

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: Scott Wohlschlager

From: Rob Winningham, Planner

Date: July 16, 2024

Subject: Blue-line review for MLD0025-24: Echo Ridge

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: **Lance Miller**.

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: ECHO RIDGE		File No: MLD0025-24
Received by: Rob Winningham, Planner	Received from: Lance Miller	Date Received: 5/23/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	7/16/2024	RW	Bonner County Planning Department
X	5/24/2024	AB	Assessor's Office
X	5-23-24	MM	Bonner County Road & Bridge Department
See letter	5/23/2024	MC	GIS Department
X	6/11/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0025-24

DATE OF REPORT: 7/23/2024

APPLICANT: John Wheat

PARCEL #: RP00246000012BA

SUBDIVISION NAME/LOTS: Echo Ridge

SUMMARY OF PROPOSAL:

The applicant is proposing to divide one 11.82-acre lot into two (2) 5.91-acre lots.

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. An easement outside of the platted area cannot be granted with this application. Please revise.

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?:	No	In an area of City impact:	Yes
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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 stream, river or lake.
5. Parcel is within SFHA Zone X per FIRM Panel Number 16017C0695E, 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, West Side Fire District, Northern Lights, Inc. and Lake Pend Oreille School District #84.
7. The lot is platted.
8. The current land use is Rural Residential (5-10 AC) with a zoning of Rural 5 (R-5)
9. Access is via Bald Eagle Drive. This is a privately owned and maintained easement with a gravel travel way
10. The applicant purchased the parcel on November 28, 2022 per Instrument No. 1014598, 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

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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 16, 2024

Lance Miller
PO Box 2523
Sandpoint, ID 83864

SUBJECT: MLD0025-24: Echo Ridge

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 16017C0695E, 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

Thursday, May 23, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – DAWSON SUBDIVISION (MLD0025-24)**
SECTION 8, TOWNSHIP 59N, RANGE 1W

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)

May 24, 2024

Bonner County Planning Dept
ECHO RIDGE
MLD0025-24
SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST
RP00246000012BA

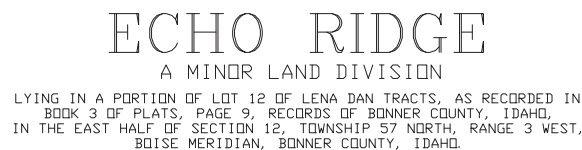
To whom this may concern:

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.

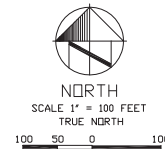
Thank you,

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



1.) THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF LOT 12 OF LENA DAN TRACTS INTO TWO LOTS BY THE BONNER COUNTY MINOR LAND DIVISION PROCESS.

2.) THE BOUNDARIES AND LOT CORNERS SHOWN HEREON WERE ESTABLISHED USING SURVEY TIES TO MONUMENTS SHOWN ON THE PLAT OF LENA DAN TRACTS, BOOK 3 OF PLATS, PAGE 9, THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, BOOK 7 OF PLATS, PAGE 55, AND THE PLAT OF ECHO SPRINGS, BOOK 18 OF PLATS, PAGE 80, ALL IN RECORDS OF BONNER COUNTY, IDAHO.



- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- FOUND A 5/8" REBAR WITH 'PLS 7879'. REFERENCE BOOK 7 OF PLATS, PAGE 55.
- COMPUTED POSITION, NOTHING FOUND OR SET.
- △ FOUND A 1/2" DIA. REBAR BY PE 1148. REFERENCE BOOK 3 OF PLATS, PAGE 9.

R1 RECORD FROM WARRANTY DEED INST. #1014598

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	58°19'18"	30.00	30.54	29.24	N43°46'02"W
C2	101°13'05"	30.00	53.36	46.60	N15°07'11"W
C3	58°19'18"	30.00	31.61	87.71	N84°46'02"W
C4	53°33'47"	90.00	84.14	81.11	N5°02'29"E
C5	90°00'00"	37.56	58.99	53.11	N39°07'45"W
C6	21°54'13"	90.00	34.41	34.20	N28°41'34"W


LINE	DISTANCE	BEARING
L1	50.00	N19° 10' 21"E
L2	67.37	N14° 36' 23"W
L3	69.65	N72° 55' 41"W
L4	74.02	N28° 30' 33"E
L5	22.67	N5° 52' 15"E
L6	84.06	N35° 49' 22"E
L7	27.17	N10° 21' 11"E
L8	75.20	N14° 36' 23"E
L9	57.59	N72° 55' 41"W
L10	75.99	N35° 49' 22"E

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF SOUTH 1° 40' 06" EAST ON THE WEST LINE OF LOT 1, BLOCK 1 OF ECHO SPRINGS, AS RECORDED IN BOOK 18 OF PLATS, PAGE 80, RECORDS OF BONNER COUNTY, IDAHO.



Summary of Comments on MLD0025-24 Blueline Plat.pdf

Page: 1

	Number: 1	Author: Monica Carash	Date: 5/23/2024 1:51:31 PM
Bald Eagle Vista is not an approved road name.			

	Number: 2	Author: Monica Carash	Date: 5/23/2024 1:52:21 PM
Bald Eagle Drive			



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 12, T. 57N., R. 3W., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 6TH DAY OF MAY, 2024.

James G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF ECHO RIDGE 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 _____, 20____.

BONNER COUNTY SURVEYOR

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____.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

SANITARY RESTRICTION:

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

WATER AND SEWER SERVICE NOTE

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS. SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD OR BY A METHOD APPROVED BY THE PANHANDLE HEALTH DISTRICT.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____.

BONNER COUNTY RECORDER

ECHO RIDGE

A MINOR LAND DIVISION

LYING IN A PORTION OF LOT 12 OF LENA DAN TRACTS, AS RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO, IN THE EAST HALF OF SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT SCOTT WOHLISCHLAGER AND YAICHA WOHLISCHLAGER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AND JOHN WHEAT AND ANGELA WHEAT, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS ECHO RIDGE, LYING IN A PORTION OF LOT 12 OF LENA DAN TRACTS, AS RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO, LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 1°40'06" WEST ALONG THE WEST LINE OF LOT 12 A DISTANCE OF 1320.00 FEET TO THE SOUTHWEST CORNER OF LOT 12E OF THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, AS RECORDED IN BOOK 7 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOT 12E A DISTANCE OF 366.02 FEET TO THE NORTHWEST CORNER OF LOT 12D OF SAID REPLAT; THENCE SOUTH 1°40'06" EAST ALONG THE WEST LINE OF SAID LOT 12D AND ALONG THE WEST LINE OF LOT 1, BLOCK 1 OF ECHO SPRINGS, AS RECORDED IN BOOK 18 OF PLATS, PAGE 80, RECORDS OF BONNER COUNTY, IDAHO, A DISTANCE OF 1510.16 FEET (RECORD = 1508.09 FEET) TO A POINT ON THE NORTH RIGHT OF WAY OF BALDY MOUNTAIN ROAD, A COUNTY ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: 1.) 134.12 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 489.56 FEET (THE CHORD OF WHICH BEARS NORTH 62°43'06" WEST A DISTANCE OF 133.71 FEET); 2.) NORTH 54°52'12" WEST A DISTANCE OF 74.79 FEET; 3.) 211.18 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 549.40 FEET (THE CHORD OF WHICH BEARS NORTH 65°52'54" WEST A DISTANCE OF 209.88 FEET) TO THE INITIAL POINT.

SCOTT WOHLISCHLAGER

JOHN WHEAT

YAICHA WOHLISCHLAGER

ANGELA WHEAT

DOCUMENTS AND EASEMENTS OF RECORD

(PER NORTH IDAHO TITLE INSURANCE SUBDIVISION GUARANTEE NO. G-222-000090456)

- 1.) ROAD EASEMENTS AS RECORDED IN INSTRUMENT NO. 101665, RECORDS OF BONNER COUNTY, IDAHO.
- 2.) ALL MATTERS AS DELINEATED ON THE PLAT OF LENA DAN TRACTS, RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) ALL MATTERS AS DELINEATED ON THE REPLAT OF A PORTION OF LOT 12 OF LENA DAN TRACTS, RECORDED IN BOOK 6 OF PLATS, PAGE 131, RECORDS OF BONNER COUNTY, IDAHO.
- 4.) ALL MATTERS AS DELINEATED ON THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, RECORDED IN BOOK 7 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO.

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED SCOTT WOHLISCHLAGER AND YAICHA WOHLISCHLAGER, HUSBAND AND WIFE, 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 HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED JOHN WHEAT AND ANGELA WHEAT, HUSBAND AND WIFE, 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.

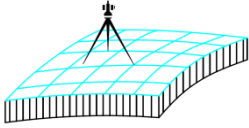
I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



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 11, 2024

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

Re: Plat Review – MLD0025-24 – Echo Ridge

Dear Planning Dept.,

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

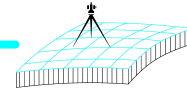
- 1) Perimeter monuments should be 5/8" minimum.
- 2) Monument easements appropriately.

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 #	14595
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Miller

Date _____

6/11/2024

Project / Job #

24-001BS Review MLD0025-24 - Echo Ridge

Please submit payment by: 6/26/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0025-24 - Echo Ridge	



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%]

ECHO RIDGE

A MINOR LAND DIVISION

LYING IN A PORTION OF LOT 12 OF LENA DAN TRACTS, AS RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO, IN THE EAST HALF OF SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

NARRATIVE STATEMENT

1.) THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF LOT 12 OF LENA DAN TRACTS INTO TWO LOTS BY THE BONNER COUNTY MINOR LAND DIVISION PROCESS.
2.) THE BOUNDARIES AND LOT CORNERS SHOWN HEREON WERE ESTABLISHED USING SURVEY TIES TO MONUMENTS SHOWN ON THE PLAT OF LENA DAN TRACTS, BOOK 3 OF PLATS, PAGE 9, THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, BOOK 7 OF PLATS, PAGE 55, AND THE PLAT OF ECHO SPRINGS, BOOK 18 OF PLATS, PAGE 80, ALL IN RECORDS OF BONNER COUNTY, IDAHO.



SCALE 1" = 100 FEET
TRUE NORTH
100 50 0 100

LEGEND

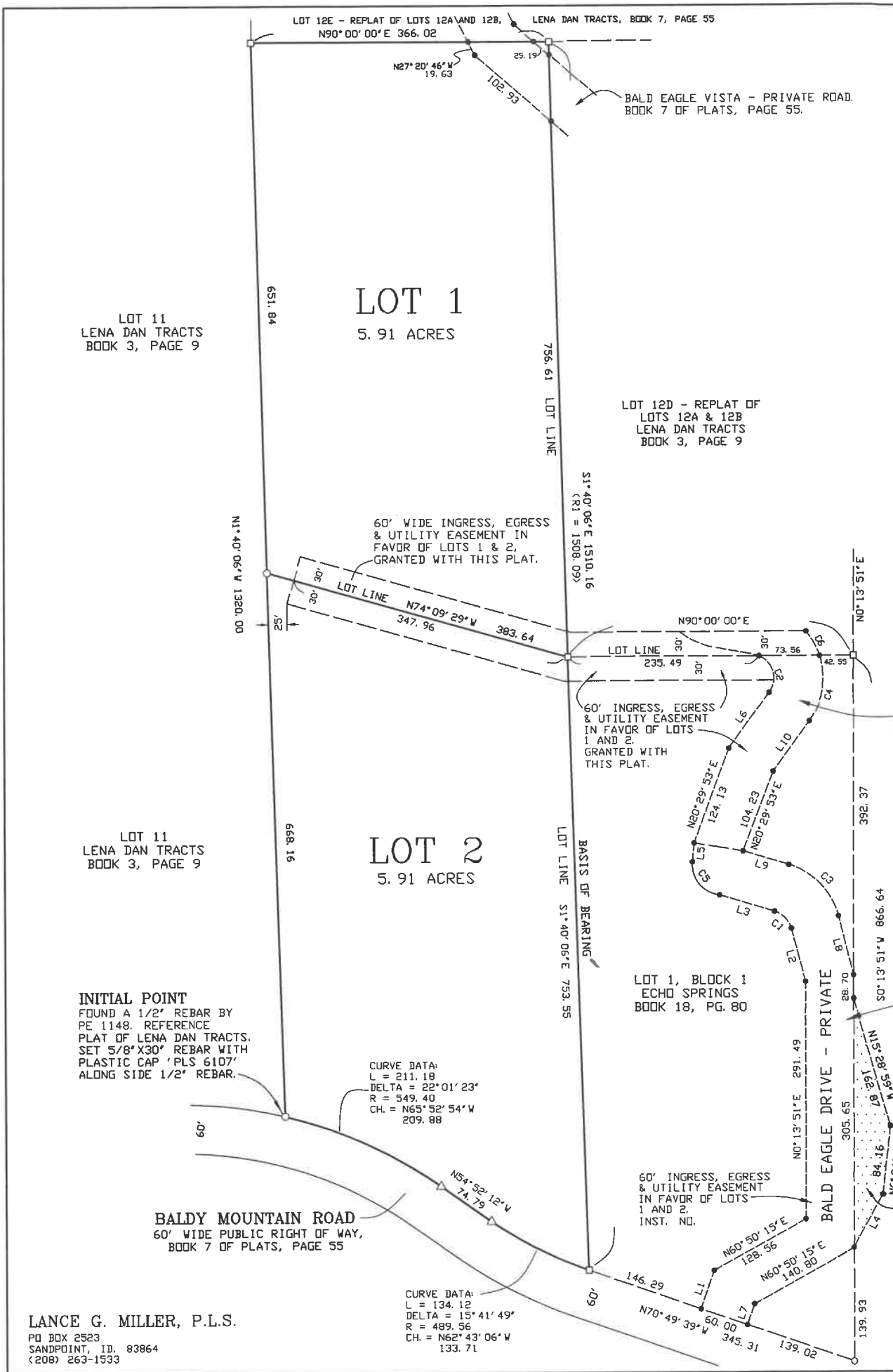
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
- FOUND A 5/8" REBAR WITH PLASTIC CAP MARKED 'PLS 7879'. REFERENCE BOOK 7 OF PLATS, PAGE 55.
- COMPUTED POSITION, NOTHING FOUND OR SET.
- △ FOUND A 1/2" DIA. REBAR BY PE 1148. REFERENCE BOOK 3 OF PLATS, PAGE 9.
- R1 RECORD FROM WARRANTY DEED INST. #1014598.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	58°19'18"	30.00	30.54	29.24	N43°46'02"W
C2	101°54'05"	30.00	53.36	46.60	N15°07'41"W
C3	58°19'18"	90.00	91.61	87.71	N43°46'02"W
C4	53°33'47"	90.00	84.14	81.11	N9°02'29"E
C5	90°00'00"	37.56	58.99	53.11	N39°07'45"W
C6	21°54'19"	90.00	34.41	34.20	N28°41'34"W

LINE TABLE

LINE	DISTANCE	BEARING
L1	50.00	N19°10'21"E
L2	67.37	N14°36'23"W
L3	69.65	N72°55'41"W
L4	74.02	N28°30'33"E
L5	62.67	N5°52'15"E
L6	84.06	N35°49'22"E
L7	27.17	N19°10'21"E
L8	75.20	N14°36'23"W
L9	57.59	N72°55'41"W
L10	75.99	N35°49'22"E



BALD EAGLE VISTA - EASEMENT NOTE:
BALD EAGLE VISTA IS A 60' WIDE PRIVATE ROAD/EASEMENT IN FAVOR OF LOTS 12C, 12D AND 12E OF THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, AND IN FAVOR OF PARCELS LYING ADJACENT TO AND NORTH OF LOT 12E (PER REPLAT MAP). AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN FAVOR OF LOTS 1 AND 2 SHOWN HEREON IS GRANTED WITH THIS PLAT.

BALD EAGLE DRIVE - EASEMENT NOTE:
BALD EAGLE DRIVE IS A 60' WIDE PRIVATE ROAD/EASEMENT IN FAVOR OF LOTS 12C, 12D AND 12E OF THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, AND IN FAVOR OF PARCELS LYING ADJACENT TO AND NORTH OF LOT 12E (PER REPLAT MAP). AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS LOT 1, BLOCK 1 OF ECHO SPRINGS AND LOT 12D OF THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS IS GRANTED IN FAVOR OF LOTS 1 AND 2 OF THIS PLAT.

INGRESS, EGRESS & UTILITY EASEMENT, CITY OF SANDPOINT TO ALAN ANDREWS, TRUSTEE OF THE ARGOSY TRUST, INST. NO. 574991, IN FAVOR OF LOT 12 OF LENA DAN TRACTS.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF SOUTH 1°40'06" EAST ON THE WEST LINE OF LOT 1, BLOCK 1 OF ECHO SPRINGS, AS RECORDED IN BOOK 18 OF PLATS, PAGE 80, RECORDS OF BONNER COUNTY, IDAHO.



05-06-24

PAGE 1 OF 2

LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 12, T. 57N, R. 3W, B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 6TH DAY OF MAY, 2024.

LANCE G. MILLER
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF ECHO RIDGE 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, 20.

BONNER COUNTY SURVEYOR

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.

DATED THIS DAY OF, 20.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF, 20.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS DAY OF, 20.

BONNER COUNTY PLANNING DIRECTOR

SANITARY RESTRICTION:

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

WATER AND SEWER SERVICE NOTE

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS. SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD OR BY A METHOD APPROVED BY THE PANHANDLE HEALTH DISTRICT.

RECORDER'S CERTIFICATE

FILED THIS DAY OF, 20, AT M. IN BOOK OF PLATS AT PAGE

AT THE REQUEST OF

BONNER COUNTY RECORDER

ECHO RIDGE
A MINOR LAND DIVISION

LYING IN A PORTION OF LOT 12 OF LENA DAN TRACTS, AS RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO, IN THE EAST HALF OF SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT SCOTT WOHLSCHLAGER AND YAICHA WOHLSCHLAGER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AND JOHN WHEAT AND ANGELA WHEAT, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS ECHO RIDGE, LYING IN A PORTION OF LOT 12 OF LENA DAN TRACTS, AS RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO, LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 1°40'06" WEST ALONG THE WEST LINE OF LOT 12 A DISTANCE OF 1320.00 FEET TO THE SOUTHWEST CORNER OF LOT 12E OF THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, AS RECORDED IN BOOK 7 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOT 12E A DISTANCE OF 366.02 FEET TO THE NORTHWEST CORNER OF LOT 12D OF SAID REPLAT; THENCE SOUTH 1°40'06" EAST ALONG THE WEST LINE OF SAID LOT 12D AND ALONG THE WEST LINE OF LOT 1, BLOCK 1 OF ECHO SPRINGS, AS RECORDED IN BOOK 18 OF PLATS, PAGE 80, RECORDS OF BONNER COUNTY, IDAHO, A DISTANCE OF 1510.16 FEET (RECORD = 1508.09 FEET) TO A POINT ON THE NORTH RIGHT OF WAY OF BALDY MOUNTAIN ROAD, A COUNTY ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES; 1.) 134.12 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 489.56 FEET (THE CHORD OF WHICH BEARS NORTH 62°43'06" WEST A DISTANCE OF 133.71 FEET); 2.) NORTH 54°52'12" WEST A DISTANCE OF 74.79 FEET; 3.) 211.18 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 549.40 FEET (THE CHORD OF WHICH BEARS NORTH 65°52'54" WEST A DISTANCE OF 209.88 FEET) TO THE INITIAL POINT.

SCOTT WOHLSCHLAGER

JOHN WHEAT

YAICHA WOHLSCHLAGER

ANGELA WHEAT

DOCUMENTS AND EASEMENTS OF RECORD

(PER NORTH IDAHO TITLE INSURANCE SUBDIVISION GUARANTEE NO. G-222-000090456)

- 1.) ROAD EASEMENTS AS RECORDED IN INSTRUMENT NO. 101665, RECORDS OF BONNER COUNTY, IDAHO.
- 2.) ALL MATTERS AS DELINEATED ON THE PLAT OF LENA DAN TRACTS, RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) ALL MATTERS AS DELINEATED ON THE REPLAT OF OF A PORTION OF LOT 12 OF LENA DAN TRACTS, RECORDED IN BOOK 6 OF PLATS, PAGE 131, RECORDS OF BONNER COUNTY, IDAHO.
- 4.) ALL MATTERS AS DELINEATED ON THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, RECORDED IN BOOK 7 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO.

ACKNOWLEDGEMENT

STATE OF ss
COUNTY OF

ON THIS DAY OF, IN THE YEAR OF, BEFORE ME PERSONALLY APPEARED SCOTT WOHLSCHLAGER AND YAICHA WOHLSCHLAGER, HUSBAND AND WIFE, 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

ACKNOWLEDGEMENT

STATE OF ss
COUNTY OF

ON THIS DAY OF, IN THE YEAR OF, BEFORE ME PERSONALLY APPEARED JOHN WHEAT AND ANGELA WHEAT, HUSBAND AND WIFE, 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

Job name : Echo Ridge Minor Land Division
Description : SEC 12, T57N, R3W

Date printed: 05/02/2024 3:40pm

BOUNDARY

Point	Bearing	Distance	North	East
105			9478.495	9358.264
103	N1040'06"W	1320.000	10797.936	9319.833
102	N90000'00"E	366.020	10797.936	9685.853
18	S1040'06"E	1510.164	9288.412	9729.820
838 PC-PT	N62043'06"W	133.705	9349.697	9610.988
PC-RP	N19025'58"E	489.564	833 9750.086	9892.699
RP-PT	S35007'48"W	489.564	9750.086	9892.699
PC-PI	N70034'02"W	67.484	PI 9310.864	9666.180
PI-PT	N54052'11"W	67.484	9750.086	9892.699
Deg of curvature		Middle ordinate	External	
11042'12"		4.586	4.629	
Delta		Arc length		
15041'49"		134.124		
837	N54052'12"W	74.790	9392.734	9549.821
105 PC-PT	N65052'54"W	209.879	9478.495	9358.264
PC-RP	S35007'48"W	549.404	835 8943.404	9233.676
RP-PT	N13006'25"E	549.404	8943.404	9233.676
PC-PI	N54052'12"W	106.908	PI 9454.252	9462.386
PI-PT	N76053'35"W	106.908	8943.404	9233.676
Deg of curvature		Middle ordinate	External	
-10025'43"		10.115	10.305	
Delta		Arc length		
22001'23"		211.177		

Area: 11.8257 acres
Lot misclose: no misclose

Job name : Echo Ridge Minor Land Division
Description : SEC 12, T57N, R3W

Date printed: 05/02/2024 3:45pm

LOT 1

Point	Bearing	Distance	North	East
822			10146.371	9338.811
103	N1040'06"W	651.841	10797.936	9319.833
102	N90000'00"E	366.020	10797.936	9685.853
7	S1040'06"E	756.614	10041.642	9707.881
822	N74009'29"W	383.642	10146.371	9338.811

Area: 5.9149 acres
Lot misclose: no misclose

LOT 2

Point	Bearing	Distance	North	East
105			9478.495	9358.264
822	N1040'06"W	668.159	10146.371	9338.811
7	S74009'29"E	383.642	10041.642	9707.881
18	S1040'06"E	753.550	9288.412	9729.820
838 PC-PT	N62043'06"W	133.705	9349.697	9610.988
PC-RP	N19025'58"E	489.564	833 9750.086	9892.699
RP-PT	S35007'48"W	489.564	9750.086	9892.699
PC-PI	N70034'02"W	67.484	PI 9310.864	9666.180
PI-PT	N54052'11"W	67.484	9750.086	9892.699
Deg of curvature	Middle ordinate	External		
11042'12"	4.586	4.629		
Delta	Arc length			
15041'49"	134.124			
837	N54052'12"W	74.790	9392.734	9549.821
105 PC-PT	N65052'54"W	209.879	9478.495	9358.264
PC-RP	S35007'48"W	549.404	835 8943.404	9233.676
RP-PT	N13006'25"E	549.404	8943.404	9233.676
PC-PI	N54052'12"W	106.908	PI 9454.252	9462.386
PI-PT	N76053'35"W	106.908	8943.404	9233.676
Deg of curvature	Middle ordinate	External		
-10025'43"	10.115	10.305		
Delta	Arc length			
22001'23"	211.177			

Area: 5.9109 acres
Lot misclose: no misclose