

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

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



Blue-line Collective Report Memorandum

To: Brian & Heidi Van Smoorenburg

From: Alex Feyen, Planner

Date: June 5, 2024

Subject: Blue-line review for MLD0011-24 Rivers Edge

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Sam Osborne, Glahe & Associates.**

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: Rivers Edge		File No: MLD0011-24
Received by: Alex Feyen, Planner	Received from: Glahe and Associates	Date Received: 04/04/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	6/5/2024	AF	Bonner County Planning Department
See letter	4/10/2024	AB	Assessor's Office
X	4-5-24	MM	Bonner County Road & Bridge Department
X	4/15/2024	MC	GIS Department
X	6/5/2024	JA	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0011-24 **DATE OF REPORT:** 6/5/2024
APPLICANT: Brian & Heidi Van Smoorenburg **PARCEL #:** RP025670000040A
SUBDIVISION NAME/LOTS: Rivers Edge

SUMMARY OF PROPOSAL:

Divide one (1) 10.52-acre lot into three (3) 1-acre lots and one (1) 7.52-acre lot.

THE APPLICATION IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per BCRC 12-623 (B.2): Lots to be served by a new water system serving from two (2) to nine (9) lots: Documentation by an Idaho licensed professional engineer or professional geologist that the sources proposed for water supply have sufficient production capability to provide drinking water to the lots in the proposed subdivision. A water availability report by an Idaho Licensed engineer or a professional geologist is required prior to final plat.
4. Per BCRC 12-412 Note 19: New lots created through any land division process shall include the sanitary restriction lift. This plat will require Panhandle Health District's signature to lift the sanitary restriction on the three lots. Please update the signature page to reflect this.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? 2.50-acres Suburban (S)

12-660 (D) (2) (f) Site area minimum:

No

Urban services:

No

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		12-626.A Environmental Features:	Yes

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Suburban.
3. The proposed lots are accessed off Woosley Road, a Bonner County owned and maintained public right-of-way.
4. The proposed lots will be served by a shared well between proposed the proposed lots, and individual septic systems. Per BCRC 12-623 (B.2): Lots to be served by a new water system serving from two (2) to nine (9) lots: Documentation by an Idaho licensed professional engineer or professional geologist that the sources proposed for water supply have sufficient production capability to provide drinking water to the lots in the proposed subdivision.
5. The proposed lots will be served Northern Lights, Inc and Sagle Fire.
6. The property does have wetlands that have been delineated, per the preliminary plat.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,



Planning Department

Bonner County Planning Department

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Blueline Review Letter

June 5, 2024

Glahe & Associates
303 Church Street
Sandpoint, ID 83864

SUBJECT: MLD0011-24 Rivers Edge

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - JRJ, 4.8.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0950E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Alex Feyen
Planner



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469
E-mail: gisgroup@bonnercountyid.gov

Monday, April 15, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – RIVER’S EDGE (MLD0011-24)**
SECTION 2, TOWNSHIP 56N, RANGE 2W

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

Michael Bolling
Director, GIS
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440
[www.bonnercountyid.gov/departments/
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

April 10, 2024

Bonner County Planning Dept
RIVER'S EDGE
MLD0011-24
SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST
RP025670000040A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

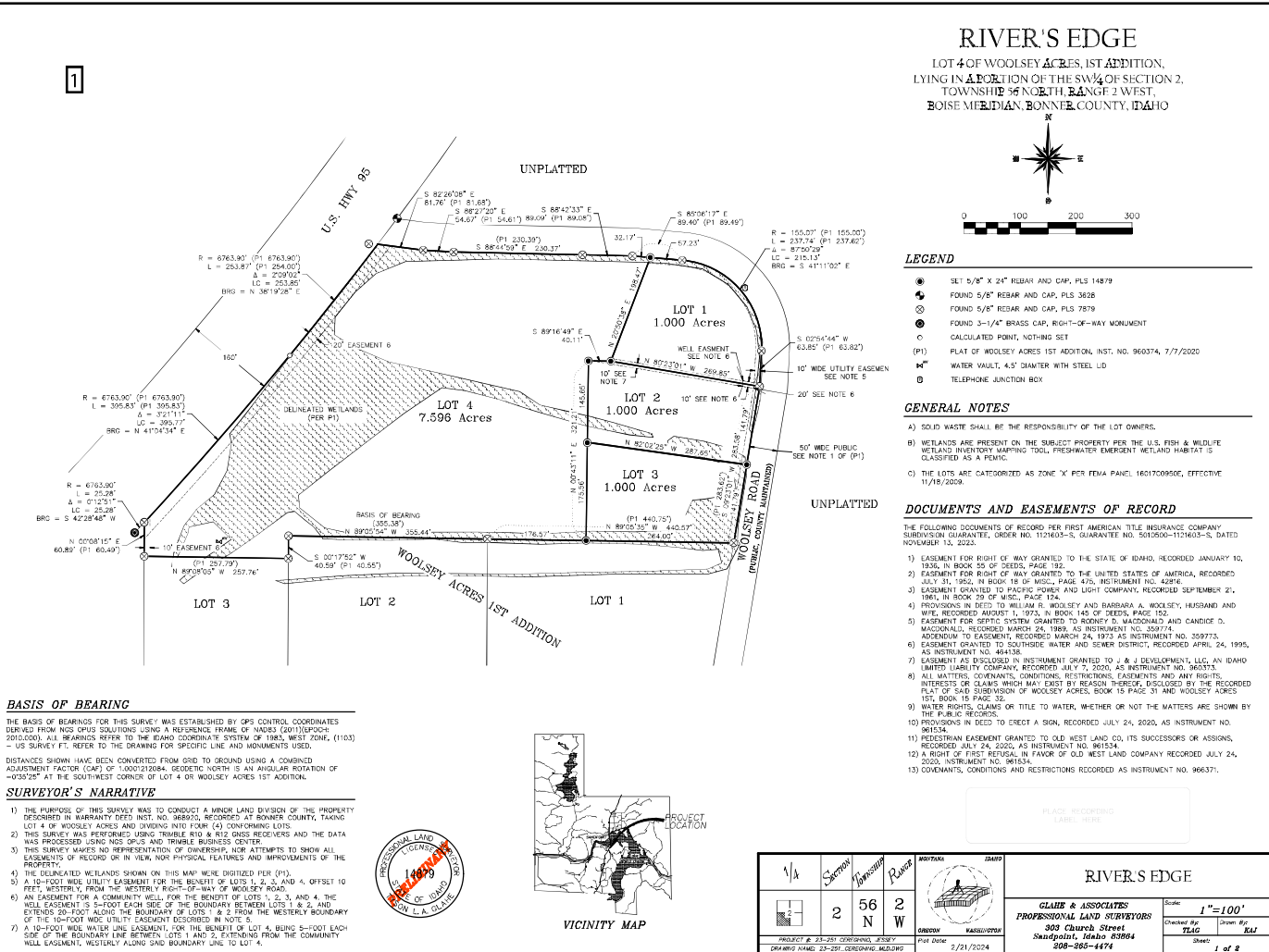
Review item 3 in Surveyor's Narrative- "this survey makes no representation of ownership"

Please verify ownership again when this plat goes to mylar.

Thank you,


Andrea Ballard
GIS Technician
Bonner County GIS
208-265-1469
landrecords@bonnercountyid.gov

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Summary of Comments on MLD0011-24 Application.pdf

Page: 1

	Number: 1	Author: Andrea Ballard	Date: 6/5/2024 1:44:07 PM
review note 3 of surveyor's narrative			

RIVER'S EDGE
LOT 4 OF WOOLSEY ACRES, 1ST ADDITION,
LYING IN A PORTION OF THE SW 1/4 OF SECTION 2,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT BRIAN VANSMOORENBURG AND HEIDI VANSMOORENBURG, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AND KEVIN HASSETT AND AHN VANSMOORENBURG, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "RIVER'S EDGE" BEING A PORTION OF SECTION 15, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 4, WOOLSEY ACRES 1ST ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF PLATS, PAGE 32, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO A 10-FOOT WIDE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, OFFSET 10 FEET, WESTERLY, FROM THE WESTERLY RIGHT-OF-WAY OF WOOLSEY ROAD.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR A COMMUNITY WELL, FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, THE WELL EASEMENT IS 5-FOOT EACH SIDE OF THE BOUNDARY BETWEEN LOTS 1 & 2, AND EXTENDS 20-FOOT ALONG THE BOUNDARY OF LOTS 1 & 2 FROM THE WESTERLY BOUNDARY OF THE 10-FOOT WIDE UTILITY EASEMENT.

TOGETHER WITH AND SUBJECT TO A 10-FOOT WIDE WATER LINE EASEMENT, FOR THE BENEFIT OF LOT 4, BEING 5-FOOT EACH SIDE OF THE BOUNDARY LINE BETWEEN LOTS 1 AND 2, EXTENDING FROM THE COMMUNITY WELL EASEMENT, WESTERLY ALONG SAID BOUNDARY LINE TO LOT 4.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

BRIAN VANSMOORENBURG _____ DATE _____

HEIDI VANSMOORENBURG _____ DATE _____

KEVIN HASSETT _____ DATE _____

AHN VANSMOORENBURG _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN VANSMOORENBURG, 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: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HEIDI VANSMOORENBURG, 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: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN VANSMOORENBURG, 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: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HEIDI VANSMOORENBURG, 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: _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, 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 2, TOWNSHIP 56 NORTH, RANGE 2 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.

TYSON L.A. GLAHE, PLS 14879 _____



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "RIVER'S EDGE" AND CHECKED THE REPEAT 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 _____, 2024.

BONNER COUNTY SURVEYOR _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED SHARED USE WELL WATER SYSTEM.
SEWER SERVICE: SEWAGE DISPOSAL PRIVATELY OWNED SEPTIC SYSTEMS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

PLANNING DIRECTOR _____

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 _____, 2024.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

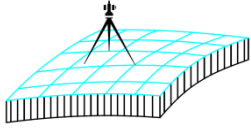
COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE

PLACE RECORDING LABEL HERE

								RIVER'S EDGE							
1/4				2				56 N				2 W			
SECTION				TOWNSHIP				RANGE				COUNTY			
PROJECT # 23-251 CONVEYING, JERSEY				PREPARED BY				DATE				DRAWING NAME 23-251 CONVEYING, JERSEY			
2/21/2024				2/21/2024				2/21/2024				2/21/2024			

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 803 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale N/A
Checked By TLAG	Drawn By EAG	Sheet 2 of 2



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

June 4, 2024

Bonner County Planning Dept.
1500 Hwy. 2, Suite 208
Sandpoint, ID 83864

Re: Plat Review – MLD0011-24 – River's Edge

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) The curve data for one course along the highway differs from the plat to the closure sheets.
- 2) The symbol at the northwest plat corner is not at the linework corner.
- 3) Plats do represent ownership and easements. Check Surveyor's Narrative #3.
- 4) Other items marked in red on sheet 1.

When these items have been addressed, the plat should be ready for signature.

Sincerely,

Joel L. Andring, PLS

RIVER'S EDGE

LOT 4 OF WOOLSEY ACRES, 1ST ADDITION,
LYING IN A PORTION OF THE SW¼ OF SECTION 2,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 3628
- FOUND 5/8" REBAR AND CAP, PLS 7879
- FOUND 3-1/4" BRASS CAP, RIGHT-OF-WAY MONUMENT
- CALCULATED POINT, NOTHING SET
- PLAT OF WOOLSEY ACRES 1ST ADDITION, INST. NO. 960374, 7/7/2020
- WATER VAULT, 4.5' DIAMETER WITH STEEL LID
- TELEPHONE JUNCTION BOX

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL, FRESHWATER EMERGENT WETLAND HABITAT IS CLASSIFIED AS A PEM1C.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0950E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 1121603-S, GUARANTEE NO. 5010500-1121603-S, DATED NOVEMBER 13, 2023.

- EASEMENT FOR RIGHT OF WAY GRANTED TO THE STATE OF IDAHO, RECORDED JANUARY 10, 1936, IN BOOK 55 OF DEEDS, PAGE 182.
- EASEMENT FOR RIGHT OF WAY GRANTED TO THE UNITED STATES OF AMERICA, RECORDED JULY 31, 1952, IN BOOK 18 OF MISC., PAGE 475, INSTRUMENT NO. 42816.
- EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED SEPTEMBER 21, 1961, IN BOOK 28 OF MISC., PAGE 124.
- PROVISIONS IN DEED TO WILLIAM R. WOOLSEY AND BARBARA A. WOOLSEY, HUSBAND AND WIFE, RECORDED AUGUST 1, 1973, IN BOOK 145 OF DEEDS, PAGE 152.
- EASEMENT FOR SEPTIC SYSTEM GRANTED TO RODNEY D. MACDONALD AND CANDICE D. MACDONALD, RECORDED MARCH 24, 1989, AS INSTRUMENT NO. 359774.
- EASEMENT GRANTED TO SOUTHSIDE WATER AND SEWER DISTRICT, RECORDED APRIL 24, 1995, AS INSTRUMENT NO. 464138.
- EASEMENT AS DISCLOSED IN INSTRUMENT GRANTED TO J & J DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, RECORDED JULY 7, 2020, AS INSTRUMENT NO. 960373.
- ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF SAID SUBDIVISION OF WOOLSEY ACRES, BOOK 15 PAGE 31 AND WOOLSEY ACRES 1ST, BOOK 15 PAGE 32.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
- PROVISIONS IN DEED TO ERCT A SIGN, RECORDED JULY 24, 2020, AS INSTRUMENT NO. 961534.
- PEDESTRIAN EASEMENT GRANTED TO OLD WEST LAND CO, ITS SUCCESSORS OR ASSIGNS, RECORDED JULY 24, 2020, AS INSTRUMENT NO. 961534.
- A RIGHT OF FIRST REFUSAL IN FAVOR OF OLD WEST LAND COMPANY RECORDED JULY 24, 2020, INSTRUMENT NO. 961534.
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 966371.

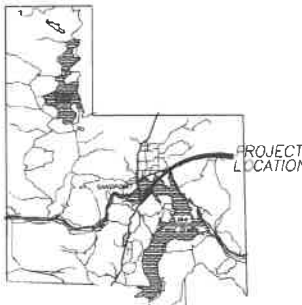
BASIS OF BEARING

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 1.0001212084. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°35'25" AT THE SOUTHWEST CORNER OF LOT 4 OR WOOLSEY ACRES 1ST ADDITION.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANT DEED INST. NO. 968820, RECORDED AT BONNER COUNTY, TAKING LOT 4 OF WOOLSEY ACRES AND DIVIDING INTO FOUR (4) CONFORMING LOTS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- THE DELINEATED WETLANDS SHOWN ON THIS MAP WERE DIGITIZED PER (P1).
- A 10-FOOT WIDE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, OFFSET 10 FEET, WESTERLY, FROM THE WESTERLY RIGHT-OF-WAY OF WOOLSEY ROAD.
- AN EASEMENT FOR A COMMUNITY WELL, FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4. THE WELL EASEMENT IS 5-FOOT EACH SIDE OF THE BOUNDARY BETWEEN LOTS 1 & 2, AND EXTENDS 20-FOOT ALONG THE BOUNDARY OF LOTS 1 & 2 FROM THE WESTERLY BOUNDARY OF THE 10-FOOT WIDE UTILITY EASEMENT DESCRIBED IN NOTE 5.
- A 10-FOOT WIDE WATER LINE EASEMENT, FOR THE BENEFIT OF LOT 4, BEING 5-FOOT EACH SIDE OF THE BOUNDARY LINE BETWEEN LOTS 1 AND 2, EXTENDING FROM THE COMMUNITY WELL EASEMENT, WESTERLY ALONG SAID BOUNDARY LINE TO LOT 4.



VICINITY MAP

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
2	2	56 N	2 W	OREGON	WASHINGTON
PROJECT # 23-251 CERECHINO, JESSEY				PLOT DATE: 2/21/2024	
DRAWING NAME: 23-251_CERECHINO_MLD.DWG					
RIVER'S EDGE					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					
Scale: 1"=100'				Sheet: 1 of 2	
Checked By: TLAG				Drawn By: KAJ	

RIVER'S EDGE

LOT 4 OF WOOLSEY ACRES, 1ST ADDITION,
LYING IN A PORTION OF THE SW¼ OF SECTION 2,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT BRIAN VANSMOORENBURG AND HEIDI VANSMOORENBURG, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AND KEVIN HASSETT AND ANN VANSMOORENBURG, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS 'RIVER'S EDGE' BEING A PORTION OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 4, WOOLSEY ACRES 1ST ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF PLATS, PAGE 32, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO A 10-FOOT WIDE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, OFFSET 10 FEET, WESTERLY, FROM THE WESTERLY RIGHT-OF-WAY OF WOOLSEY ROAD.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR A COMMUNITY WELL, FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, THE WELL EASEMENT IS 5-FOOT EACH SIDE OF THE BOUNDARY BETWEEN LOTS 1 & 2, AND EXTENDS 20-FOOT ALONG THE BOUNDARY OF LOTS 1 & 2 FROM THE WESTERLY BOUNDARY OF THE 10-FOOT WIDE UTILITY EASEMENT.

TOGETHER WITH AND SUBJECT TO A 10-FOOT WIDE WATER LINE EASEMENT, FOR THE BENEFIT OF LOT 4, BEING 5-FOOT EACH SIDE OF THE BOUNDARY LINE BETWEEN LOTS 1 AND 2, EXTENDING FROM THE COMMUNITY WELL EASEMENT, WESTERLY ALONG SAID BOUNDARY LINE TO LOT 4.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

BRIAN VANSMOORENBURG DATE

HEIDI VANSMOORENBURG DATE

KEVIN HASSETT DATE

ANN VANSMOORENBURG DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN VANSMOORENBURG, 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:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HEIDI VANSMOORENBURG, 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:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

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NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HEIDI VANSMOORENBURG, 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:

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, 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 2, TOWNSHIP 56 NORTH, RANGE 2 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.

TYSON L.A. GLAHE, PLS 14879

DATE



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "RIVER'S EDGE" 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 2024.

BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED SHARED USE WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL PRIVATELY OWNED SEPTIC SYSTEMS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF 2024.

PLANNING DIRECTOR

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 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

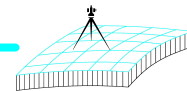
FILED THIS DAY OF 2024, AT O'CLOCK M., IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY

\$ FEE

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	RIVER'S EDGE	
2	2	56 N	2 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83884 208-265-4474	
PROJECT # 23-251 CEREGRINO, JESSEY DRAWING NAME: 23-251_CEREGRINO_MLD.DWG				Plot Date: 2/21/2024		Scale: N/A	Checked By: TLAG Drawn By: KAJ
						Sheet: 2 of 2	

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



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14586
-----------	-------

Glahe

Date _____

6/4/2024

Project / Job #

24-001BH Review MLD0011-24 - River's Edge

Please submit payment by: 6/19/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0011-24 Rivers Edge	



Retainer / Credits:	\$0.00
Invoice Amount:	\$308.14
Job Total Balance Due:	\$308.14

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

Closure ReportMon, Feb 12 2024 9:08:35 AM

Project: River's Edge - Cereghino, Jesse

Location: S2 T56N R2W

Job No: 23-251

Deed Name: River's Edge Parent Parcel Lot of Woosley Acres 1st Addition
Starting Coordinates: Northing 2392798.29, Easting 2431374.13
Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 82°26'08" E	81.76	LINE					
S 86°27'20" E	54.67	LINE					
S 88°44'59" E	230.37	LINE					
S 88°42'33" E	89.09	LINE					
S 85°06'17" E	89.40	LINE					
S 41°11'02" E	215.13	CURVE R	155.07	237.74	87°50'29"	149.33	
Rad-In: S 04°53'43" W Rad-Out: N 87°15'48" W							
S 02°54'44" W	63.85	LINE					
S 09°23'01" W	283.58	LINE					
N 89°05'35" W	440.57	LINE					
N 89°05'54" W	355.44	LINE					
S 00°17'52" W	40.59	LINE					
N 89°08'05" W	257.76	LINE					
N 00°08'15" E	60.89	LINE					
N 41°04'34" E	395.77	CURVE L	6763.90	395.83	3°21'11"	197.97	
Rad-In: N 47°14'51" W Rad-Out: N 50°36'02" W							
N 38°19'22" E	253.85	CURVE L	6745.21	253.86	2°09'23"	126.95	
Rad-In: N 50°35'56" W Rad-Out: N 52°45'19" W							

Ending Coordinates: Northing 2392798.29, Easting 2431374.13

Area: 458305.99 S.F., 10.5213 Acres
Total Perimeter Distance: 2935.43
Closure Error Distance: 0.01 Error Bearing: S 19°12'20" W
Closure Precision: 1 in 492676.5

Deed Name: River's Edge Lot 1
Starting Coordinates: Northing 2392774.37, Easting 2431861.19
Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 85°06'17" E	57.23	LINE					
S 41°11'02" E	215.13	CURVE R	155.07	237.74	87°50'29"	149.33	
Rad-In: S 04°53'43" W Rad-Out: N 87°15'48" W							
S 02°54'44" W	63.85	LINE					
N 80°23'01" W	269.85	LINE					
N 20°50'38" E	198.47	LINE					

Ending Coordinates: Northing 2392774.37, Easting 2431861.18

Area: 43560.00 S.F., 1.0000 Acres

Total Perimeter Distance: 827.14
Closure Error Distance: 0.00 Error Bearing: N 51°30'38" W
Closure Precision: 1 in 324006.3

Deed Name: River's Edge Lot 2
Starting Coordinates: Northing 2392543.81, Easting 2432056.62
Distance Units: Feet

Bearing	Distance	Description
S 09°23'01" W	141.79	
N 82°02'25" W	287.65	
N 00°43'11" E	145.65	
S 89°16'49" E	40.11	
S 80°23'01" E	269.85	

Ending Coordinates: Northing 2392543.81, Easting 2432056.62

Area: 43560.00 S.F., 1.0000 Acres
Total Perimeter Distance: 885.05
Closure Error Distance: 0.00 Error Bearing: S 26°37'21" W
Closure Precision: 1 in 243356.4

Deed Name: River's Edge Lot 3
Starting Coordinates: Northing 2392403.92, Easting 2432033.51
Distance Units: Feet

Bearing	Distance	Description
S 09°23'01" W	141.79	
N 89°05'35" W	264.00	
N 00°43'11" E	175.56	
S 82°02'25" E	287.65	

Ending Coordinates: Northing 2392403.92, Easting 2432033.51

Area: 43560.00 S.F., 1.0000 Acres
Total Perimeter Distance: 869.00
Closure Error Distance: 0.00 Error Bearing: S 27°40'22" W
Closure Precision: 1 in 703783.4

Deed Name: River's Edge Lot 4
Starting Coordinates: Northing 2392777.12, Easting 2431829.13
Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
N 88°42'33" W	89.09	LINE					
N 88°44'59" W	230.37	LINE					
N 86°27'20" W	54.67	LINE					
N 82°26'08" W	81.76	LINE					

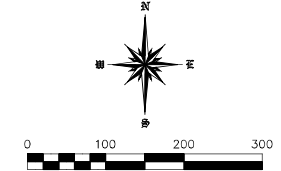
S 52°11'32" W 0.00 LINE
S 38°19'22" W 253.85 CURVE R 6745.21 253.86 2°09'23" 126.95
 Rad-In: N 52°45'19" W Rad-Out: N 50°35'56" W
S 41°04'34" W 395.77 CURVE R 6763.90 395.83 3°21'11" 197.97
 Rad-In: N 50°36'02" W Rad-Out: N 47°14'51" W
S 00°08'15" W 60.89 LINE
S 89°08'05" E 257.76 LINE
N 00°17'52" E 40.59 LINE
S 89°05'54" E 355.44 LINE
S 89°05'35" E 176.57 LINE
N 00°43'11" E 321.21 LINE
S 89°16'49" E 40.11 LINE
N 20°50'38" E 198.47 LINE
N 85°06'17" W 32.17 LINE

Ending Coordinates: Northing 2392777.12, Easting 2431829.13

Area: 327625.99 S.F., 7.5213 Acres
Total Perimeter Distance: 2588.82
Closure Error Distance: 0.00 Error Bearing: N 37°58'52" W
Closure Precision: 1 in 710926.7

RIVER'S EDGE

LOT 4 OF WOOLSEY ACRES, 1ST ADDITION,
LYING IN A PORTION OF THE SW¼ OF SECTION 2,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 3628
- ⊗ FOUND 5/8" REBAR AND CAP, PLS 7879
- FOUND 3-1/4" BRASS CAP, RIGHT-OF-WAY MONUMENT
- CALCULATED POINT, NOTHING SET
- (P1) PLAT OF WOOLSEY ACRES 1ST ADDITION, INST. NO. 960374, 7/7/2020
- W WATER VAULT, 4.5" DIAMETER WITH STEEL LID
- TELEPHONE JUNCTION BOX

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, FRESHWATER EMERGENT WETLAND HABITAT IS CLASSIFIED AS A PEM1C.
- THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 1601C0950E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 1121603-S, GUARANTEE NO. 5010500-1121603-S, DATED NOVEMBER 13, 2023.

- EASEMENT FOR RIGHT OF WAY GRANTED TO THE STATE OF IDAHO, RECORDED JANUARY 10, 1936, IN BOOK 55 OF DEEDS, PAGE 192.
- EASEMENT FOR RIGHT OF WAY GRANTED TO THE UNITED STATES OF AMERICA, RECORDED JULY 31, 1952, IN BOOK 18 OF MISC., PAGE 475, INSTRUMENT NO. 42816.
- EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED SEPTEMBER 21, 1961, IN BOOK 29 OF MISC., PAGE 124.
- PROVISIONS IN DEED TO WILLIAM R. WOOLSEY AND BARBARA A. WOOLSEY, HUSBAND AND WIFE, RECORDED AUGUST 1, 1973, IN BOOK 145 OF DEEDS, PAGE 152.
- EASEMENT FOR SEPTIC SYSTEM GRANTED TO RODNEY D. MACDONALD AND CANDICE D. MACDONALD, RECORDED MARCH 24, 1989, AS INSTRUMENT NO. 359774.
- ADDENDUM TO EASEMENT, RECORDED MARCH 24, 1973, AS INSTRUMENT NO. 359773.
- EASEMENT GRANTED TO SOUTHSIDE WATER AND SEWER DISTRICT, RECORDED APRIL 24, 1995, AS INSTRUMENT NO. 464136.
- EASEMENT AS DISCLOSED IN INSTRUMENT GRANTED TO J & J DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, RECORDED JULY 7, 2020, AS INSTRUMENT NO. 960373.
- ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF SAID SUBDIVISION OF WOOLSEY ACRES, BOOK 15 PAGE 31 AND WOOLSEY ACRES 1ST, BOOK 15 PAGE 32.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
- PROVISIONS IN DEED TO ERECT A SIGN, RECORDED JULY 24, 2020, AS INSTRUMENT NO. 961534.
- PEDESTRIAN EASEMENT GRANTED TO OLD WEST LAND CO, ITS SUCCESSORS OR ASSIGNS, RECORDED JULY 24, 2020, AS INSTRUMENT NO. 961534.
- A RIGHT OF FIRST REFUSAL, IN FAVOR OF OLD WEST LAND COMPANY RECORDED JULY 24, 2020, INSTRUMENT NO. 961534.
- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 966371.

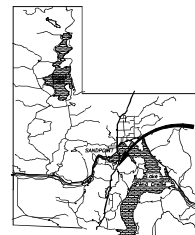
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NOS 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 1.000212084. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°35'25" AT THE SOUTHWEST CORNER OF LOT 4 OR WOOLSEY ACRES 1ST ADDITION.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 968920, RECORDED AT BONNER COUNTY, TAKING LOT 4 OF WOOLSEY ACRES AND DIVIDING INTO FOUR (4) CONFORMING LOTS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NOS OPUS AND TRIMBLE BUSINESS CENTER.
- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- THE DELINEATED WETLANDS SHOWN ON THIS MAP WERE DIGITIZED PER (P1).
- A 10-FOOT WIDE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, OFFSET 10 FEET, WESTERLY, FROM THE WESTERLY RIGHT-OF-WAY OF WOOLSEY ROAD.
- AN EASEMENT FOR A COMMUNITY WELL, FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, THE WELL EASEMENT IS 5-FOOT EACH SIDE OF THE BOUNDARY BETWEEN LOTS 1 & 2, AND EXTENDS 20-FOOT ALONG THE BOUNDARY OF LOTS 1 & 2 FROM THE WESTERLY BOUNDARY OF THE 10-FOOT WIDE UTILITY EASEMENT DESCRIBED IN NOTE 5.
- A 10-FOOT WIDE WATER LINE EASEMENT, FOR THE BENEFIT OF LOT 4, BEING 5-FOOT EACH SIDE OF THE BOUNDARY LINE BETWEEN LOTS 1 AND 2, EXTENDING FROM THE COMMUNITY WELL EASEMENT, WESTERLY ALONG SAID BOUNDARY LINE TO LOT 4.



VICINITY MAP

1/4	Section	Township	Range	MONTANA	IDAHO
2	56	N	W	ORIGIN	WASHINGTON
PROJECT # 23-251 CERECHINO, JESSE DRAWING NAME: 23-251_CERECHINO_MLD.DWG					
Plot Date: 2/21/2024					
RIVER'S EDGE					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-266-4474					
Scale: 1"=100'					
Checked By: TLAG Drawn By: KAJ					
Sheet: 1 of 2					

RIVER'S EDGE
LOT 4 OF WOOLSEY ACRES, 1ST ADDITION,
LYING IN A PORTION OF THE SW¼ OF SECTION 2,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT BRIAN VANSMOORENBURG AND HEIDI VANSMOORENBURG, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AND KEVIN HASSETT AND ANN VANSMOORENBURG, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "RIVER'S EDGE" BEING A PORTION OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 4, WOOLSEY ACRES 1ST ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF PLATS, PAGE 32, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO A 10-FOOT WIDE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4. OFFSET 10 FEET, WESTERLY, FROM THE WESTERLY RIGHT-OF-WAY OF WOOLSEY ROAD.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR A COMMUNITY WELL, FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4. THE WELL EASEMENT IS 5-FOOT EACH SIDE OF THE BOUNDARY BETWEEN LOTS 1 & 2, AND EXTENDS 20-FOOT ALONG THE BOUNDARY OF LOTS 1 & 2 FROM THE WESTERLY BOUNDARY OF THE 10-FOOT WIDE UTILITY EASEMENT.

TOGETHER WITH AND SUBJECT TO A 10-FOOT WIDE WATER LINE EASEMENT, FOR THE BENEFIT OF LOT 4, BEING 5-FOOT EACH SIDE OF THE BOUNDARY LINE BETWEEN LOTS 1 AND 2, EXTENDING FROM THE COMMUNITY WELL EASEMENT, WESTERLY ALONG SAID BOUNDARY LINE TO LOT 4.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

BRIAN VANSMOORENBURG _____ DATE _____

HEIDI VANSMOORENBURG _____ DATE _____

KEVIN HASSETT _____ DATE _____

ANN VANSMOORENBURG _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN VANSMOORENBURG, 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: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HEIDI VANSMOORENBURG, 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: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN VANSMOORENBURG, 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: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HEIDI VANSMOORENBURG, 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: _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, 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 2, TOWNSHIP 56 NORTH, RANGE 2 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.

TYSON L.A. GLAHE, PLS 14879 _____

DATE _____



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "RIVER'S EDGE" 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 _____, 2024.

BONNER COUNTY SURVEYOR _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED SHARED USE WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL PRIVATELY OWNED SEPTIC SYSTEMS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

PLANNING DIRECTOR _____

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 _____, 2024.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, 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

						IDAHO	
PROJECT # 23-251 CEREGHNO, JESSEY				Plot Date: 8/21/2024		DRAWING NAME: 23-251_CEREGHNO_MLD.DWG	
DRAWING NAME: 23-251_CEREGHNO_MLD.DWG				8/21/2024			
RIVER'S EDGE						GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: N/A						Checked By: TLAG Drawn By: EAJ Sheet: 2 of 2	