

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

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To: Bear Creek Equity Investments

From: Rob Winningham, Planner

Date: July 1, 2024

**Subject: Blue-line review for MLD0027-24: Westmond North**

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](mailto:planning@bonnercountyid.gov).

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

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.

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### 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: <b>Westmond North</b>		File No: <b>MLD0027-24</b>
Received by: Rob Winningham, Planner	Received from: Jeremy Grimm	Date Received: 5/29/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	7/1/2024	RW	Bonner County Planning Department
X	6/5/2024	AB	Assessor's Office
X	6/5/2024	MM	Bonner County Road & Bridge Department
X	6/5/2024	MC	GIS Department
X	6/29/2024	JA	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0027-24** **DATE OF REPORT:** 7/1/2024  
**APPLICANT:** Bear Creek Equity Investments **PARCEL #:** RP55N02W057850A  
**SUBDIVISION NAME/LOTS:** **Westmond North**

#### SUMMARY OF PROPOSAL:

The applicant is proposing to divide one (1) 8.065-acre parcel into two (2) 2.532-acre parcels and one (1) 3.001-acre parcel.

**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 Service Center**

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?: **No** In an area of City impact: **No**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>Yes</b>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-622 Submerged Lands:	<b>N/A</b>
		12-626.A Environmental Features:	<b>Yes</b>

## **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.
1. The site does not contain mapped slopes per USGS.
2. The site does not contain mapped wetlands per NWI.
3. The site does contain not contain frontage on a stream, river or lake.
4. 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.
5. Services - The parcel is served by individual well, individual septic system, Sagle Fire District, Avista Utilities and Lake Pend Oreille School District #84.
6. The parcel is not platted
7. The parcel has a land use designation of Transition with a zoning of Rural Service Center.
8. Access is via Westmond Road. This is a county owned and maintained public right-of-way with a 25' wide paved travel way
9. The applicant purchased the parcel on April 14, 2023 per Instrument No. 1018953, 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,

# Bonner County Planning Department

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

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## Blueline Review Letter

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July 1, 2024

Whiskey Rock Planning + Consulting  
614 Creekside Lane  
Sandpoint, ID 83864

**SUBJECT: MLD0027-24: Westmond North**

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, 6.5.2024: parcel is within SFHA Zone X per FIRM Panel 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,

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](mailto:gisgroup@bonnercountyid.gov)

Wednesday, June 5, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – WESTMOND NORTH (MLD0027-24)**  
**SECTION 5, TOWNSHIP 55N, 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)

June 5, 2024

Bonner County Planning Dept  
WESTMOND NORTH  
MLD0027-24  
SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST  
RP55N02W057850A

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.

Owners' cert legal does not match the bearings and distances shown on the plat face

Notary acknowledgment missing LLC name/representative capacity language

POB not labeled

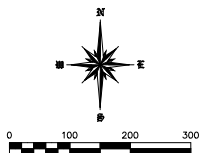
Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard  
GIS Technician  
Bonner County GIS  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)

WESTMOND NORTH

LYING IN A PORTION OF THE SE 1/4 OF SECTION 5,  
TOWNSHIP 55 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 1/2" REBAR, NO CAP, SET SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 882
- FOUND IRON PIPE, 2" OUTSIDE DIAMETER
- FOUND 1/2" REBAR AND CAP, PLS 974
- CALCULATED POINT, NOTHING SET
- (D1) WARRANTY DEED, INST. NO. 1018953
- (E1) PACIFIC GAS TRANSMISSION COMPANY EASEMENT, INST. NO. 217059
- (P1) PLAT OF RADFORD'S ADDITION TO WESTMOND, INST. NO. 300187

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 1.0007486221. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°27'30.7" AT THE EAST QUARTER CORNER OF SECTION 5.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0950E, EFFECTIVE 11/17/2009.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

- 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 PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1018953, LOTS 1-3.
- FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.



1/4	Section	Range	Mountain	Idaho
5	55	2	W	W
PROJECT # 23-042 DECE				
DRAWING NAME: 23-042 DECE-CALLING				

WESTMOND NORTH

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

Scale 1"=100'  
Checked By TLAG  
Drawn By EAJ  
Plot Date 5/7/2024  
Sheet 1 of 1




# Summary of Comments on MLD0027-24 Preliminary Plat.pdf


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Page: 1

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 Number: 1      Author: Matt Mulder      Date: 6/5/2024 4:26:40 PM  
Specify how the ROW widths for Westmond Rd were dedicated. The (P1) Radford's Addition to Westmond note/plat does not specify how the ROW was established; it only notes it on their plat, and is only adjacent to the plat, not through it.

---

 Number: 2      Author: Matt Mulder      Date: 6/5/2024 4:24:53 PM  
Specify that Westmond Rd is a public road, County maintained.

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WESTMOND NORTH

LYING IN A PORTION OF THE SE ¼ OF SECTION 5,  
TOWNSHIP 55 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID CECIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFY IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS "WESTMOND NORTH" BEING A PORTION OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

1. AMENDING AT THE EAST QUARTER CORNER OF SAID SECTION 5;  
THENCE SOUTH 89° 57'27" WEST, 1668.78 FEET;  
THENCE SOUTH 0° 16'14" WEST, 459.84 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 3° 07'33" EAST, 697.06 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AN EXISTING COUNTY ROAD; THENCE CONTINUING SOUTH 3° 07'33" EAST, 24.13 FEET TO THE CENTERLINE OF SAID COUNTY ROAD; THENCE ALONG SAID CENTERLINE AS FOLLOWS:  
SOUTH 52° 51'38" WEST, 73.90 FEET;  
THENCE 174.50 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 289.18 FEET, A CENTRAL ANGLE OF 34° 34'30" AND A CHORD THAT BEARS SOUTH 70° 08'53" WEST, 171.87 FEET;  
THENCE SOUTH 87° 26'08" WEST, 302.36 FEET;  
THENCE LEAVING SAID CENTERLINE, NORTH 0° 24'43" WEST, 18.76 FEET TO THE SOUTHEAST CORNER OF TAX NO. 41, DESCRIBED IN BOOK 179 OF DEEDS, PAGE 131, RECORDS OF BONNER COUNTY, IDAHO;  
THENCE NORTH 0° 24'43" WEST, 311.15 FEET;  
THENCE SOUTH 87° 26'12" WEST, 140.00 FEET; BEING ALSO THE SOUTHEAST CORNER OF TAX NO. 35, AS DESCRIBED IN BOOK 135 OF DEEDS, PAGE 117, RECORDS OF BONNER COUNTY, IDAHO;  
THENCE NORTH 0° 24'42" WEST, 351.67 FEET ALONG THE WEST LINE OF SAID TAX NO. 35 AND TAX NO. 38, AS DESCRIBED IN BOOK 144 OF DEEDS, PAGE 277, RECORDS OF BONNER COUNTY, IDAHO, TO THE NORTHEAST CORNER OF TAX NO. 38, BEING ALSO A POINT ON THE SOUTH LINE OF TAX NO. 45, DESCRIBED IN MISCELLANEOUS, BOOK 62, PAGE 459, RECORDS OF BONNER COUNTY, IDAHO; THENCE SOUTH 88° 15'41" EAST, 241.69 FEET;  
THENCE NORTH 1° 46'45" WEST, 179.95 FEET;  
THENCE SOUTH 88° 21'46" EAST, 392.23 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT A STRIP OF LAND 20 FEET IN WIDTH LYING NORTHWESTERLY OF THE CENTERLINE OF THE AFOREMENTIONED COUNTY ROAD.

AND ALSO EXCEPT THAT PART LYING WEST OF THE WEST LINE OF THE PACIFIC GAS TRANSMISSION COMPANY EASEMENT AS DESCRIBED IN BOOK 26 OF MISCELLANEOUS, PAGE 534 AND NOTICE OF LOCATION, RECORDED AS INSTRUMENT NOS. 83968, 206985 AND 217059, RECORDS OF BONNER COUNTY.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID CECIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID CECIE, KNOWN OR IDENTIFIED TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE PRELIMINARY TITLE COMMITMENT, FILE NO. N-83509, DATED MARCH 3, 2023.

1. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF AS GRANTED TO PACIFIC GAS TRANSMISSION COMPANY IN A DOCUMENT RECORDED JANUARY 18, 1965, AS (INSTRUMENT) 74085 (BOOK) 28 OF MISC. (PAGE) 534, OFFICIAL RECORDS;  
- NOTICE OF LOCATION, RECORDED FEBRUARY 9, 1962, AS (INSTRUMENT) 83968 (BOOK) 29 OF MISC. (PAGE) 415 OFFICIAL RECORDS;  
- NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED OCTOBER 25, 1978, AS (INSTRUMENT) 206985 AND 207024 OFFICIAL RECORDS;  
- NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED JULY 25, 1979, AS (INSTRUMENT) 217059 OFFICIAL RECORDS.
2. 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 JUNE 7, 1971, AS (INSTRUMENT) 133623, OFFICIAL RECORDS.
3. RECORD OF SURVEY RECORDED SEPTEMBER 21, 1980, AS (INSTRUMENT) 234384, OFFICIAL RECORDS.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
5. SUBJECT TO THE RIGHT, TITLE AND INTEREST OF GENE E. FITZGERALD AND NANCY E. FITZGERALD, HUSBAND AND WIFE, AS TO THE NORTH 213.0 FEET OF SAID PROPERTY THAT WAS EXCEPTED OUT OF WARRANTY DEED RECORDED FEBRUARY 25, 2005, AS INSTRUMENT NO. 670838, RECORDS OF BONNER COUNTY, IDAHO.

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

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 5, TOWNSHIP 55 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 "WESTMOND NORTH" 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, DWELING 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 AN INDIVIDUAL OR SHARED WELL.  
SEWER SERVICE: SEWAGE DISPOSAL BY A COMMUNITY DRAINFIELD.

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



1/4				Section		Range		TOWNSHIP 55 NORTH		RANGE 2 WEST		IDaho	
5		55		2		N		W		BONNER COUNTY		RECORDING	
PROJECT # 23-042												Plot Date 6/7/2024	
DRAWING NAME: 23-042-CECIE_AND_KALLING													
WESTMOND NORTH										GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			
Scale N/A										Checked By TLAG Drawn By RJJ			
Sheet 2 of 2													


## Page: 2

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	Number: 1	Author: Andrea Ballard	Date: 6/5/2024 8:47:57 AM
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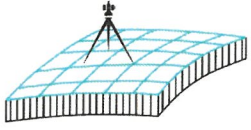
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legal doesn't match bearings & distances shown on plat face

	Number: 2	Author: Andrea Ballard	Date: 6/5/2024 8:36:30 AM
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update to representative acknowledgment



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

June 26, 2024

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

Re: Plat Review – MLD0027-24 – Westmond North

Dear Planning Dept.,

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

- 1) Identify a line on the drawing as the basis of bearing.
- 2) Reference should be made to all surveys of record within, crossing or adjoining the plat. (Monuments were found on the west side of the plat.)
- 3) The initial point or TPOB should be identified on the map.
- 4) None of the calls in the legal description in the Owners' Certificate match the plat.
- 5) The closure sheet and plat disagree on the radius and delta of the curve.
- 6) Need a closure sheet of the plat exterior.
- 7) A statement dedicating the 30' easements may be prudent.
- 8) The ½" rebar at the southeast plat corner should be replaced with 5/8" min.
- 9) Other items marked in red on sheet 2.

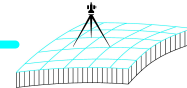
When these items have been addressed, the plat should be ready for signature.

Sincerely,

A handwritten signature in blue ink that reads "Joel L. Andring". The signature is written in a cursive, flowing style.

Joel L. Andring, PLS

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



Fax: (208) 265-4474

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #	14600
-----------	-------

Glahe

Date \_\_\_\_\_

6/29/2024

Project / Job #

24-001BW Review MLD0027-24- Westmond Nort

Please submit payment by: 7/14/2024

# INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0027-24- Westmond North	



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

THANK YOU FOR YOUR BUSINESS

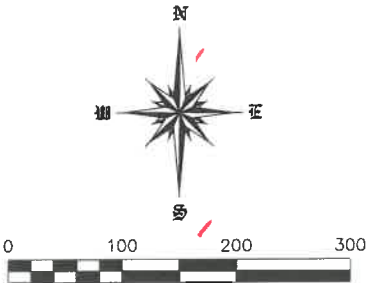
ALL INVOICES ARE DUE UPON RECEIPT

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% ]

WESTMOND NORTH

LYING IN A PORTION OF THE SE 1/4 OF SECTION 5,  
TOWNSHIP 55 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 1/2" REBAR, NO CAP, SET SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 882
- FOUND IRON PIPE, 2" OUTSIDE DIAMETER
- FOUND 1/2" REBAR AND CAP, PLS 974
- CALCULATED POINT, NOTHING SET
- (D1) WARRANTY DEED, INST. NO. 1018953
- (E1) PACIFIC GAS TRANSMISSION COMPANY EASEMENT, INST. NO. 217059
- (P1) PLAT OF RADFORD'S ADDITION TO WESTMOND, INST. NO. 300187

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 1.0001486221. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'30.7" AT THE EAST QUARTER CORNER OF SECTION 5.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0950E, EFFECTIVE 11/17/2009.

SURVEYOR'S NARRATIVE

- 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 PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1018953, LOTS 1-3.
- FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.



1/4	Section	Township	Range
	5	55 N	2 W
PROJECT # 23-042 CECE DRAWING NAME: 23-042_CECE_KALDWG			

WESTMOND NORTH			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			
Scale:	1"=100'		
Checked By:	TLAG	Drawn By:	KAJ
Plot Date:	5/7/2024	Sheet:	1 of 1

# WESTMOND NORTH

LYING IN A PORTION OF THE SE ¼ OF SECTION 5,  
TOWNSHIP 55 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID CECIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFY IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS 'WESTMOND NORTH' BEING A PORTION OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5;  
THENCE SOUTH 89° 57'27" WEST, 1668.78 FEET;  
THENCE SOUTH 0° 16'14" WEST 459.84 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 3° 07'33" EAST 697.06 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AN EXISTING COUNTY ROAD; THENCE CONTINUING SOUTH 3° 07'33" EAST 24.13 FEET TO THE CENTERLINE OF SAID COUNTY ROAD;  
THENCE ALONG SAID CENTERLINE AS FOLLOWS:  
SOUTH 52° 51'38" WEST, 73.90 FEET;  
THENCE 174.50 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 289.18 FEET, A CENTRAL ANGLE OF 34° 34'30" AND A CHORD THAT BEARS SOUTH 70° 08'53" WEST, 171.87 FEET;  
THENCE SOUTH 87° 26'08" WEST, 302.36 FEET;  
THENCE LEAVING SAID CENTERLINE, NORTH 0° 24'43" WEST, 18.76 FEET TO THE SOUTHEAST CORNER OF TAX NO. 41, DESCRIBED IN BOOK 179 OF DEEDS, PAGE 131, RECORDS OF BONNER COUNTY, IDAHO;  
THENCE NORTH 0° 24'43" WEST, 311.15 FEET;  
THENCE SOUTH 87° 26'12" WEST, 140.00 FEET; BEING ALSO THE SOUTHEAST CORNER OF TAX NO. 35, AS DESCRIBED IN BOOK 135 OF DEEDS, PAGE 117, RECORDS OF BONNER COUNTY, IDAHO;  
THENCE NORTH 0° 24'42" WEST, 351.67 FEET ALONG THE WEST LINE OF SAID TAX NO. 35 AND TAX NO. 38, AS DESCRIBED IN BOOK 144 OF DEEDS, PAGE 277, RECORDS OF BONNER COUNTY, IDAHO, TO THE NORTHEAST CORNER OF TAX NO. 38, BEING ALSO A POINT ON THE SOUTH LINE OF TAX NO. 45, DESCRIBED IN MISCELLANEOUS, BOOK 62, PAGE 459, RECORDS OF BONNER COUNTY, IDAHO; THENCE SOUTH 88° 15'41" EAST, 241.69 FEET;  
THENCE NORTH 1° 46'45" WEST, 179.95 FEET;  
THENCE SOUTH 88° 21'46" EAST, 392.23 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT A STRIP OF LAND 20 FEET IN WIDTH LYING NORTHWESTERLY OF THE CENTERLINE OF THE AFOREMENTIONED COUNTY ROAD.

AND ALSO EXCEPT THAT PART LYING WEST OF THE WEST LINE OF THE PACIFIC GAS TRANSMISSION COMPANY EASEMENT AS DESCRIBED IN BOOK 26 OF MISCELLANEOUS, PAGE 534 AND NOTICE OF LOCATION, RECORDED AS INSTRUMENT NOS. 83968, 206985 AND 217059, RECORDS OF BONNER COUNTY.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID CECIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC

DATE

## ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID CECIE, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE PRELIMINARY TITLE COMMITMENT, FILE NO. N-63595, DATED MARCH 3, 2023.

- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED TO PACIFIC GAS TRANSMISSION COMPANY IN A DOCUMENT RECORDED JANUARY 18, 1960, AS (INSTRUMENT) 74085 (BOOK) 26 OF MISC. (PAGE) 534, OFFICIAL RECORDS:
  - NOTICE OF LOCATION, RECORDED FEBRUARY 9, 1962, AS (INSTRUMENT) 83968 (BOOK) 29 OF MISC. (PAGE) 415 OFFICIAL RECORDS.
  - NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED OCTOBER 25, 1976, AS (INSTRUMENT) 206985 AND 207024 OFFICIAL RECORDS.
  - NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED JULY 25, 1979, AS (INSTRUMENT) 217059 OFFICIAL RECORDS.
- 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 JUNE 7, 1971, AS (INSTRUMENT) 133623, OFFICIAL RECORDS.
- RECORD OF SURVEY RECORDED SEPTEMBER 21, 1980, AS (INSTRUMENT) 234384, OFFICIAL RECORDS.
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- SUBJECT TO THE RIGHT, TITLE AND INTEREST OF GENE E. FITZGERALD AND NANCY E. FITZGERALD, HUSBAND AND WIFE, AS TO THE NORTH 213.0 FEET OF SAID PROPERTY THAT WAS EXCEPTED OUT OF WARRANTY DEED RECORDED FEBRUARY 25, 2005, AS INSTRUMENT NO. 670838, RECORDS OF BONNER COUNTY, IDAHO.

## 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

## PLANNING DIRECTOR

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

PLANNING DIRECTOR

## 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 5, TOWNSHIP 55 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 "WESTMOND NORTH" 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 AN INDIVIDUAL OR SHARED WELL.  
SEWER SERVICE: SEWAGE DISPOSAL BY A COMMUNITY DRAINFIELD.

## 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	WESTMOND NORTH	
				5	55 N	2 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-285-4474	
PROJECT #: 23-042 DRAWING NAME: 23-042_CECIE_MLD_KAJLWG							Plot Date: 5/7/2024		Scale: N/A Checked By: TLAG Drawn By: KAJ Sheet: 2 of 2	



Deed Name: LOT 1  
Starting Coordinates: Northing 2362253.99, Easting 2418434.04  
Distance Units: Feet

Bearing	Distance	Description
S 02°30'57" E	324.78	
S 02°29'13" E	191.30	
N 87°41'31" W	232.74	
N 01°34'07" E	514.31	
S 87°41'31" E	196.07	

Ending Coordinates: Northing 2362254.00, Easting 2418434.03

Area: 110277.41 S.F., 2.5316 Acres  
Total Perimeter Distance: 1459.21  
Closure Error Distance: 0.01 Error Bearing: N 29°36'29" W  
Closure Precision: 1 in 173160.8

Deed Name: LOT 2  
Starting Coordinates: Northing 2361738.40, Easting 2418456.59  
Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 02°29'13" E	168.52	LINE					
S 53°36'27" W	95.81	LINE					
S 70°57'03" W	153.92	CURVE R	258.17	156.30	34°41'13"	80.63	
Rad-In: N 36°23'33" W Rad-Out: N 01°42'20" W							
S 88°17'56" W	259.84	LINE					
N 01°34'07" E	218.11	LINE					
N 88°17'56" E	234.76	LINE					
N 01°34'07" E	67.56	LINE					
S 87°41'31" E	232.74	LINE					

Ending Coordinates: Northing 2361738.40, Easting 2418456.59

Area: 110272.14 S.F., 2.5315 Acres  
Total Perimeter Distance: 1433.64  
Closure Error Distance: 0.00 Error Bearing: N 27°35'05" W  
Closure Precision: 1 in 579844.1

Deed Name: LOT 3  
Starting Coordinates: Northing 2362261.89, Easting 2418238.12  
Distance Units: Feet

Bearing	Distance	Description
S 01°34'07" W	581.87	
S 88°17'56" W	234.76	
N 01°34'07" E	418.85	



S 87°42'02" E 46.17  
N 00°55'53" W 179.70  
S 87°41'31" E 196.07

Ending Coordinates: Northing 2362261.89, Easting 2418238.13

Area: 130723.56 S.F., 3.0010 Acres  
Total Perimeter Distance: 1657.43  
Closure Error Distance: 0.00 Error Bearing: S 77°44'18" E  
Closure Precision: 1 in 430841.8