

# 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: Clint Weichal

From: Rob Winningham, Planner

Date: July 23, 2024

**Subject: Blue-line review for MLD0032-24: Weichal Subdivision**

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: **Truxton Glahe**.

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.

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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>Weichal Subdivision</b>		File No: <b>MLD0032-24</b>
Received by: Rob Winningham, Planner	Received from: Glahe	Date Received: July 8, 2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	7/23/2024	RW	Bonner County Planning Department
X	7/9/2024	AB	Assessor's Office
X	7-12-24	MM	Bonner County Road & Bridge Department
X	7/8/2024	MC	GIS Department
X	7/16/24	TG	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0053-24** **DATE OF REPORT:** 10/23/2024  
**APPLICANT:** Ernie & Nancy Brandt **PARCEL #:** RP58N01W334350A  
**SUBDIVISION NAME/LOTS:** Mill Valley Subdivision  
**SUMMARY OF PROPOSAL:**  
Divide one (1) 28-acre parcel into three (3) 9.5-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. Per BCRC 12-646 (L): Please mark the location of the intermittent stream on proposed Lot 1.
4. Per BCRC 12-411(Setbacks) The buildings do not need to be on plat. A supplementary site plan showing existing structures and their setbacks to the proposed property lines and road is required to ensure compliant setbacks will be maintained.
5. Reconfigure the lots, excluding the land within the public right of way of East Shingle Mill Road, to meet 9.5-acres or greater as approved in file number VE0001-24.

#### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?**    10 acres    Agricultural/Forestry 10 (A/F-10)

12-660 (D) (2) (f) Site area minimum: **No**

Urban services: **No**

## **DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?**

Has the applicant had Panhandle Health District  
lift the sanitary restrictions on the property?: **No**

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

12-660 (D) (2) (a) Alignment with  
existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of  
intersection: **Yes**

12-622 Submerged Lands: **N/A**

12-660 (D) (2) (g) Not divided by city, county,  
zoning, or public R-O-W boundaries: **Yes**

12-626.A Environmental Features: **Yes**

## **FINDINGS:**

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Agricultural/Forestry 10.
3. The proposed lots are located off East Shingle Mill Road, a 60-foot-wide Bonner County owned and maintained public right of way.
4. The proposed lots are served by individual wells, individual septic systems, Northside Fire District, and Northern Lights Inc.
5. The property contains an intermittent stream on the proposed Lot 1.
6. The lots have mapped slopes ranging from 0-30%+ according to USGS.
7. The applicant was granted an administrative exception, VE0001-24, to create three (3) 9.5 acre lots where 10-acres is required on March 1st, 2024.
8. East Shingle Mill Road, identified as roads #134 and #134A on the Bonner County Viewers Report, was established as public right of way on April 11<sup>th</sup>, 1912.
9. The deed for the subject property, Instrument #1009793, identifies the legal description of the property, less the County Road Right of way.

## **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



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## Blueline Review Letter

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July 23, 2024

Truxton Glahe  
303 Church St  
Sandpoint ID 83864

**SUBJECT: MLD0032-24: Weichal Subdivision**

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 16017C1125E, Effective Date 11/18/2009. No further floodplain review is required on this proposal..
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - Complete. No comment.

Thank you for your submittal and the opportunity to review.

Sincerely,

Rob Winningham  
Planner



## Bonner County Geographic Information Systems

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

Monday, July 8, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – WEICHAL SUBDIVISION (MLD0032-24)**  
**SECTION 27, TOWNSHIP 54N, RANGE 4W**

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>





WEICHAL SUBDIVISION

A REPLAT OF LOT 2  
THE PLAT OF REWOP  
LYING IN A PORTION OF SECTION 27,  
TOWNSHIP 54 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CLINT WEICHAL, A SINGLE MAN, HEREBY CERTIFIES THAT HE IS THE OWNER 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 'WEICHAL SUBDIVISION' BEING A PORTION OF SECTION 27, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 2, REWOP 29, ACCORDING TO THE PLAT RECORDED IN BOOK 9 OF PLATS, PAGE 17, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

CLINT WEICHAL \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_\_

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "WEICHAL SUBDIVISION" 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 \_\_\_\_\_

PANHANDLE HEALTH DISTRICT

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.

PLANNING DIRECTOR

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

PLANNING DIRECTOR \_\_\_\_\_

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM.

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 27, TOWNSHIP 54 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 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. \_\_\_\_\_

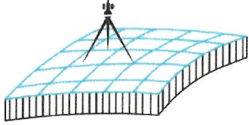
COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

\$ \_\_\_\_\_ FEE

PLACE RECORDING LABEL HERE



<div><div>1/4</div><div>Section</div><div>Township</div><div>Rewop</div></div>				<div><div>MONTANA</div><div>IDAHO</div><div>OREGON</div><div>WASHINGTON</div></div>		<div>WEICHAL SUBDIVISION</div>	
<div><div><div><div></div><div></div><div></div><div></div></div><div>27</div><div>54</div><div>N</div><div>4</div><div>W</div></div></div>				<div><div>GLAHE &amp; ASSOCIATES</div><div>PROFESSIONAL LAND SURVEYORS</div><div>303 Church Street</div><div>Sandpoint, Idaho 83864</div><div>208-305-4474</div></div>		<div>Scale: 1"=60'</div> <div>Checked By: TLAG</div> <div>Drawn By: TLAG</div> <div>Sheet: 2 of 2</div>	
<div>PROJECT #: 24-090 WEICHAL</div> <div>DRAWING NAME: 24-090 WEICHAL - GROUND.DWG</div>							



## 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)

July 16, 2024

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

Re: Plat Review – MLD0032-24 – Weichal Subdivision

Dear Planning Dept.,

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

- 1) A line on the plat should be identified as the basis of bearing.
- 2) The land to the west is platted. Lot lines and any monuments found on the subject boundary should be shown.
- 3) Reference should be made to all surveys and plats of record within, crossing or adjoining the plat.
- 4) The found monuments are not described.
- 5) If any of the NLI easements are locatable, they should be shown on the plat.
- 6) Need a closure sheet of the plat exterior.
- 7) Other items marked in red.

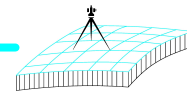
When these items have been addressed, the plat should be ready for signature.

Sincerely,

A handwritten signature in blue ink that reads "Joel L. Andring". The signature is fluid and cursive, with the first name "Joel" and last name "Andring" clearly legible.

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 #	14732
-----------	-------

Glahe

Date \_\_\_\_\_

7/17/2024

Project / Job #

24-001CG Review MLD0032-24 - Weichal Subd

Please submit payment by: 8/1/2024

# INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0032-24 - Weichal Subdivision	



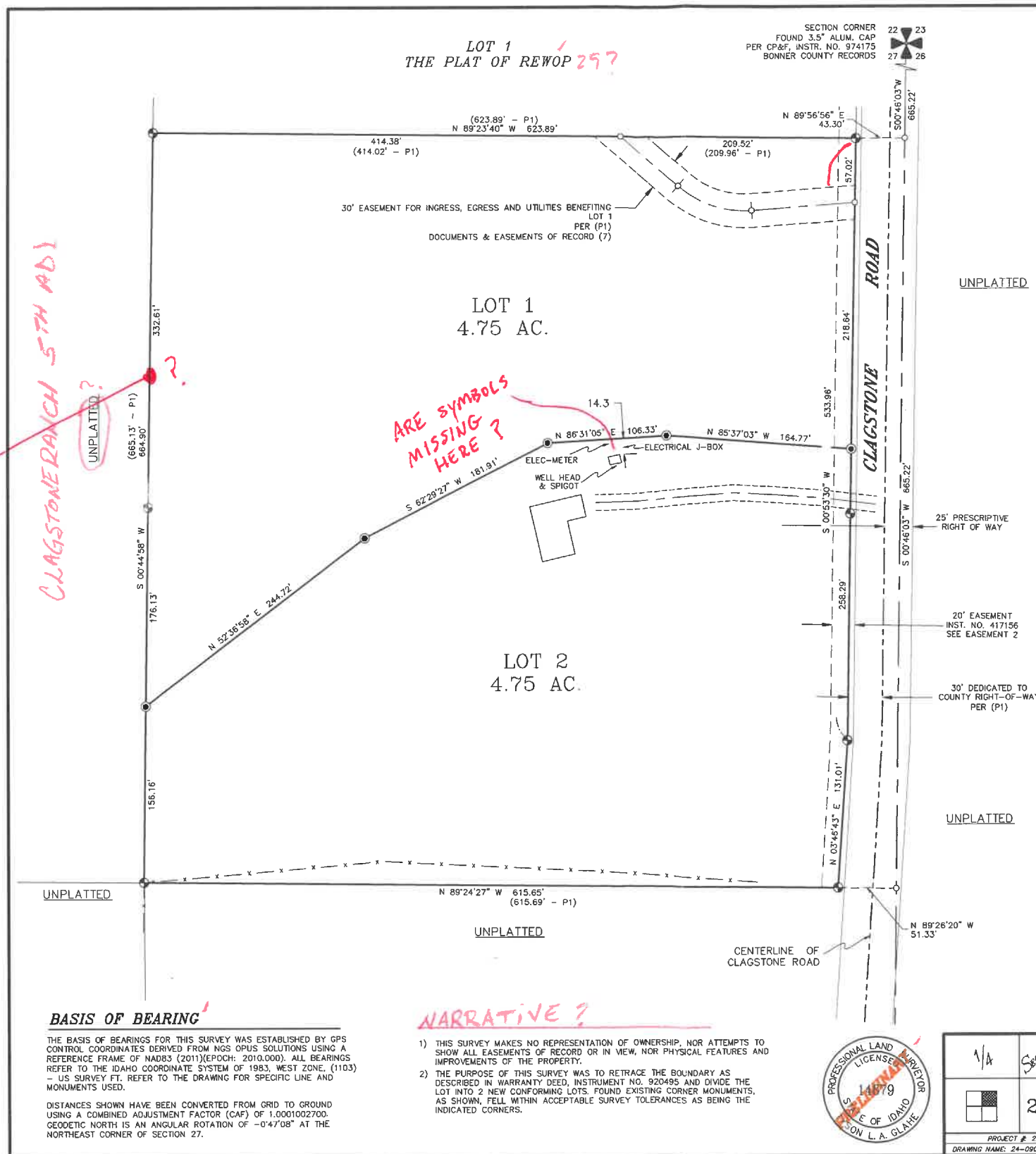
<b>Retainer / Credits:</b>	\$0.00
<b>Invoice Amount:</b>	\$308.14
<b>Job Total Balance Due:</b>	\$308.14

THANK YOU FOR YOUR BUSINESS

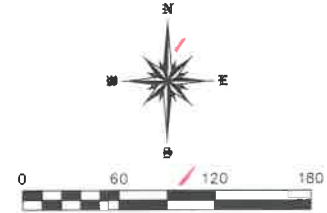
ALL INVOICES ARE DUE UPON RECEIPT

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% ]



**WEICHAL SUBDIVISION**  
A REPLAT OF LOT 2  
THE PLAT OF REWOP 29?  
LYING IN A PORTION OF SECTION 27,  
TOWNSHIP 54 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND**
- SECTIONAL CORNER, AS NOTED.
  - SET 5/8" X 24" REBAR AND CAP, PLS 14879
  - FOUND MONUMENTATION, AS NOTED. ?
  - CALCULATED POINT, NOTHING SET
  - (P1) THE PLAT OF REWOP, PLS 5713, INST. NO. 737907, 9/26/2007.

**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 NOT WITHIN A FLOOD HAZARD ZONE, PER FEMA PANEL 16017C1125E, EFFECTIVE 11/18/2009.

**DOCUMENTS AND EASEMENTS OF RECORD**

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 24506559, DATED MAY 14, 2024.

- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED, EXECUTED BY THE HUMBRID LUMBER COMPANY  
PURPOSE: THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART THEREOF, RECORDED: JANUARY 12, 1939.  
INSTRUMENT NO.: 97481, BOOK 59 OF DEEDS, PAGE 494, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN REAL ESTATE CONTRACT RECORDED: APRIL 21, 1976.  
INSTRUMENT NO.: 174428, BOOK 61 OF MISCELLANEOUS, PAGE 352, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: OCTOBER 30, 1986  
INSTRUMENT NO.: 326837 RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT GRANTED TO: NORTHERN LIGHTS, INC.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: DECEMBER 15, 1992  
INSTRUMENT NO.: 417156, RECORDS OF BONNER COUNTY, IDAHO.
- EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF REWOP 29 AS RECORDED IN BOOK 9 OF PLATS, PAGE 17 RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT GRANTED TO: NORTHERN LIGHTS, INC.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: NOVEMBER 28, 2018  
INSTRUMENT NO.: 931580, RECORDS OF BONNER COUNTY, IDAHO.
- INGRESS, EGRESS AND UTILITIES EASEMENT NOTED IN PERSONAL REPRESENTATIVE, DEED OF DISTRIBUTION, RECORDED: JANUARY 31, 2023.  
INSTRUMENT NO.: 1016478, RECORDS OF BONNER COUNTY, IDAHO.

**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 1.0001002700. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°47'08" AT THE NORTHEAST CORNER OF SECTION 27.

**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 RETRACE THE BOUNDARY AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 920495 AND DIVIDE THE LOT INTO 2 NEW CONFORMING LOTS. FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.



1/4	Section	Township	Range	MONTANA	IDAHO
	27	54 N	4 W	OREGON	WASHINGTON
PROJECT # 24-090 WEICHAL				Plot Date: 7/2/2024	
DRAWING NAME: 24-090 WEICHAL - GROUND.DWG					
<b>WEICHAL SUBDIVISION</b>					
GLAZE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					
Scale: 1"=60'					
Checked By: TLG		Drawn By: TLG		Sheet: 1 of 2	

WEICHAL SUBDIVISION  
A REPLAT OF LOT 2  
THE PLAT OF REWOP 29?  
LYING IN A PORTION OF SECTION 27,  
TOWNSHIP 54 NORTH, RANGE 4 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CLINT WEICHAL, A SINGLE MAN, HEREBY CERTIFIES THAT HE IS THE OWNER 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 "WEICHAL SUBDIVISION" BEING A PORTION OF SECTION 27, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 2, REWOP 29, ACCORDING TO THE PLAT RECORDED IN BOOK 9 OF PLATS, PAGE 17, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

CLINT WEICHAL

DATE

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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "WEICHAL SUBDIVISION" 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

PANHANDLE HEALTH DISTRICT

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.

PLANNING DIRECTOR

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

PLANNING DIRECTOR

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM.

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

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 27, TOWNSHIP 54 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



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	WEICHAL SUBDIVISION	
	27	54 N	4 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: 1"=60' Checked By: TLAG Drawn By: TLAG Sheet: 2 of 2
PROJECT # 24-090 WEICHAL DRAWING NAME: 24-090 WEICHAL - GROUND.DWG				Plot Date: 7/2/2024			

Polyline Report Lot 1

Tue Jul 2 10:36:07 2024

Northing	Easting	Bearing	Distance
2312651.497	2366153.589		
		S 00°53'30" W	275.664
2312375.867	2366149.299		
		N 85°37'03" W	164.775
2312388.458	2365985.006		
		S 86°31'05" W	106.333
2312382.000	2365878.869		
		S 62°29'27" W	181.915
2312297.975	2365717.522		
		S 52°36'58" W	244.716
2312149.395	2365523.074		
		N 00°44'58" E	508.739
2312658.090	2365529.729		
		S 89°23'40" E	623.895
2312651.497	2366153.589		

Closure Error Distance> 0.00000

Total Distance> 2106.037

Polyline Area: 206958 sq ft, 4.75 acres

Polyline Report Lot 2

Tue Jul 2 10:36:15 2024

Northing	Easting	Bearing	Distance
2312375.867	2366149.299		
		S 00°53'30" W	258.295
2312117.603	2366145.279		
		S 03°46'43" W	131.010
2311986.878	2366136.645		
		N 89°24'27" W	615.647
2311993.244	2365521.031		
		N 00°44'58" E	156.164
2312149.395	2365523.074		
		N 52°36'58" E	244.716
2312297.975	2365717.522		
		N 62°29'27" E	181.915
2312382.000	2365878.869		
		N 86°31'05" E	106.333
2312388.458	2365985.006		
		S 85°37'03" E	164.775
2312375.867	2366149.299		

Closure Error Distance> 0.00000

Total Distance> 1858.855

Polyline Area: 206846 sq ft, 4.75 acres