

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



BlueLine Collective Report Memorandum

To: Justin Canterbury

From: Rob Winningham, Planner

Date: July 17, 2024

Subject: Blue-line review for MLD0019-24: Canterbury Estates

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: **Glahe & Associates, Inc.**

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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Blueline Review Routing Form

Plat Name: CANTERBURY ESTATES		File No: MLD0019-24
Received by: Rob Winningham, Planner	Received from: Kendra Rader	Date Received: 4/18/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	7/17/2024	RW	Bonner County Planning Department
X	5/9/2024	AB	Assessor's Office
X	5-7-24	MM	Bonner County Road & Bridge Department
Road name required	5/6/2024	MC	GIS Department
X	5/29/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0019-24

DATE OF REPORT: 7/17/2024

APPLICANT: Justin Canterbury

PARCEL #: RP025590000020A

SUBDIVISION NAME/LOTS: Canterbury Estates

SUMMARY OF PROPOSAL:

The applicant proposes to divide one (1) 20.01-acre lot into one (1) eight-acre lot and one (1) 12.01-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.

STANDARDS REVIEW:

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

12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	N/A
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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 contain mapped wetlands per NWI.
4. The site does contain frontage on an unnamed intermittent stream, but does not contain frontage on a river or lake.
5. 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.
6. The parcel is served by individual well, individual septic system, Sagle Fire District, Northern Lights, Inc. and Lake Pend Oreille School District #84.
7. The lot is platted.
8. The land use designation is Rural Residential (5-10 AC) and the zoning is Rural 5 (R-5).
9. Access is via Gold Mountain Drive. This is a Bonner County owned and maintained right-of-way with a gravel travel way.
10. Deed - The applicant purchased the parcel on March 30, 2020 per Instrument No. 954991, Records of Bonner County.

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

"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



Blueline Review Letter

July 17, 2024

Glahe & Associates, Inc.
303 Church St
Sandpoint, ID 83864

SUBJECT: MLD0019-24: Canterbury Estates

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
 - 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
 - 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, May 6, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – CANTERBURY ESTATES (MLD0019-24)
SECTION , TOWNSHIP 56N, RANGE 2W**

To Whom It May Concern:

The proposed easement will require an approved road name. 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)

May 9, 2024

Bonner County Planning Dept
CANTERBURY ESTATES
MLD0019-24
SECTION 13, TOWNSHIP 56 NORTH, RANGE 2 WEST
RP025590000020A

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

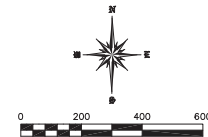
LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 13548
- FOUND 5/8" REBAR AND CAP, PLS 13548, WHICH REPLACED 1/2" REBAR AND CAP, PLS 974 PER (P5)
- FOUND 5/8" REBAR AND CAP, PLS 974
- FOUND 5/8" REBAR AND CAP, PLS 5087
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 1/2" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET

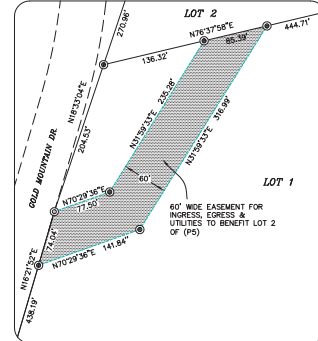
CURVE	DELTA	RADIUS (P3)	ARC (P3)	CHORD	CHORD BEARING
C1	32°02'04"	133.00' (133.00')	74.36' (74.36')	73.40'	S80°21'49"W
C2	33°53'04"	133.00' (133.00')	78.66' (78.66')	77.51'	S47°24'58"W

CANTERBURY ESTATES

A REPLAT OF LOT 2 OF THE JEWELL CREEK PROMISE,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



DETAIL - NOT TO SCALE



GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS CATEGORIZED AS "PFOIC" ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. LOCATION OF STREAM SHOWN APPROXIMATELY.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0950E, EFFECTIVE 11/16/2009.

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) (NAD83-2011). 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 1.0001007. GEOCENTRIC NORTH IS AN ANGULAR ROTATION OF -0°34'09" AT THE NORTHEAST CORNER OF JEWELL ESTATES.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ONE PREVIOUSLY PLATTED LOT INTO TWO CONFORMING LOTS.
- THE EXTERIOR BOUNDARY OF THIS PLAT HAD ALREADY BEEN SURVEYED AND ALL CORNERS AND ANGLE POINTS ESTABLISHED IN THE PLATS OF THE JEWELL CREEK PROMISE (P5) GOLD MOUNTAIN ESTATES (P2) AND JEWELL ESTATES (P3). THIS SURVEY RETRACED SAID PLATS AND RESET ANY MISSING CORNERS USING RECORD DATA.
- PER (P5) SEVERAL LOT CORNERS FOR EMERALD VALLEY ESTATES UNIT 2 (P1 & P4) WERE FOUND IN THIS SURVEY, REVEALING A GAP OF APPROXIMATELY 4 FEET BETWEEN SAID PLAT AND THIS PLAT.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS SOLUTIONS. THE DATA WAS COMPLETED BY CONVENTIONAL AND RADIAL TECHNIQUES USING NIKON AND TRIMBLE TOTAL STATIONS.

RECORD REFERENCES

- PLAT OF UNIT 2 - EMERALD VALLEY ESTATES, BK. 2, PG. 124, 1/7/1966
- PLAT OF GOLD MOUNTAIN ESTATES, BK. 5, PG. 32, INST. NO. 44857, 7/11/1994
- PLAT OF JEWELL ESTATES, BK. 6, PG. 183, INST. NO. 604659, 7/11/2002
- REPLAT OF LOTS 36 & 37, UNIT 2 EMERALD VALLEY ESTATES, BK. 7, PG. 25, INST. NO. 620299, 3/12/2003
- PLAT OF THE JEWELL CREEK PROMISE, BK. 14, PG. 43, INST. NO. 943716, 05/05/2019



1/4	Section	Range	Township
13	56	2	N
PROJECT # 23-245 CANTERBURY			

CANTERBURY ESTATES

GLASS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-262-4474

Scale: 1"=200'
Checked by: TLM
Drawn by: TLM
Plot Date: 06/11/2024
Sheet: 1 of 2

Summary of Comments on MLD0019-24 Preliminary Plat.pdf

Page: 1

	Number: 1	Author: Monica Carash	Date: 5/6/2024 12:49:24 PM
	Add section number		

	Number: 2	Author: Monica Carash	Date: 5/6/2024 12:47:03 PM
	Road name required		

CANTERBURY ESTATES

A REPLAT OF LOT 2 OF THE JEWELL CREEK PROMISE,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JUSTIN CANTERBURY AND STACEY CANTERBURY, 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 & 2, THE SAME TO BE KNOWN AS "CANTERBURY ESTATES" BEING LOT 2 OF THE JEWELL CREEK PROMISE, AS RECORDED IN BOOK 14 OF PLATS, PAGE 43, INST. NO. 943716, 8/25/2019, RECORDS OF BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 2, THE JEWELL CREEK PROMISE, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 14, PAGE 43, INSTRUMENT NO. 943716, OFFICIAL RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH A NEW 60' WIDE EASEMENT FOR INGRESS, EGRESS & UTILITIES OVER SAID LOT 1, TO BENEFIT SAID LOT 2 OF THIS PLAT.

JUSTIN CANTERBURY _____ DATE _____

STACEY CANTERBURY _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024,
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
JUSTIN CANTERBURY, 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
STACEY CANTERBURY, 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: _____

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

DOCUMENTS AND EASEMENTS OF RECORD

THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS OF NORTH IDAHO TITLE INSURANCE INC., TITLE REPORT, ORDER NO. N-65257, GUARANTEE NO. G-2222-00009035, DATED NOVEMBER 30, 2023.

- RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENT AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART THEREOF, AS RESERVED BY HUMBOLDT LUMBER COMPANY, A CORPORATION, BK. 36 OF DEEDS, PG. 355, INST. NO. 54403, 11/24/1922.
- ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF A SHORT PLAT OF JEWELL ESTATES, ON FILE AND OF RECORD AS (BOOK) 6 OF PLATS (PAGE) 183, OFFICIAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
- ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF THE JEWELL CREEK PROMISE, ON FILE AND OF RECORD AS (BOOK) 14 IF PLATS (PAGE) 43, OFFICIAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
- TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, AS CONTAINED IN INSTRUMENT, RECORDED MARCH 30, 2020, INST. NO. 86499.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC. IN DEED RECORDED AUGUST 20, 2021, AS (INSTRUMENT) 990013, OFFICIAL RECORDS.

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 15, TOWNSHIP 56 NORTH, RANGE 4 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 "CANTERBURY ESTATES" 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

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 WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATION HAVE NOT BEEN EVALUATED

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 _____ AM,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

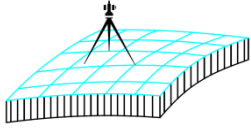
COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE

PLACE RECORDING LABEL HERE

13				56			
N				W			
PROJECT # 23-245 CANTERBURY				DRAWING NAME: 23-245 CANTERBURY PLAT WORKING			

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-382-4474		Scale: N/A Checked By: TLAG Drawn By: TLAG Plot Date: 06/11/2024 Sheet: 2 of 2
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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

May 29, 2024

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

Re: Plat Review –MLD0019-24 – Canterbury Estates

Dear Planning Dept.,

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

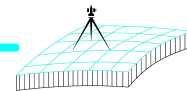
- 1) Depict the location of the last two record easements, if locatable.
- 2) C1 is in the curve table but not on the map. If annotating the curves is not necessary the table may be removed.
- 3) Other items marked in red on the plat copies.

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

Sincerely,

Joel L. Andring, PLS

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



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14489
-----------	-------

Glahe

Date _____

5/30/2024

Project / Job #

24-001BD Review MLD0019-24 - Canterbury E

Please submit payment by: 6/14/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0019-24 - Canterbury Estates	



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

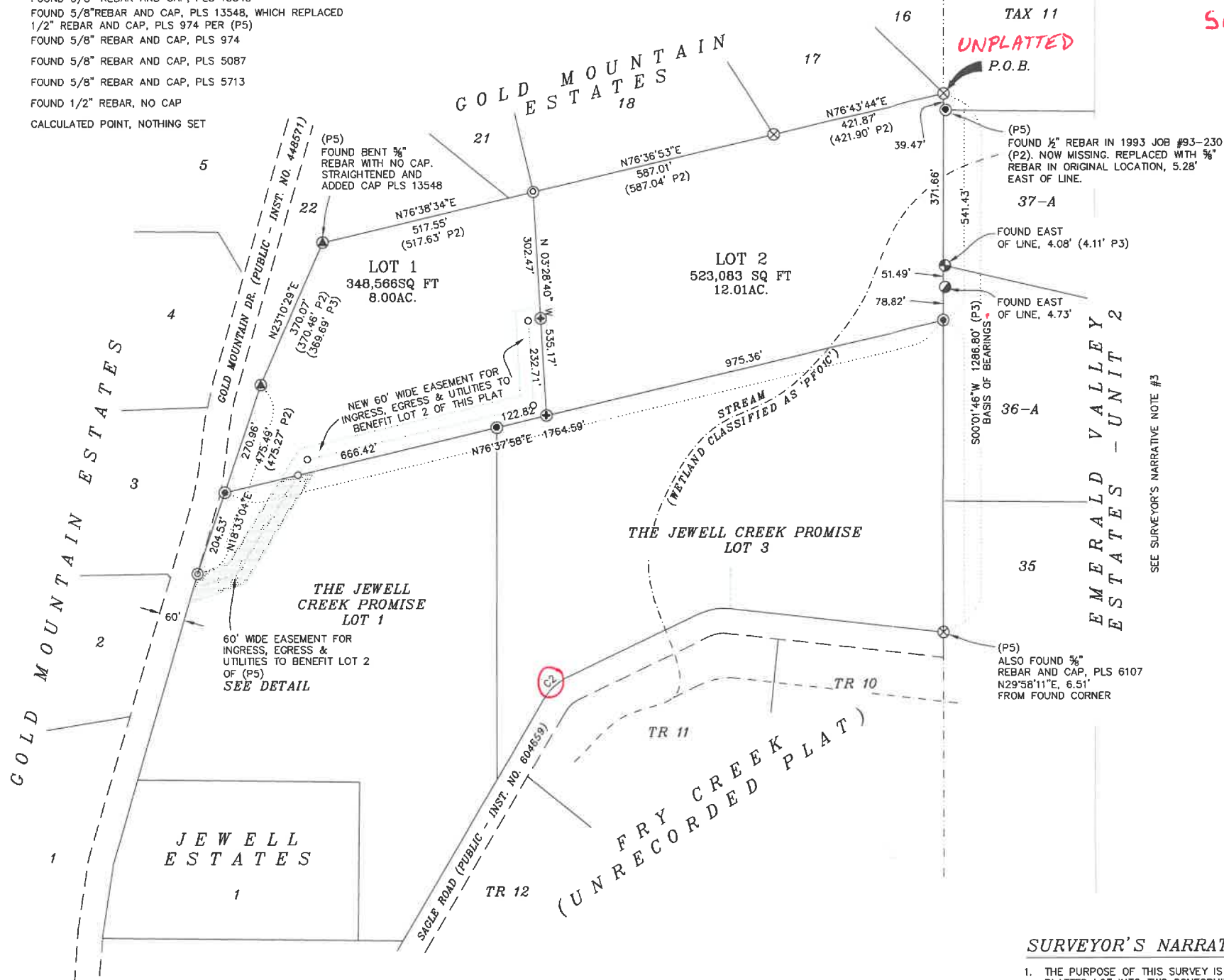
BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

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

LEGEND

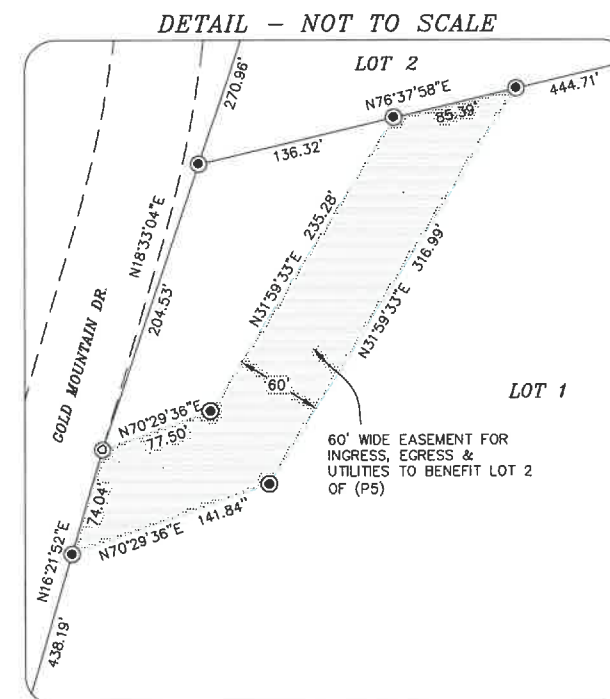
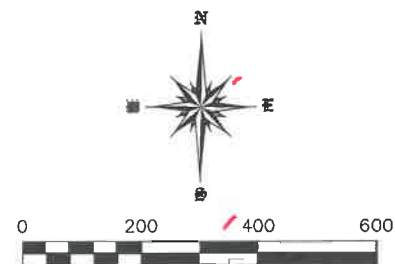
- ⊕ SET 5/8" X 24" REBAR AND CAP, PLS 14879
⊙ FOUND 5/8" REBAR AND CAP, PLS 13548
⊙ FOUND 5/8" REBAR AND CAP, PLS 13548, WHICH REPLACED 1/2" REBAR AND CAP, PLS 974 PER (P5)
⊙ FOUND 5/8" REBAR AND CAP, PLS 974
⊙ FOUND 5/8" REBAR AND CAP, PLS 5087
⊙ FOUND 5/8" REBAR AND CAP, PLS 5713
⊙ FOUND 1/2" REBAR, NO CAP
○ CALCULATED POINT, NOTHING SET

CURVE	DELTA	RADIUS (P3)	ARC (P3)	CHORD	CHORD BEARING
C1	32°02'04"	133.00' (133.00')	74.36' (74.36')	73.40'	S80°21'49"W
C2	33°53'04"	133.00' (133.00')	78.66' (78.66')	77.51'	S47°24'58"W



CANTERBURY ESTATES

A REPLAT OF LOT 2 OF THE JEWELL CREEK PROMISE,
Section 13, TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS CATEGORIZED AS 'PFOIC' ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. LOCATION OF STREAM SHOWN APPROXIMATELY.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0950E, EFFECTIVE 11/18/2009.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ONE PREVIOUSLY PLATTED LOT INTO TWO CONFORMING LOTS.
- THE EXTERIOR BOUNDARY OF THIS PLAT HAD ALREADY BEEN SURVEYED AND ALL CORNERS AND ANGLE POINTS ESTABLISHED IN THE PLATS OF THE JEWELL CREEK PROMISE (P5) GOLD MOUNTAIN ESTATES (P2) AND JEWELL ESTATES (P3). THIS SURVEY RETRACED SAID PLATS AND RESET ANY MISSING CORNERS USING RECORD DATA.
- PER (P5) SEVERAL LOT CORNERS FOR EMERALD VALLEY ESTATES UNIT 2 (P1 & P4) WERE FOUND IN THIS SURVEY, REVEALING A GAP OF APPROXIMATELY 4 FEET BETWEEN SAID PLAT AND THIS PLAT.
- 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 CONVENTIONAL AND RADIAL TIE TECHNIQUES USING NIKON AND TRIMBLE TOTAL STATIONS.

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 1.00013007. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°34'09" AT THE NORTHEAST CORNER OF JEWELL ESTATES.

RECORD REFERENCES

- (P1) PLAT OF UNIT 2 - EMERALD VALLEY ESTATES, BK. 2, PG. 124, 1/7/1966
(P2) PLAT OF GOLD MOUNTAIN ESTATES, BK. 5, PG. 32, INST. NO. 448571, 7/11/1994
(P3) PLAT OF JEWELL ESTATES, BK. 6, PG. 183, INST. NO. 604659, 7/11/2002
(P4) REPLAT OF LOTS 36 & 37, UNIT 2 EMERALD VALLEY ESTATES, BK. 7, PG. 25, INST. NO. 620299, 3/12/2003
(P5) PLAT OF THE JEWELL CREEK PROMISE, BK. 14, PG. 43, INST. NO. 943716, 08/20/2019



1/4	Section	Township	Range	MONTANA	IDAHO
	13	56 N	2 W		
PROJECT # 23-245 CANTERBURY DRAWING NAME: 23-245 CANTERBURY TLAG WORKING					

CANTERBURY ESTATES

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

Scale: 1"=200'
Checked By: TLAG
Drawn By: TLAG
Plot Date: 04/11/2024
Sheet: 1 of 2

CANTERBURY ESTATES

A REPLAT OF LOT 2 OF THE JEWELL CREEK PROMISE,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JUSTIN CANTERBURY AND STACEY CANTERBURY, 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 & 2, THE SAME TO BE KNOWN AS "CANTERBURY ESTATES" BEING LOT 2 OF THE JEWELL CREEK PROMISE, AS RECORDED IN BOOK 14 OF PLATS, PAGE 43, INST. NO. 943716, 8/20/2019, RECORDS OF BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 2, THE JEWELL CREEK PROMISE, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 14, PAGE 43, INSTRUMENT NO. 943716, OFFICIAL RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH A NEW 60' WIDE EASEMENT FOR INGRESS, EGRESS & UTILITIES OVER SAID LOT 1, TO BENEFIT SAID LOT 2 OF THIS PLAT.

JUSTIN CANTERBURY

DATE

STACEY CANTERBURY

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2024,
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
JUSTIN CANTERBURY, 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
STACEY CANTERBURY, 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:

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

DOCUMENTS AND EASEMENTS OF RECORD

THIS PLAT IS SUBJECT TO THE FOLLOWING DOCUMENTS OF NORTH IDAHO TITLE INSURANCE INC., TITLE REPORT, ORDER NO. N-65357, GUARANTEE NO. G-2222-000090135, DATED NOVEMBER 30, 2023.

- RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENT AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART THEREOF, AS RESERVED BY HUMBERD LUMBER COMPANY, A CORPORATION, BK. 36 OF DEEDS, PG. 355, INST. NO. 53403, 11/24/1922.
- ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF A SHORT PLAT OF JEWELL ESTATES, ON FILE AND OF RECORD AS (BOOK) 6 OF PLATS (PAGE) 183, OFFICIAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
- ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF THE JEWELL CREEK PROMISE, ON FILE AND OF RECORD AS (BOOK) 14 OF PLATS (PAGE) 43, OFFICIAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
- TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, AS CONTAINED IN INSTRUMENT, RECORDED: MARCH 30, 2020, INST. NO. 954991.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED AUGUST 20, 2021, AS (INSTRUMENT) 990013, OFFICIAL RECORDS.

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 15, TOWNSHIP 59 NORTH, RANGE 4 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 "CANTERBURY ESTATES" 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

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 WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATION HAVE NOT BEEN EVALUATED

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
	13	56 N	2 W	OREGON	WASHINGTON
PROJECT # 23-245 CANTERBURY DRAWING NAME: 23-245 CANTERBURY TLAG WORKING					

CANTERBURY ESTATES

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

Scale: N/A
Checked By: TLAG
Drawn By: TLAG
Plot Date: 04/11/2024
Sheet: 2 of 2

Northing	Easting	Bearing	Distance
2304956.700	2393276.121	S 88°27'37" E	622.905
2304939.962	2393898.801	S 01°32'22" W	1394.323
2303546.142	2393861.341	N 89°07'35" W	623.033
2303555.641	2393238.380	N 01°32'35" E	1401.567
2304956.700	2393276.121		

Closure Error Distance> 0.00000
Total Distance> 4041.828
Polyline Area: 870847 sq ft, 19.99 acres

Northing	Easting	Bearing	Distance
2304933.191	2394043.378		
		S 89°05'40" E	622.943
2304923.346	2394666.243		
		S 01°32'23" W	350.230
2304573.243	2394656.832		
		N 89°06'06" W	622.964
2304583.009	2394033.945		
		N 01°32'35" E	350.309
2304933.191	2394043.378		

Closure Error Distance> 0.00000
Total Distance> 1946.446
Polyline Area: 218188 sq ft, 5.01 acres