORTH 88°39'14" WEST, 672.89 FEET, TO THE NORTHWEST CORNER THEREOF, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE ALONG THE WEST LINE OF SAID LOT 4, SOUTH 19°26'42" WEST, 533.52 FEET, TO THE SOUTHWEST CORNER THEREOF, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879, AND BEING ON THE NORTH LINE OF LOT 1 OF SAID WINTERCREEK II;

THENCE ALONG SAID NORTH LINE OF LOT 1, THE FOLLOWING TWO (2) COURSES:
 • NORTH 88°39'45" WEST, 628.72 FEET, TO A 5/8" REBAR AND CAP BY PLS 7879;
 • NORTH 57°04'09" WEST, 164.43 FEET, TO THE APPROXIMATE HIGH WATER LINE OF PEND OREILLE RIVER AS SHOWN ON SAID PLAT OF WINTERCREEK II, MARKED WITH A 5/8" REBAR AND CAP BY PLS 7879;

THENCE ALONG SAID APPROXIMATE HIGH WATER LINE, THE FOLLOWING THREE (3) COURSES:
 • NORTH 17°26'46" EAST, 27.63 FEET;
 • NORTH 25°37'44" EAST, 200.92 FEET;
 • NORTH 25°39'09" EAST, 17.17 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID HUNDRED ACRE WOOD;

THENCE ALONG THE SOUTH AND EAST AND NORTH LINES OF SAID LOT 1 THE FOLLOWING SEVEN (7) COURSES:
 • SOUTH 57°32'59" EAST, 119.41 FEET TO A 5/8" REBAR AND CAP BY PLS 14879;
 • SOUTH 69°19'03" EAST, 29.79 FEET TO A 5/8" REBAR AND CAP BY PLS 14879;
 • SOUTH 75°44'15" EAST, 196.93 FEET TO A 5/8" REBAR AND CAP BY PLS 14879;
 • NORTH 85°04'06" EAST, 260.34 FEET TO A 5/8" REBAR AND CAP BY PLS 14879;
 • NORTH 21°54'09" EAST, 328.11 FEET TO A 5/8" REBAR AND CAP BY PLS 14879;
 • NORTH 78°50'42" WEST, 351.77 FEET TO A 5/8" REBAR AND CAP BY PLS 14879;
 • NORTH 14°29'11" EAST, 39.16 FEET TO THE NORTH LINE OF SAID SECTION 16, MARKED WITH A 5/8" REBAR AND CAP BY PE 1947;

THENCE ALONG SAID NORTH LINE, SOUTH 88°38'03" EAST, 962.87 FEET, TO THE POINT OF BEGINNING.

THE SIDELINES OF THE ABOVE DESCRIBED PARCEL ARE TO BE EXTENDED TO THE MEAN HIGH WATER MARK OF THE PEND OREILLE RIVER.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NORTHERLY SPUR AT THE WEST END OF THE PONDERESA RANCH ROAD EASEMENT, AS SHOWN ON (P4), IS HEREBY ABANDONED. THE PONDERESA RANCH ROAD EASEMENT CONTINUES TO SERVE PARCELS TO THE SOUTH OF THIS PLAT, AND IS HEREBY RECONFIGURED AS SHOWN.

CANDACE E. STEPHENS DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CANDACE E. STEPHENS, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD:

SUBJECT TO THE FOLLOWING DOCUMENTS OF RECORD PER PLAT CERTIFICATE FROM TITLEONE TITLE INSURANCE COMPANY, FILE NO. 22459888, DATED JULY 27, 2022. ALL IN BONNER COUNTY RECORDS.

1. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF SAID PROPERTY, UPON THE TERMS AND PROVISION THEREIN SET FORTH AS CONDEMNED BY THE UNITED STATES OF AMERICA, BY A DECLARATION OF TAKING, RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGEMENTS, PAGE 117.
2. DECLARATION OF PROTECTIVE COVENANTS, RECORDED OCTOBER 18, 1991, AS INST. NO. 396838 AND AS AMENDED ON NOVEMBER 9, 1995 BY INST. NO. 475764, ON DECEMBER 4, 1995 BY INST. NO. 476974, ON JULY 6, 2009 BY INST. NO. 775269, AND ON JULY 16, 2021 BY INST. NO. 987567.
3. EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC. RECORDED NOVEMBER 22, 1991, AS INST. NO. 398279.
4. TERMS AND PROVISIONS OF APPURTENANT EASEMENTS FOR ROADWAY, SEPTIC SYSTEM FORCE MAIN AND DRAINFIELD AS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS OF BONNIE ESTATES, RECORDED JUNE 6, 1996, AS INST. NO. 486285, AND AS MODIFIED JULY 23, 2003 BY INST. NO. 629905.
5. EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC. RECORDED FEBRUARY 18, 2000, AS INST. NO. 560005.
6. EASEMENT FOR SEPTIC DRAINFIELD GRANTED TO BRADFORD L. SCOTT AND LYNDA D. SCOTT, RECORDED MARCH 8, 2000, AS INST. NO. 560783.
7. EASEMENT FOR NAVIGATION AID GRANTED TO BONNER COUNTY, RECORDED FEBRUARY 10, 2006, AS INST. NO. 697954 AND 697955.
8. EASEMENT FOR INGRESS, EGRESS & UTILITIES, RECORDED MARCH 24 2008, AS INST. NOS. 748296, 748297 & 748298.
9. EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS AS SHOWN ON THE PLAT OF WINTERCREEK II, RECORDED IN BOOK 10 OF PLATS, PAGE 5.
10. SHARED WELL AND DOCK EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED FEBRUARY 11, 2010, AS INST. NO. 787697, AND AS AMENDED ON OCTOBER 10, 2015, BY INST. NO. 881039, AND ON JUNE 22, 2020 BY INST. NO. 959478.
11. EASEMENT FOR INGRESS, EGRESS & UTILITIES, RECORDED FEBRUARY 11, 2010, AS INST. NO. 787698.
12. EASEMENT FOR INGRESS, EGRESS & UTILITIES, RECORDED OCTOBER 20, 2015, AS INST. NO. 881039, AND AS AMENDED ON JUNE 22, 2020 BY INST. NO. 959478.
13. EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC. RECORDED SEPTEMBER 6, 2018, AS INST. NO. 927403.
14. EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC. RECORDED JANUARY 14, 2019, AS INST. NO. 933335.
15. SHARED WELL AGREEMENT, RECORDED JANUARY 21, 2020, AS INST. NO. 952075.
16. ENCROACHMENT PERMIT NO. L96S1324B RECORDED JUNE 29, 2020, AS INST. NO. 959908.
17. ENCROACHMENT PERMIT NO. L96S2570 RECORDED AUGUST 7, 2020, AS INST. NO. 962621.
18. EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS AS SHOWN ON THE PLAT OF HUNDRED ACRE WOOD, RECORDED IN BOOK 15 OF PLATS, PAGE 53.
19. DRAIN FIELD MAINTENANCE AGREEMENT, RECORDED OCTOBER 8, 2020, AS INST. NO. 967405.
20. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED SEPTEMBER 22, 2020 AS INST. NO. 965955 AND AS AMENDED OCTOBER 8, 2022, BY INST. NO. 967406, AND AS CORRECTED BY AFFIDAVIT OF SCRIVENER'S ERROR RECORDED OCTOBER 9, 2020, AS INST. NO. 967494.
21. EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC. RECORDED DECEMBER 2, 2020 AS INST. NO. 971369.

SURVEYOR'S CERTIFICATE

I, JOEL L. ANDRING, PLS 13548, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 3 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 _____



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO		HUNDRED ACRE WOOD FIRST ADDITION
	16	56 N	3 W	OREGON	WASHINGTON		
PROJECT # 19-026 STEPHENS				Plot Date: 08/24/2022			
DRAWING NAME: 19-026 STEPHENS-MLD							
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474							Scale: N/A Checked By: JLA Drawn By: JLA Sheet: 2 of 2

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN REPLAT "HUNDRED ACRE WOOD FIRST ADDITION" AND CHECKED THE REPLAT 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

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

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

COUNTY COMMISSIONERS' CERTIFICATE

THIS REPLAT 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

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