

# 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: Jeff & Priscilla Hudon

From: Alex Feyen, Planner

Date: August 14, 2024

**Subject: Blue-line review for MLD0034-24 Replat of Lot 1, Schilling/Carlin Plat**

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: **Scott Comfort, James A. Sewell & Associates.**

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>Replat of Lot 1, Schilling/Carlin Plat</b>		File No: <b>MLD0034-24</b>
Received by: Alex Feyen, Planner	Received from: Sewell & Associates	Date Received: 07/30/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	8/14/2024	AF	Bonner County Planning Department
X	7/31/2024	AB	Assessor's Office
X	8-1-24	MM	Bonner County Road & Bridge Department
X	8/5/2024	MC	GIS Department
X	8/12/2024	TLAG	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0034-24** **DATE OF REPORT:** 8/21/2024  
**APPLICANT:** Jeff & Michelle Hudon **PARCEL #:** RP017260000010A  
**SUBDIVISION NAME/LOTS:** Replat of Lot 1, Schilling/Carlin Plat

#### SUMMARY OF PROPOSAL:

Divide one (1) 16.31-acre lot into one (1) 6.29-acre lot and one (1) 10.02-acre lot.

**THE APPLICATION** **IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

#### CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. 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.
4. The calculated Depth to Width Ratio of Lot 1A is 4.05 where 3.2 is allowed. Please submit an Administrative Variance for Depth to Width ratio or configure the lot to meet a 3.2 depth to width ratio.

#### STANDARDS REVIEW:

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

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

**Yes**

Urban services:

**No**

## DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District  
lift the sanitary restrictions on the property?: **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: **No**  
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 Rural 5.
3. The proposed lots will be served by individual well and individual septic systems.
4. The proposed lots will be served by Sagle Fire District and Northern Lights, Inc.
5. The proposed lots will be accessed from Old Orchard Road, a privately-owned and maintained road.
6. The proposed Lot 1A does contain wetlands, per the USFWS map.
7. The parent lot was previously platted in the "Schilling/Carlin Plat", instrument no. 794847, Bonner County Records.
8. The calculated depth to width of Lot 1A is 4.05 where 3.2 is allowed.

## 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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August 14, 2024

Sewell & Associates  
1319 N Division Ave  
Sandpoint, ID 83864

**SUBJECT: MLD0034-24 Replat of Lot 1, Schilling/Carlin Plat**

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, 7.31.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1175E, 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 comments.

Thank you for your submittal and the opportunity to review.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Feyen".

Alex Feyen  
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, August 5, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – SCHILLING / CARLIN PLAT REPLAT OF LOT 1  
(MLD0034-24) SECTION 17, 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)

July 31, 2024

Bonner County Planning Dept  
REPLAT OF LOT 1, SCHILLING / CARLIN PLAT  
MLD0034-24  
SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST  
RP017260000010A

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 Land Records  
208-265-1469  
[landrecords@bonnercountyid.gov](mailto:landrecords@bonnercountyid.gov)

REPLAT OF LOT 1, SCHILLING / CARLIN PLAT  
SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "REPLAT OF LOT 1, SCHILLING / CARLIN PLAT" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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

COUNTY COMMISSIONERS CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

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

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY TREASURER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JEFF HUDON AND PRISCILLA MICHELE HUDON, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "REPLAT OF LOT 1, SCHILLING / CARLIN PLAT", LOCATED IN SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 1 OF THE SCHILLING / CARLIN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 10 OF PLATS, PAGE 28, RECORDS OF BONNER COUNTY, IDAHO.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

JEFF HUDON

PRISCILLA MICHELE HUDON

OWNERS' ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED JEFF HUDON AND PRISCILLA MICHELE HUDON, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME SARE 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

RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_ M. IN

BOOK \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

SUBJECT TO THE FOLLOWING

- EASEMENT FOR INGRESS, EGRESS AND UTILITIES GRANTED TO VERNON JERRY MORTENSEN AND MARTI ELLEN MORTENSEN, RECORDED FEBRUARY 25, 1992 AS INSTRUMENT NO. 401820.
- ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF "BLACKTAIL VALLEY ACRES" BK. 6, PG. 157, INSTRUMENT NO. 591316.
- EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC., RECORDED AUGUST 5, 2002 AS INSTRUMENT NO. 606195.
- EASEMENT FOR POWER LINE GRANTED TO NORTHERN LIGHTS, INC., RECORDED AUGUST 12, 2003 AS INSTRUMENT NO. 631143.
- EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC., RECORDED JANUARY 15, 2008, AS INSTRUMENT NO. 744478.
- ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF THE "REPLAT OF LOTS 1 AND 2 OF BLACKTAIL VALLEY ACRES", BK. 7, PG. 66, INSTRUMENT NO. 688108.
- ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF "SCHILLING/CARLIN PLAT", BK. 10, PG. 28, INSTRUMENT NO. 794847.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF LOT 1, OF THE SCHILLING / CARLIN PLAT AND TO DIVIDE SAID LOT INTO TWO(2) SEPARATE LOTS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED FROM FOUND MONUMENTS PER SAID PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

RUSSELL E. BADGLEY  
12458  
PLS 12458

SECTION 17, TWP 55N, RANG 2W, B.M.	SHEET TITLE: REPLAT OF LOT 1, SCHILLING / CARLIN PLAT	DATE: 8-28-24
	James A. Sewell and Associates, LLC	ENGINEERS - SURVEYORS - PLANNERS
	SANDPOINT, ID, 83864, (208)263-4160	SHT 1 of 2

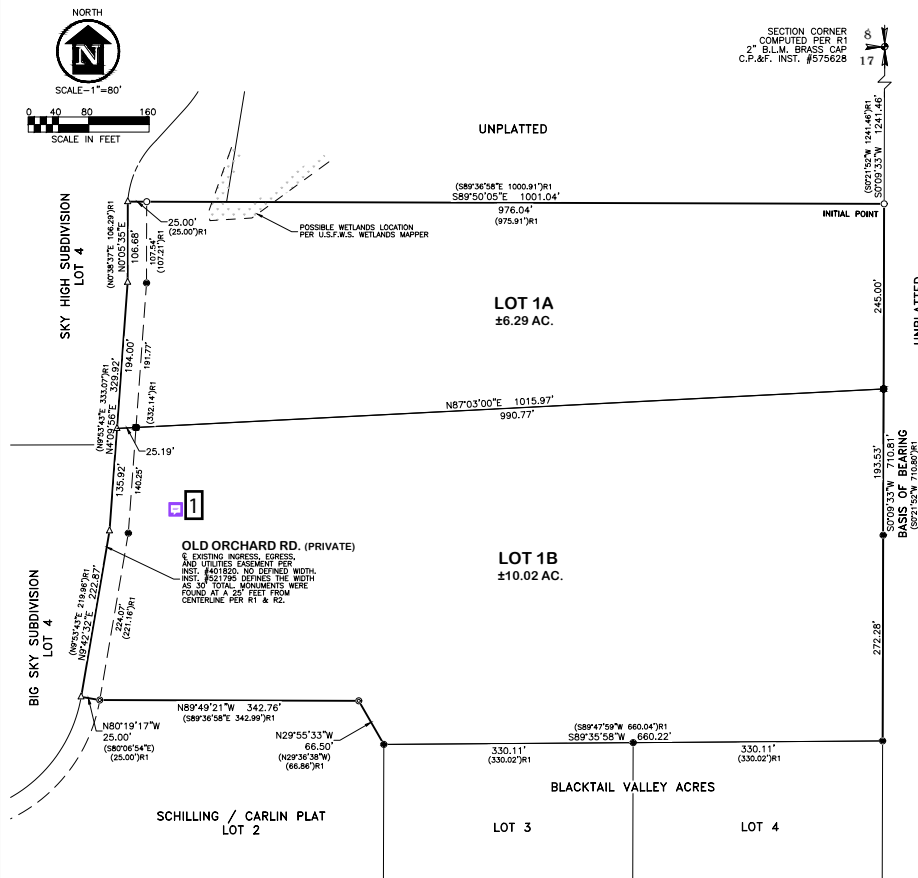
## Summary of Comments on ID PLAT SHEET 2

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This page contains no comments

# REPLAT OF LOT 1, SCHILLING / CARLIN PLAT

## SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

THE GEODETIC BEARING OF THE EAST BOUNDARY LINE BASED ON GNSS TIES.

### REFERENCES

1. SCHILLING / CARLIN PLAT, BK. 10, PG. 28, INST. #194847
2. BLACKTAIL VALLEY ACRES, BK. 6, PG. 157, INST. #591316
3. BIG SKY SUBDIVISION, BK. 13, PG. 15, INST. #922221
4. SKY HIGH SUBDIVISION, BK. 13, PG. 39, INST. #926827

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1, OF THE SCHILLING / CARLIN PLAT, INTO 2 INDIVIDUAL LOTS AS SHOWN. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS PER SAID PLAT.

### NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL OR SPRING.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT.
- 9) WETLANDS ARE APPROXIMATE PER THE U.S.F.W.S. WETLANDS MAPPER.
- 7) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 8) OLD ORCHARD ROAD IS A PRIVATELY OWNED AND MAINTAINED ACCESS RD.

### LEGEND

- .....SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- .....FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947
- .....FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 882
- .....FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10559
- UNLESS OTHERWISE NOTED
- Δ.....COMPUTED POINT
- ( ).....RECORD DIMENSION PER REFERENCE SHOWN


RECORDER'S  
CERTIFICATE



SECTION 17, TWP 55N, RANG 2W, B.M.	SHEET TITLE: REPLAT OF LOT 1, SCHILLING / CARLIN PLAT	DATE: 8-25-24
	James A. Sewell and Associates, LLC	SCALE: 1"=80'
	ENGINEERS - SURVEYORS - PLANNERS	CHECKED: REB
	SANDPOINT, ID, 83864, (208)263-4160	DATE: 8-25-24
		BY: JAS
		SHL 2 of 2

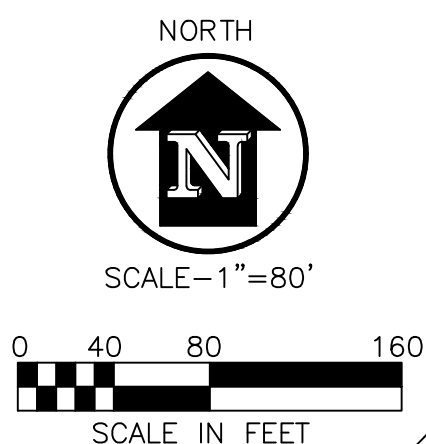
## Page: [2] S-HUDON-MLD-ID PLAT SHEET 2

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 Number: 1      Author: alexander.feyen      Subject: Sticky Note      Date: 8/14/2024 3:43:42 PM  
Show setbacks to exisiting buildings. Send a seperate site plan.

# REPLAT OF LOT 1, SCHILLING / CARLIN PLAT

## SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO



Measured Depth: 1054 Feet

Area:  $6.29 \times 43,560 = 273,992.4$

$273,992.4 / 1054 = 260$  feet (Calculated Width) 3.2:1 allowable DW Ratio  
 $1054 / 260 = 4.05:1$  26.5% deviation ADMINISTRATIVE VARIANCE IS REQUIRED

SECTION CORNER  
COMPUTED PER R1  
2" B.L.M. BRASS CAP  
C.P.&F. INST. #575628



### BASIS OF BEARING

THE GEODETIC BEARING OF THE EAST BOUNDARY LINE BASED ON GNSS TIES.

### REFERENCES

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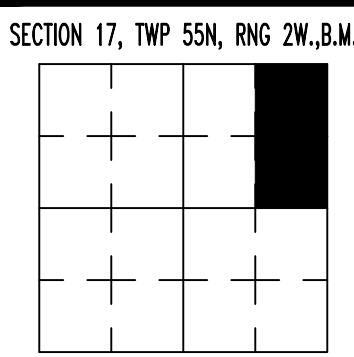
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- (.....) RECORD DIMENSION PER REFERENCE SHOWN

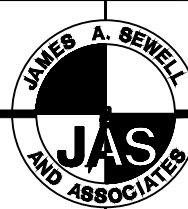
RECORDER'S  
CERTIFICATE



SECTION 17, TWP 55N, RNG 2W, B.M.

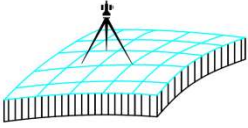
SHEET TITLE:

REPLAT OF LOT 1,  
SCHILLING / CARLIN PLAT



James A. Sewell and Associates, LLC  
ENGINEERS - SURVEYORS - PLANNERS  
SANDPOINT, ID, 83864, (208)263-4160

DATE: 6-25-24  
SCALE: 1"=80'  
DRAWN: REB  
CHECKED: SC  
PROJ. NO.: 08391-24-001  
CAD FILE NO.: S-HUDON-MLD  
SHT. 2 OF 2



## 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)

August 9, 2024

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

Re: Plat Review – MLD0034-24 – Replat lot 1 Schilling/Carlin Plat

Dear Planning Dept.,

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

- 1) Line weight on south line, Lot 1B looks light.

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

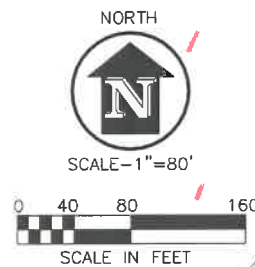
Sincerely,

A handwritten signature in blue ink that reads "Tyson L.A. Glahe". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Digitally signed by Tyson L.A. Glahe, PLS  
Date: 2024.08.09 14:21:17 -07'00'

Tyson L.A. Glahe, PLS

**REPLAT OF LOT 1, SCHILLING / CARLIN PLAT**  
**SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO**



SECTION CORNER  
COMPUTED PER R1  
2" B.L.M. BRASS CAP  
C.P.&F. INST. #575628

## BASIS OF BEARING

THE GEODETIC BEARING OF THE EAST BOUNDARY LINE BASED ON GNSS TIES.

## REFERENCES

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## NOTES



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## LEGEND

- ..... SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458  
 ◎ ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947  
 ○ ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 882  
 ⊙ ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10559  
 UNLESS OTHERWISE NOTED  
 Δ ..... COMPUTED POINT  
 ( ) ..... RECORD DIMENSION PER REFERENCE SHOWN

COUNTY SURVEYOR  
REVIEW COMPLETE  
8-9-24

RECORDED'S  
CERTIFICATE

SECTION 17, TWP 55N, RNC 2W,BJ.M.	SHEET TITLE: <b>REPLAT OF LOT 1, SCHILLING / CARLIN PLAT</b>	DATE: 25-24 SCALE: 1"=80' DRAWN: REB CHECKED: SC	 <p><b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID. 83864. (208) 263-4160</p>
	PROJ. NO. 24-001 CAD FILE NO. S-HUDDN-MLD SHT 2 OF 2		

# REPLAT OF LOT 1, SCHILLING / CARLIN PLAT

## SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

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DATED THIS \_\_\_ DAY OF \_\_\_, 2024.

BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

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BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

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DATED THIS \_\_\_ DAY OF \_\_\_, 2024.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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

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BONNER COUNTY TREASURER

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JEFF HUDON

PRISCILLA MICHELE HUDON

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

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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

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_, 2024, AT \_\_\_ .M. IN

BOOK \_\_\_ AT PAGE \_\_\_ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

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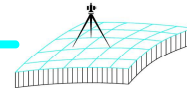
RUSSELL E. BADGLEY

PLS 12458

SECTION 17, TWP 55N, RNC 2W, B.M.	SHEET TITLE: <b>REPLAT OF LOT 1, SCHILLING / CARLIN PLAT</b>	DATE: 6-25-24 SCALE: NONE DRAWN: REB CHECKED: SC PROJ. NO.: 08391-24-001 CAD FILE NO.: S-HUDON-MLD
		<b>James A. Sewell and Associates, LLC</b> ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160
		SHT. 1 OF 2

# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)

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

Invoice #	14814
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Date
------

8/12/2024

Bill To:

Sewell

Project / Job #

24-001CM Review MLD0034-24 - Replat of lo

Please submit payment by: 8/27/2024

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0034-24 - Replat of lot 1 Schilling/Carlin Plat	

Retainer / Credits:	\$0.00
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Invoice Amount:	\$308.14
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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% ]

# REPLAT OF LOT 1, SCHILLING / CARLIN PLAT

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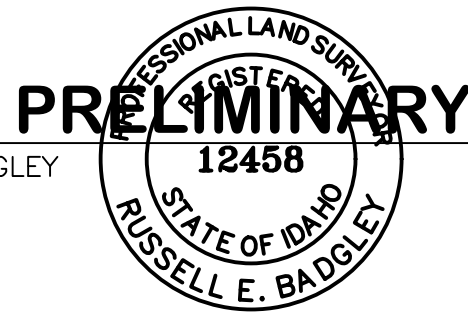
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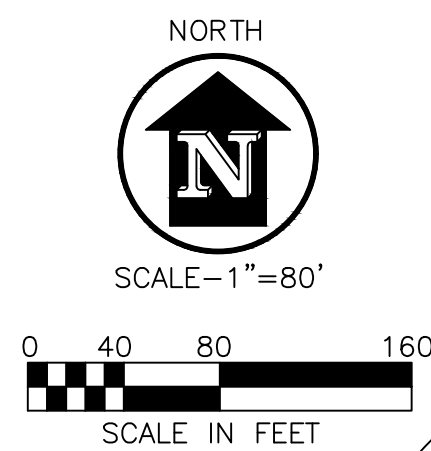


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**REPLAT OF LOT 1, SCHILLING / CARLIN PLAT**  
**SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO**



SECTION CORNER  
COMPUTED PER R1  
2" B.L.M. BRASS CAP  
C.P.&F. INST. #575628



## BASIS OF BEARING

THE GEODETIC BEARING OF THE EAST BOUNDARY LINE BASED ON GNSS TIES.

## REFERENCES

1. SCHILLING / CARLIN PLAT, BK. 10, PG. 28, INST. #194847
2. BLACKTAIL VALLEY ACRES, BK. 6, PG. 157, INST. #591316
3. BIG SKY SUBDIVISION, BK. 13, PG. 15, INST. #922221
4. SKY HIGH SUBDIVISION, BK. 13, PG. 39, INST. #926827

## NARRATIVE

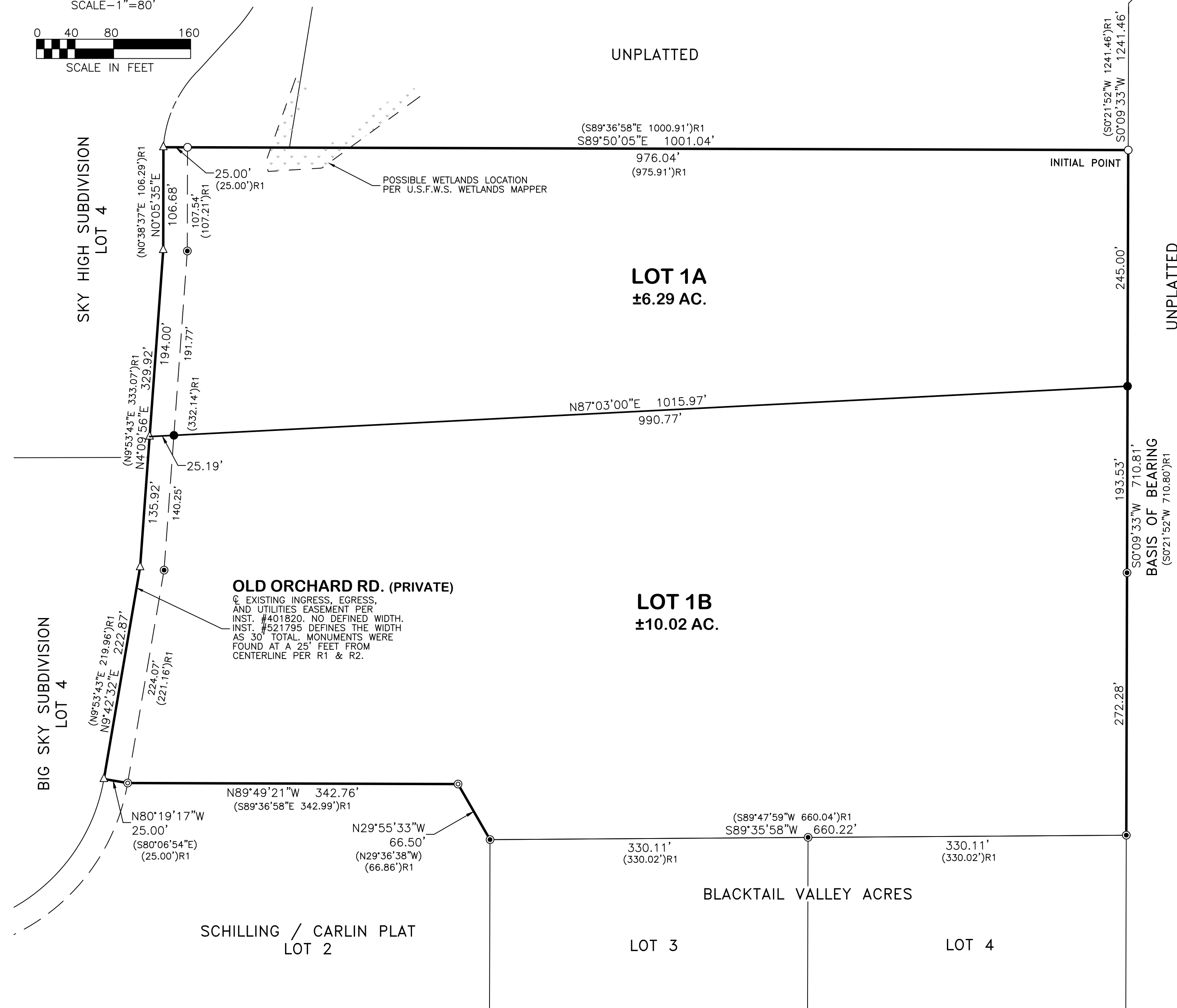
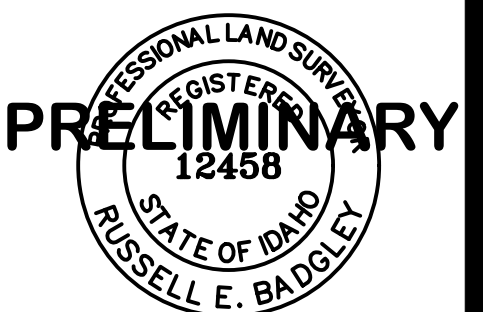
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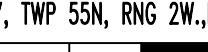

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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">                             DATE: <b>6-25-24</b>                              SCALE: <b>1"=80'</b>                              DRAWN: <b>REB</b> </td> <td style="width: 50%;">                             CHECKED: <b>SC</b>                              PROJ. NO.: <b>08-24-001</b>                              CAD FILE NO.: <b>S-HUDON-MLD</b> </td> </tr> <tr> <td colspan="2" style="text-align: right;">                             SHT <b>2</b> OF <b>2</b> </td> </tr> </table>		DATE: <b>6-25-24</b> SCALE: <b>1"=80'</b> DRAWN: <b>REB</b>	CHECKED: <b>SC</b> PROJ. NO.: <b>08-24-001</b> CAD FILE NO.: <b>S-HUDON-MLD</b>	SHT <b>2</b> OF <b>2</b>	
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SHT <b>2</b> OF <b>2</b>					

## HUDON – REPLAT OF LOT 1, SCHILLING / CARLIN PLAT – CLOSURE REPORT

### Mapcheck 1: BOUNDARY

#### Closure Summary

Precision, 1 part in: 543183.73'  
Error distance: 0.01'  
Error direction: S27°17'10"E  
Area: 710298.56 Sq. Ft.

#### Point of Beginning

Easting: 4997.44'  
Northing: 5000.01'

#### Side 1: Line

Direction: S0°09'33"W  
Distance: 710.81'

#### Side 2: Line

Direction: S89°35'58"W  
Distance: 660.22'

#### Side 3: Line

Direction: N29°55'33"W  
Distance: 66.50'

#### Side 4: Line

Direction: N89°49'21"W  
Distance: 342.76'

#### Side 5: Line

Direction: N80°19'17"W  
Distance: 25.00'

#### Side 6: Line

Direction: N9°42'32"E  
Distance: 222.87'

#### Side 7: Line

Direction: N4°09'56"E  
Distance: 329.92'

#### Side 8: Line

Direction: N0°05'35"E  
Distance: 106.68'

#### Side 9: Line

Direction: S89°50'05"E  
Distance: 1001.04'  
Easting: 4997.45'  
Northing: 5000.00'

### Mapcheck 2: LOT 1A

#### Closure Summary

Precision, 1 part in: 391162.63'

Error distance: 0.01'  
Error direction: S30°00'51"W  
Area: 273795.58 Sq. Ft.

Point of Beginning

Easting: 4997.44'  
Northing: 5000.01'

Side 1: Line

Direction: S0°09'33"W  
Distance: 245.00'

Side 2: Line

Direction: S87°03'00"W  
Distance: 1015.97'

Side 3: Line

Direction: N4°09'56"E  
Distance: 194.00'

Side 4: Line

Direction: N0°05'35"E  
Distance: 106.68'

Side 5: Line

Direction: S89°50'05"E  
Distance: 1001.04'  
Easting: 4997.44'  
Northing: 5000.00'

Mapcheck 3: LOT 2A

Closure Summary

Precision, 1 part in: 473227.73'  
Error distance: 0.01'  
Error direction: N89°58'42"E  
Area: 436504.50 Sq. Ft.

Point of Beginning

Easting: 4996.76'  
Northing: 4755.01'

Side 1: Line

Direction: S0°09'33"W  
Distance: 193.53'

Side 2: Line

Direction: S0°09'33"W  
Distance: 272.28'

Side 3: Line

Direction: S89°35'58"W  
Distance: 660.22'

Side 4: Line

Direction: N29°55'33"W

Distance:	66.50'
Side 5: Line	
Direction:	N89°49'21"W
Distance:	342.76'
Side 6: Line	
Direction:	N80°19'17"W
Distance:	25.00'
Side 7: Line	
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Distance:	222.87'
Side 8: Line	
Direction:	N4°09'56"E
Distance:	135.92'
Side 9: Line	
Direction:	N87°03'00"E
Distance:	1015.97'
Easting:	4996.77'
Northing:	4755.01'