

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: Victoria Woodward

From: Rob Winningham, Planner

Date: August 13, 2024

Subject: Blue-line review for MLD0018-24: WOODWARD ACRES

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

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Scott Comfort**.

Please submit payment of **\$308.14** covering the County Surveyor's fee 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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Plat Review Routing Form

Plat Name: Woodward Acres		File No: MLD0018-24
Received by: Rob Winningham, Planner	Received from: Scott Comfort	Date Received: July 1, 2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	8/13/2024	RW	Bonner County Planning Department
X	7/1/2024	AB	Assessor's Office
X	7-3-24	MM	Bonner County Road & Bridge Department
Road name required	7/1/2024	MC	GIS Department
X	7/5/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0018-24**

DATE OF REPORT: 8/1/2024

APPLICANT: Victoria Woodward

PARCEL #: RP55N02E132252A

SUBDIVISION NAME/LOTS: Woodward Acres

SUMMARY OF PROPOSAL:

The applicant is proposing to divide one (1) 10.42-acre parcel into one (1) 5.41-acre lot and one (1) 5.01-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. All county setbacks shall be met. Per BCRC 12-411(Setbacks), the buildings do not need to be on plat. A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **Yes** **Rural 5 (R-5)**

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

Yes

Urban services:

No

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:

N/A

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 site does contain mapped slopes per USGS.
3. The site does not contain mapped wetlands per NWI.
4. The site does not contain frontage on a stream, river, or lake.
5. Parcel is within SFHA Zone X per FIRM Panel Number 16017C1235E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
6. Services - The parcel is served by individual well, individual septic system, Selkirk Fire District, Northern Lights, Inc. and Lake Pend Oreille School District #84.
7. The parcel is not platted.
8. The parcel is zoned Rural 5 (R-5) with a land use designation of Rural Residential (5-10 AC).
9. Hwy 200 is a State-owned highway with a paved travel surface.
10. The applicant purchased the parcel on February 19, 2004 per Instrument No. 644183, Records of Bonner County.
11. ZC0009-23 changing the zoning to R-5 was approved on 3/12/24.

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

August 13, 2024

Scott Comfort
J.A. Sewell & Associates
1319 N. Division Ave
Sandpoint ID 83864

SUBJECT: MLD0018-24: WOODWARD ACRES

Dear Scott,

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
 - Parcel is within SFHA Zone X per FIRM Panel Number 16017C1235E, 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
 - Complete, no comment.

Thank you for your submittal and the opportunity to review.

Sincerely,

Rob Winningham
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, July 1, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – WOODWARD ACRES MLD0018-24)**
SECTION 13, TOWNSHIP 55N, RANGE 2E

To Whom It May Concern:

The shared driveway will require an approved road name. Accessing lot 2 will be the third address on the driveway. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

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)

July 1, 2024

Bonner County Planning Dept
WOODWARD ACRES
MLD0018-24
SECTION 13, TOWNSHIP 55 NORTH, RANGE 2 EAST
SECTION 18, TOWNSHIP 55 NORTH, RANGE 3 EAST
RP55N02E132252A

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.

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

WOODWARD ACRES

SEC. 13, T. 55 N., R. 2 E., & SEC. 18, T. 55 N., R. 3 E., B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "WOODWARD ACRES" 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 _____, 2024.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.

APPROVED THIS ____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2024, AT ____ M. IN

BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT VICTORIA A. WOODWARD AND DANIEL HIERONYMOUS, WIFE AND HUSBAND, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "WOODWARD ACRES", LOCATED IN SECTION 13, TOWNSHIP 55 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S0°12'04"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13, 152.73 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING S0°12'04"E ALONG SAID EAST LINE 481.22 FEET TO A 5/8" REBAR; THENCE S48°50'14"W, 143.38 FEET TO A 5/8" REBAR ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 200; THENCE 1068.07 FEET ALONG A 14364.08 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 4°15'37", AND A LONG CHORD WHICH BEARS N29°34'54"W, 1067.82 FEET, TO A RAILROAD SPIKE; THENCE LEAVING SAID RIGHT-OF-WAY N56°42'12"E, 360.72 FEET TO A 5/8" REBAR; THENCE N20°27'54"E, 112.08 FEET TO A 5/8" REBAR; THENCE S69°12'12"E, 311.00 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE S0°12'05"E ALONG SAID EAST LINE 247.89 FEET TO A 5/8" REBAR; THENCE LEAVING SAID EAST LINE N89°59'37"E, 38.27 FEET TO A 5/8" REBAR; THENCE S0°35'56"W, 269.55 FEET TO A 5/8" REBAR; THENCE S50°36'36"W, 44.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.42 ACRES, MORE OR LESS.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

VICTORIA A. WOODWARD

DANIEL HIERONYMOUS

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED VICTORIA A. WOODWARD AND DANIEL HIERONYMOUS, WIFE AND HUSBAND, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

1. THE WASHINGTON WATER POWER COMPANY TRANSMISSION LINE EASEMENT INST.#037020A, BK. 17, PG. 369.
2. BONNER COUNTY RIGHT-OF-WAY DEED INST.#74008, FOR HWY 200.
3. NORTHERN LIGHTS INC., RIGHT-OF-WAY EASEMENT INST.#133251.
4. EASEMENT FOR INGRESS AND EGRESS IN DEED INST.#193033.
5. NORTHERN LIGHTS INC., RIGHT-OF-WAY EASEMENT INST.#390166.
6. CORRECTED MUTUAL EASEMENT FOR INGRESS, EGRESS, AND UTILITIES INST.#521054 WHICH CORRECTS INST.#469725.
7. NORTHERN LIGHTS INC., RIGHT-OF-WAY EASEMENT INST.#685948.
8. AGREEMENT FOR FIRE SUPPRESSION SERVICES WITH THE CITY OF CLARK FORK, INST.#729424.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL #RP55N02E132252A AND TO DIVIDE SAID PARCEL INTO TWO (2) SEPARATE PARCELS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS THAT AGREE WITH THE DEED AND EXISTING SURVEY RECORDS. THE RIGHT-OF-WAY OF HIGHWAY 200 WAS DEFINED USING FOUND MONUMENTS AND THE RECORD COMPUTED RADIUS AS SHOWN. THE BONNER COUNTY TAX PARCELS LINES SHOW A GAP BETWEEN THE STATE OWNED LAND (PARCEL #RP65N02E131970A) AND THE CARR PROPERTY (PARCEL #RP65N02E131800A). THE DEED DIMENSIONS FOR CARR (DEED INST.#1072449) CLOSES ON THE CONCRETE AND BRASS CAP MONUMENTS SET BY THE STATE PER THEIR DEED INST.#044652 (BK. 84, PG. 345). THERE IS NO LETTOWER STRIP OWNED BY WOODWARD AND HIERONYMOUS BETWEEN THE TWO PARCELS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 13, TOWNSHIP 55 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 55 NORTH, RANGE 3 EAST BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF _____, 2022.

RUSSELL E. BADGLEY
PLS 12458



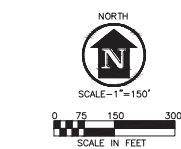
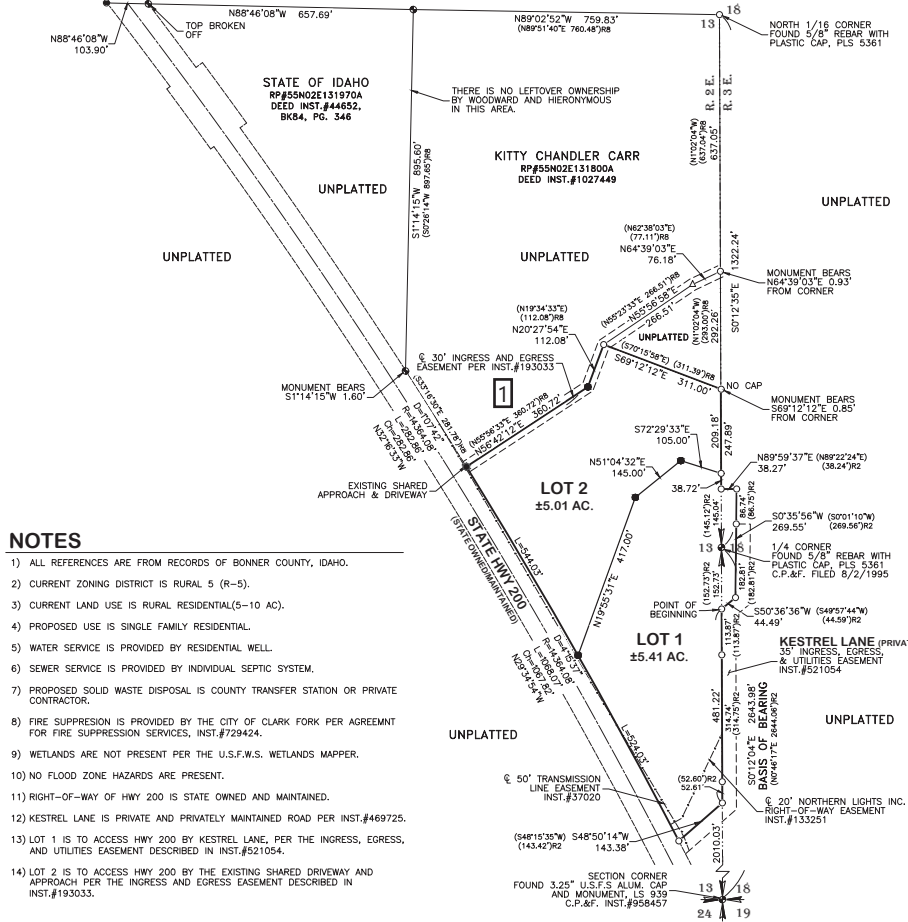
TOWNSHIP 55 NORTH RNG.2E. RNG.3E.	SHEET TITLE: WOODWARD ACRES	DATE: 4-5-24
13 18		OWNER: NONE
	ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID. 83864, (208)263-4160	DRAWN: REB
		CHECKED: SC
		REVISION: 03/20/24 - M. 001
		DATE FILED: P-800880-2
		SHT. 1 OF 2

Summary of Comments on ID PLAT SHEET 2

This page contains no comments

WOODWARD ACRES

SEC. 13, T. 55 N., R. 2 E., & SEC. 18, T. 55 N., R. 3 E., B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83(2011)(EPOCH=2010.0000) BASED ON AN OPUS SOLUTION. A CONVERGENCE ANGLE OF -0°17'02" TO GEODETIC NORTH. A GRID TO GROUND COMBINED SCALE FACTOR OF 1.000152207 WAS USED TO CONVERT GRID DISTANCES TO GROUND DISTANCES.

REFERENCES

1. RECORD OF SURVEY INST.#363486
2. RECORD OF SURVEY INST.#469503
3. RECORD OF SURVEY INST.#522232
4. RECORD OF SURVEY INST.#56963
5. RECORD OF SURVEY INST.#971922
6. STATE HIGHWAY 200 (CLARK FORK HIGHWAY) R.O.W. PLANS, PROJECT NO. 5-F1
7. STATE OF IDAHO GRAVEL PIT SURVEY "BR-80"(AVAILABLE FROM ITD), AND ACQUIRED BY DEED INST.#44652, BK. 84, PG. 345
8. DEED INST.#644183

LEGEND

-SET 5/8"x30" REBAR WITH PLASTIC CAP; REB 12458
-FOUND 1/2" REBAR WITH ILLEGIBLE PLASTIC CAP
-FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5361 UNLESS OTHERWISE NOTED
- ⊙.....FOUND CONCRETE & BRASS CAP RIGHT-OF-WAY MONUMENT
-FOUND RAILROAD SPIKE
- △.....COMPUTED POINT
- (.....).....RECORD DIMENSION PER REFERENCE SHOWN


NOTES

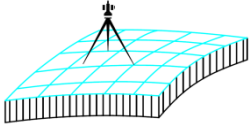
- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL(5-10 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) FIRE SUPPRESSION IS PROVIDED BY THE CITY OF CLARK FORK PER AGREEMENT FOR FIRE SUPPRESSION SERVICES, INST.#729424.
- 9) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) RIGHT-OF-WAY OF HWY 200 IS STATE OWNED AND MAINTAINED.
- 12) KESTREL LANE IS PRIVATE AND PRIVATELY MAINTAINED ROAD PER INST.#469725.
- 13) LOT 1 IS TO ACCESS HWY 200 BY KESTREL LANE, PER THE INGRESS, EGRESS, AND UTILITIES EASEMENT DESCRIBED IN INST.#521054.
- 14) LOT 2 IS TO ACCESS HWY 200 BY THE EXISTING SHARED DRIVEWAY AND APPROACH PER THE INGRESS AND EGRESS EASEMENT DESCRIBED IN INST.#193033.

RECORDER'S
CERTIFICATE



TOWNSHIP 55 NORTH RNG. 2E.	RNG. 3E.	SHEET TITLE: WOODWARD ACRES	DATE: 1-5-24
			DRAWN: REB CHECKED: SC PREPARED: JAS DATE: 1-5-24 BY: JAS FOR: JAS
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160			SHT. 2 OF 2

	Number: 1	Author: Monica Carash	Date: 7/1/2024 9:34:02 AM
Road name required			



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

July 5, 2024

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

Re: Plat Review – MLD0018-24 –Woodward Acres

Dear Planning Dept.,

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

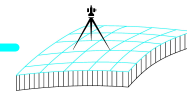
- 1) Update year in County Surveyor block.

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

Sincerely,

Tyson L.A. Glahe, PLS

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



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14731
-----------	-------

Bill To:

Sewell

Date _____

7/15/2024

Project / Job #

24-001CF Review MLD0018-24 - Woodward Acr

Please submit payment by: 7/30/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0018-24 - Woodward Acres	



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

THANK YOU FOR YOUR BUSINESS

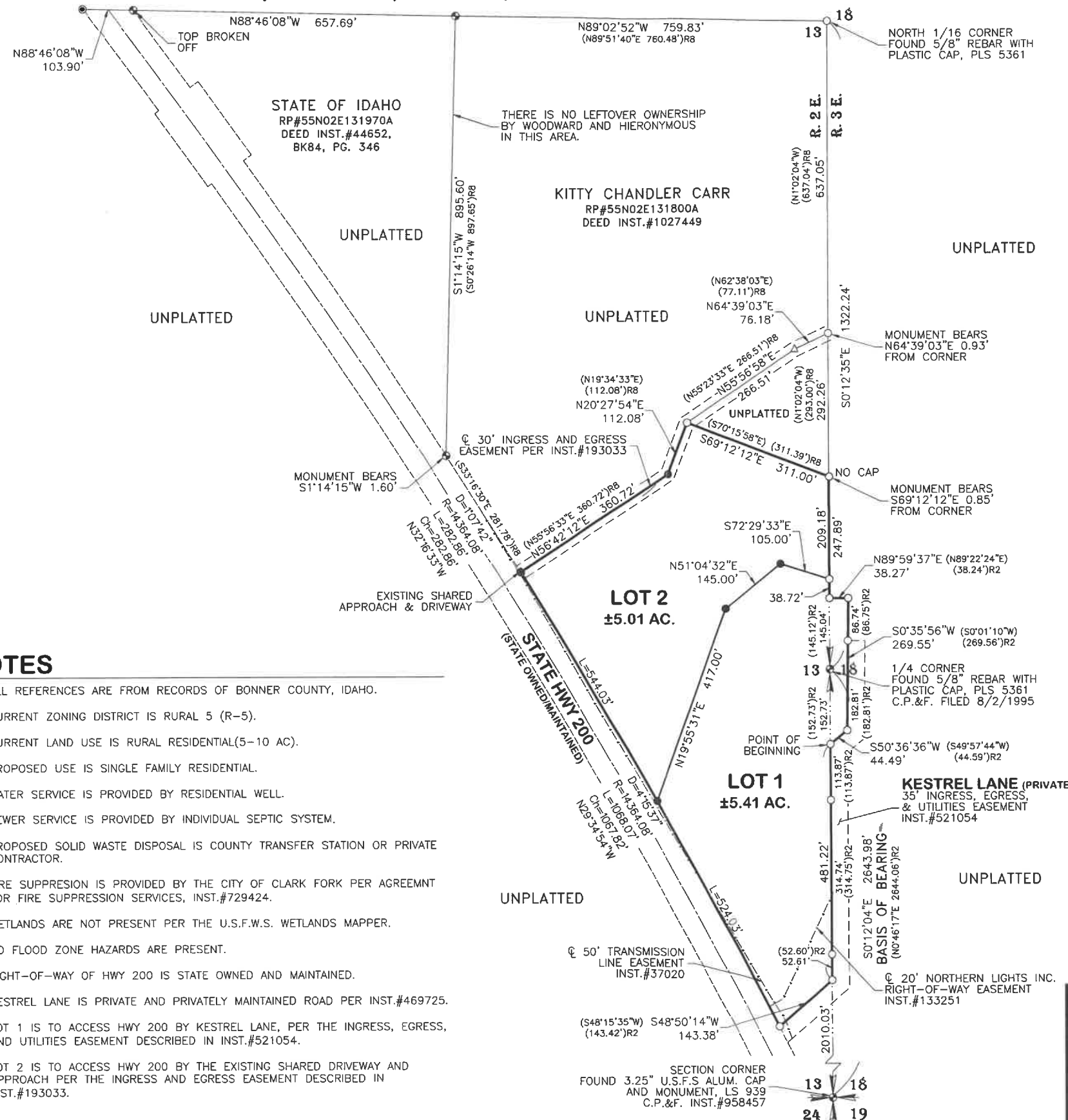
ALL INVOICES ARE DUE UPON RECEIPT

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

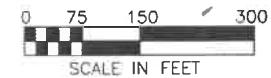
A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

WOODWARD ACRES

SEC. 13, T. 55 N., R. 2 E., & SEC. 18, T. 55 N., R. 3 E., B.M., BONNER COUNTY, IDAHO



SCALE-1"=150'



BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83(2011)(EPOCH:2010.0000) BASED ON AN OPUS SOLUTION. A CONVERGENCE ANGLE OF -0'17'02" TO GEODETIC NORTH. A GRID TO GROUND COMBINED SCALE FACTOR OF 1.000152207 WAS USED TO COVERT GRID DISTANCES TO GROUND DISTANCES.

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8. DEED INST.#644183

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- FOUND 1/2" REBAR WITH ILLEGIBLE PLASTIC CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5361 UNLESS OTHERWISE NOTED
- FOUND CONCRETE & BRASS CAP RIGHT-OF-WAY MONUMENT
- FOUND RAILROAD SPIKE
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S
CERTIFICATE



TOWNSHIP 55 NORTH RNG. 2E. RNG. 3E.	SHEET TITLE: WOODWARD ACRES	DATE: 4-5-24
	James A. Sewell and Associates, LLC	SCALE: 1"=150'
	ENGINEERS - SURVEYORS - PLANNERS	DRAWN: REB
	SANDPOINT, ID, 83864, (208)263-4160	CHECKED: SC
		PROJ. NO.: 23299-24-001
		SAD FILE NO.: S-WOODWARD-MID
		SHT 2 OF 2

WOODWARD ACRES

SEC. 13, T. 55 N., R. 2 E., & SEC. 18, T. 55 N., R. 3 E., B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "WOODWARD ACRES" 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 _____, 2024.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.

APPROVED THIS ____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2024, AT _____.M. IN

BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT VICTORIA A. WOODWARD AND DANIEL HIERONYMOUS, WIFE AND HUSBAND, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "WOODWARD ACRES", LOCATED IN SECTION 13, TOWNSHIP 55 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S0°12'04"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13, 152.73 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING S0°12'04"E ALONG SAID EAST LINE 481.22 FEET TO A 5/8" REBAR; THENCE S48°50'14"W, 143.38 FEET TO A 5/8" REBAR ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 200; THENCE 1068.07 FEET ALONG A 14364.08 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 4°15'37" AND A LONG CHORD WHICH BEARS N29°34'54"W, 1067.82 FEET, TO A RAILROAD SPIKE; THENCE LEAVING SAID RIGHT-OF-WAY N56°42'12"E, 360.72 FEET TO A 5/8" REBAR; THENCE N20°27'54"E, 112.08 FEET TO A 5/8" REBAR; THENCE S69°12'12"E, 311.00 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE S0°12'35"E ALONG SAID EAST LINE 247.89 FEET TO A 5/8" REBAR; THENCE LEAVING SAID EAST LINE N89°59'37"E, 38.27 FEET TO A 5/8" REBAR; THENCE S0°35'56"W, 269.55 FEET TO A 5/8" REBAR; THENCE S50°36'36"W, 44.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.42 ACRES, MORE OR LESS.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

VICTORIA A. WOODWARD

DANIEL HIERONYMOUS

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED VICTORIA A. WOODWARD AND DANIEL HIERONYMOUS, WIFE AND HUSBAND, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

- THE WASHINGTON WATER POWER COMPANY TRANSMISSION LINE EASEMENT INST.#037020A, BK. 17, PG. 369.
- BONNER COUNTY RIGHT-OF-WAY DEED INST.#74008, FOR HWY 200.
- NORTHERN LIGHTS INC., RIGHT-OF-WAY EASEMENT INST.#133251.
- EASEMENT FOR INGRESS AND EGRESS IN DEED INST.#193033.
- NORTHERN LIGHTS INC., RIGHT-OF-WAY EASEMENT INST.#390166.
- CORRECTED MUTUAL EASEMENT FOR INGRESS, EGRESS, AND UTILITIES INST.#521054 WHICH CORRECTS INST.#469725.
- NORTHERN LIGHTS INC., RIGHT-OF-WAY EASEMENT INST.#685948.
- AGREEMENT FOR FIRE SUPPRESSION SERVICES WITH THE CITY OF CLARK FORK, INST.#729424.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL #RP55N02E132252A AND TO DIVIDE SAID PARCEL INTO TWO (2) SEPARATE PARCELS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS THAT AGREE WITH THE DEED AND EXISTING SURVEY RECORDS. THE RIGHT-OF-WAY OF HIGHWAY 200 WAS DEFINED USING FOUND MONUMENTS AND THE RECORD COMPUTED RADIUS AS SHOWN. THE BONNER COUNTY TAX PARCELS LINES SHOW A GAP BETWEEN THE STATE OWNED LAND (PARCEL #RP55N02E131970A) AND THE CARR PROPERTY (PARCEL #RP55N02E131800A). THE DEED DIMENSIONS FOR CARR (DEED INST.#1072449) CLOSES ON THE CONCRETE AND BRASS CAP MONUMENTS SET BY THE STATE PER THEIR DEED INST.#044652 (BK. 84, PG. 345). THERE IS NO LEFTOVER STRIP OWNED BY WOODWARD AND HIERONYMOUS BETWEEN THE TWO PARCELS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 13, TOWNSHIP 55 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 55 NORTH, RANGE 3 EAST BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF _____, 2022.

RUSSELL E. BADGLEY

PLS 12458



TOWNSHIP 55 NORTH RNG.2E. RNG.3E.	SHEET TITLE: WOODWARD ACRES	DATE: 4-5-24
	James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	SCALE: NONE
		CHECKED: SC
		PROJ. NO.: 23299-24-001
		CAD FILE NO.: S-WOODWARD-MLD
		SHT. 1 OF 2

WOODWARD ACRES LOT CLOSURES

Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 434172.73'
Error distance: 0.01'
Error direction: N79°45'05"E
Area: 467830.60 Sq. Ft.

Point of Beginning

Easting: 2529944.84'
Northing: 2351153.47'

Side 1: Line

Direction: S0°12'04"E
Distance: 481.22'

Side 2: Line

Direction: S48°50'14"W
Distance: 143.38'

Side 3: Curve

Curve direction: Clockwise
Radius: [14364.08']
Arc length: 1068.07'
Delta angle: 4°15'37"
Tangent: [534.28']
Chord direction: N29°34'54"W
Chord distance: 1067.82'

Side 4: Line

Direction: N56°42'12"E
Distance: 360.72'

Side 5: Line

Direction: N20°27'54"E
Distance: 112.08'

Side 6: Line

Direction: S69°12'12"E
Distance: 311.00'

Side 7: Line

Direction: S0°12'35"E
Distance: 247.89'

Side 8: Line

Direction: N89°59'37"E
Distance: 38.27'

Side 9: Line

Direction: S0°35'56"W
Distance: 269.55'

Side 10: Line

Direction: S50°36'36"W
Distance: 44.49'
Easting: 2529944.84'
Northing: 2351153.47'

Mapcheck 2: LOT 1

Closure Summary

Precision, 1 part in: 682439.54'
Error distance: 0.00'
Error direction: N29°18'12"E
Area: 237459.52 Sq. Ft.

Point of Beginning

Easting: 2529944.84'
Northing: 2351153.47'

Side 1: Line

Direction: S0°12'04"E
Distance: 481.22'

Side 2: Line

Direction: S48°50'14"W
Distance: 143.38'

Side 3: Curve

Curve direction: Clockwise
Radius: [14364.08']
Arc length: 524.03'
Delta angle: 2°05'25"
Tangent: [262.05']
Chord direction: N28°29'48"W
Chord distance: 524.01'

Side 4: Line

Direction: N19°55'31"E
Distance: 417.00'

Side 5: Line

Direction: N51°04'32"E
Distance: 145.00'

Side 6: Line

Direction: S72°29'33"E
Distance: 105.00'

Side 7: Line

Direction: S0°12'35"E
Distance: 38.72'

Side 8: Line

Direction: N89°59'37"E
Distance: 38.27'

Side 9: Line

Direction: S0°35'56"W
Distance: 269.55'

Side 10: Line

Direction: S50°36'36"W
Distance: 44.49'
Easting: 2529944.84'
Northing: 2351153.47'

Mapcheck 3: LOT 2

Closure Summary

Precision, 1 part in: 307576.28'
Error distance: 0.01'
Error direction: S31°14'19"E
Area: 219776.90 Sq. Ft.

Point of Beginning

Easting: 2529943.63'
Northing: 2351489.95'

Side 1: Line

Direction: N72°29'33"W
Distance: 105.00'

Side 2: Line

Direction: S51°04'32"W
Distance: 145.00'

Side 3: Line

Direction: S19°55'31"W
Distance: 417.00'

Side 4: Curve

Curve direction: Clockwise
Radius: [14364.08']
Arc length: 544.03'
Delta angle: 2°10'12"
Tangent: [272.05']
Chord direction: N30°37'36"W
Chord distance: 544.00'

Side 5: Line

Direction: N56°42'12"E
Distance: 360.72'

Side 6: Line

Direction: N20°27'54"E
Distance: 112.08'

Side 7: Line

Direction: S69°12'12"E
Distance: 311.00'

Side 8: Line

Direction:	S0°12'35"E
Distance:	209.18'
Easting:	2529943.63'
Northing:	2351489.94'