

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: Steven Bangeman
From: Alex Feyen, Planner
Date: September 16, 2024

Subject: Blue-line review for MLD0036-24 Replat of Block 1, Lot 1, Cedar Grove Estates 2nd Addition

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.

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.

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Routing Form

Plat Name: Replat of Lot 1 Block 1 Cedar Grove Estates		File No: MLD0036-24
Received by: Alex Feyen, Planner	Received from: Sewell & Associates	Date Received: 8/13/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	8/29/2024	AF	Bonner County Planning Department
X	8/14/2024	AB	Assessor's Office
X	8-13-24	MM	Bonner County Road & Bridge Department
X	8/13/2024	MC	GIS Department
X	8/29/2024	TLAG	County Surveyor



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: planning@bonnercountyid.gov

Website: www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0036-24 **DATE OF REPORT:** 9/16/2024
APPLICANT: Steven Bangeman **PARCEL #:** RP025630010010A
SUBDIVISION NAME/LOTS: Replat of Lot 1, Block 1, Cedar Grove Second Addition

SUMMARY OF PROPOSAL:

Divide one (1) 2.40-acre lot into one (1) 1.40-acre lot and one (1) 1.00-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 12-412, lots below 2.5-acres must be served by an urban service. Sagle Valley Water was indicated as the water provider. A will serve letter must be provided for both lots.
4. Per BCRC 12-412, Note 19, a sanitary restriction lift from Panhandle Health District is required.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **2.5-acres** **Suburban (S)**

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

In an area of City impact:

No

lift the sanitary restrictions on the property?: **No**

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

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

12-621 Depth to width/ Angle of intersection: **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 proposed lots are zoned Suburban.
3. The proposed lots are served by an individual septic system.
4. The proposed lots have indicated service from Sagle Valley Water District. No will-serve letters have been provided to the Planning Department.
5. The proposed lots will be served by Sagle Fire District and Northern Lights, Inc.
6. The proposed lots are accessed off Ivy Drive and South Beverly Drive, Bonner County owned and maintained public rights-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

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

August 29, 2024

Scott Comfort, Sewell & Associates
1319 Division Street
Sandpoint, ID 83864

SUBJECT: MLD0036-24 Replat of Lot 1, Block 1, Cedar Grove Estates 2nd Addition

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, 8.14.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0950E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - No Comments

Thank you for your submittal and the opportunity to review.

Sincerely,

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

Tuesday, August 13, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – CEDAR GROVE SECOND ADDITION REPLAT OF LOT 1
BLOCK 1 (MLD003-24) SECTION 16, TOWNSHIP 56N, 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)

August 14, 2024

Bonner County Planning Dept
REPLAT LOT 1 BLOCK 1 CEDAR GROVE 2ND ADDITION
MLD0036-24
SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST
RP025630010010A

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.

Fix owner name typo under signature line

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

REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION" 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

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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT STEVEN BANGEMAN, AN UNMARRIED MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION", LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BEING LOT 1, BLOCK 1 OF CEDAR GROVE SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 14 OF PLATS, PAGE 71, RECORDS OF BONNER COUNTY, IDAHO.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

WATER SERVICE IS TO BE PROVIDED BY VALLEY WATER DISTRICT.

STEVEN BANGEMAN

SUBJECT TO THE FOLLOWING

1. A RIGHT OF WAY EASEMENT BENEFITING MOUNTAIN STATES POWER COMPANY, RECORDED ON JUNE 8, 1940, AFFECTS THE SUBJECT PROPERTY. (INSTRUMENT #1605, RECORDS OF BONNER COUNTY, IDAHO).
2. ALL MATTERS AS DELINEATED ON THE PLAT OF CEDAR GROVE SECOND ADDITION, BK. 14, PG. 71. (INSTRUMENT #949171, RECORDS OF BONNER COUNTY, IDAHO).
3. COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED NOV. 26, 2019. (INSTRUMENT #949490 RECORDS OF BONNER COUNTY, IDAHO).
4. EASEMENT FOR COUNTY ROAD RIGHT-OF-WAY, RECORDED OCT. 13, 2020. (INSTRUMENT #967658 RECORDS OF BONNER COUNTY, IDAHO)

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 1, CEDAR GROVE SECOND ADDITION, INTO 2 LOTS AS SHOWN.

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED STEVEN BANGEMAN, AN UNMARRIED MAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

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 16, TOWNSHIP 56 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




PLS 12458



SECTION 16, TWP 56N, R2W 2E, B.M.	SHEET TITLE: REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION	DATE: 7-18-24
		SCALE: NONE
	James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	CHECKED: REB
		DATE: 07-27-24
		BY: SC
		FILED: PLS 12458
		SHT. 1 OF 2

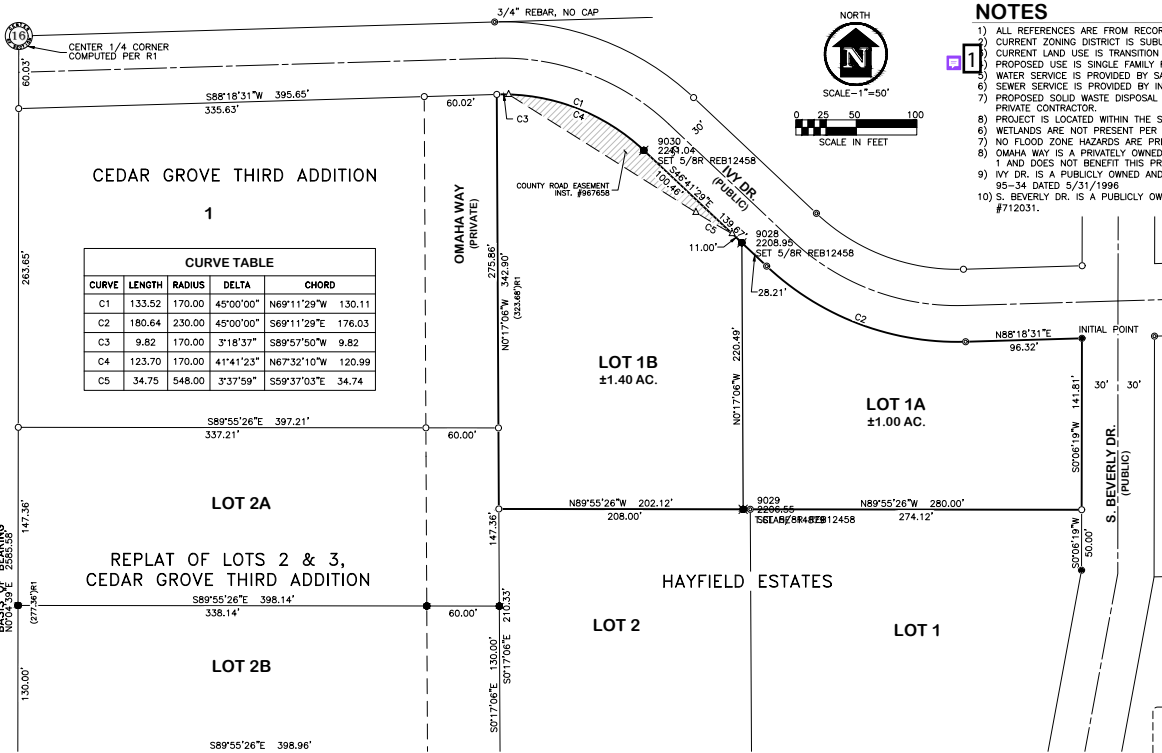
Summary of Comments on ID PLAT SHEET 2

Page: [1] S-BANGEMAN-REPLAT-ID PLAT SHEET 1

	Number: 1	Author: alexander.feyen	Subject: Sticky Note	Date: 8/29/2024 2:35:25 PM
	Needs will serve.			
	Number: 2	Author: Andrea Ballard	Date: 8/14/2024 8:16:06 AM	
	Bangeman			
	Number: 3	Author: alexander.feyen	Subject: Sticky Note	Date: 8/29/2024 2:31:46 PM
	Per BCRC 12-412, Note 19: Lots with Urban Water only are required to include a sanitary restriction lift.			

REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) CURRENT LAND USE IS TRANSITION (<=2.5 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY SAGLE VALLEY WATER DISTRICT.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT.
- 9) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) OMAHA WAY IS A PRIVATELY OWNED AND MAINTAINED ROAD PER REFERENCE 1 AND DOES NOT BENEFIT THIS PROPERTY.
- 12) IYV DR. IS A PUBLICLY OWNED AND MAINTAINED ROAD PER RESOLUTION 95-34 DATED 5/31/1996.
- 13) S. BEVERLY DR. IS A PUBLICLY OWNED AND MAINTAINED ROAD PER INST. #712031.

BASIS OF BEARING

PLAT OF "CEDAR GROVE SECOND ADDITION", BK. 14, PG. 71

REFERENCES

1. PLAT OF "CEDAR GROVE THIRD ADDITION", BK. 16, PG. 51
2. PLAT OF "CEDAR GROVE SECOND ADDITION", BK. 14, PG. 71
3. PLAT OF "CEDAR GROVE FIRST ADDITION", BK. 14, PG. 56
4. PLAT OF "HAYFIELD ESTATES", BK. 18, PG. 68

LEGEND

-SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
-FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 15516
-FOUND 5/8" REBAR WITH NO CAP, UNLESS OTHERWISE NOTED
-FOUND 5/8" REBAR WITH PLASTIC CAP, MILLER 6107
- △.....COMPUTED POINT
- ().....RECORD DIMENSION PER REFERENCE SHOWN

SECTION 16, TWP 56N, RANG 2W, B.M.

SHEET TITLE:

REPLAT OF LOT 1, BLOCK 1,
CEDAR GROVE SECOND ADDITION


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

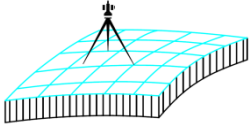


RECORDER'S
CERTIFICATE

PLAT 18-24
SCALE 1"=50'
DRAWN: REB
CHECKED: SC
RECORDING: J.A.S.
DATE: 02/27/24
JOB NO: 24-001
SHEET 2 OF 2

Page: [2] S-BANGEMAN-REPLAT-ID PLAT SHEET 2

 Number: 1 Author: alexander.feyen Subject: Sticky Note Date: 8/29/2024 2:32:24 PM
No will-serve provided.



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

August 23, 2024

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

Re: Plat Review – MLD0036-24 – Replat of lot 1, blk 1 Cedar grove 2nd Add

Dear Planning Dept.,

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

- 1) A point layer appears to be on.
- 2) Provide perimeter closure sheet with final plat.

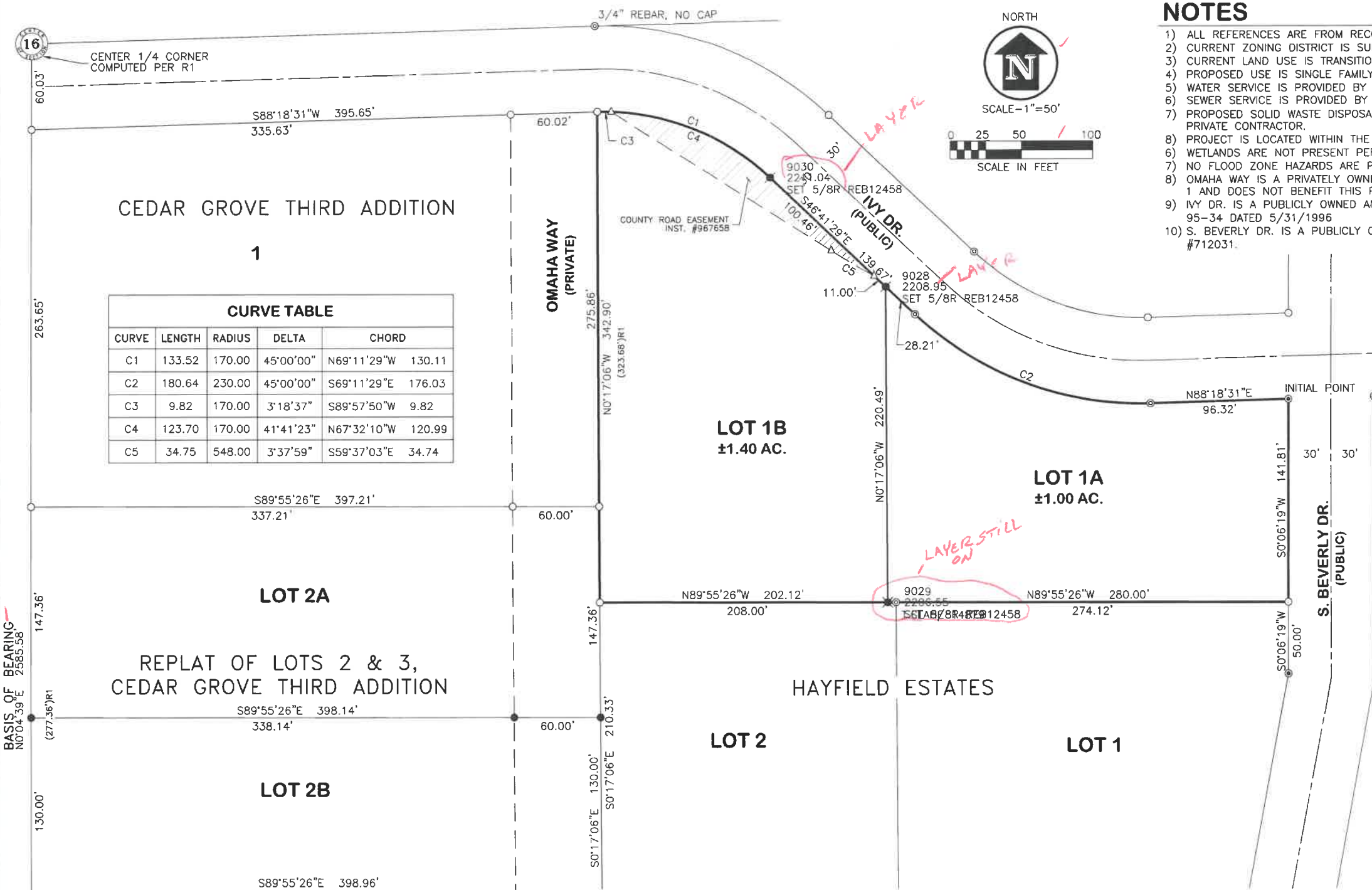
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



CEDAR GROVE THIRD ADDITION

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	133.52	170.00	45°00'00"	N69°11'29"W 130.11
C2	180.64	230.00	45°00'00"	S69°11'29"E 176.03
C3	9.82	170.00	3°18'37"	S89°57'50"W 9.82
C4	123.70	170.00	41°41'23"	N67°32'10"W 120.99
C5	34.75	548.00	3°37'59"	S59°37'03"E 34.74

LOT 2A

REPLAT OF LOTS 2 & 3,
CEDAR GROVE THIRD ADDITION

LOT 2B

LOT 1B
±1.40 AC.

LOT 1A
±1.00 AC.

LOT 2

LOT 1

HAYFIELD ESTATES

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) CURRENT LAND USE IS TRANSITION (<=2.5 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY SAGLE VALLEY WATER DISTRICT.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT
- 9) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) OMAHA WAY IS A PRIVATELY OWNED AND MAINTAINED ROAD PER REFERENCE 1 AND DOES NOT BENEFIT THIS PROPERTY.
- 12) IVY DR. IS A PUBLICLY OWNED AND MAINTAINED ROAD PER RESOLUTION 95-34 DATED 5/31/1996
- 13) S. BEVERLY DR. IS A PUBLICLY OWNED AND MAINTAINED ROAD PER INST. #712031.



RECORDING
CERTIFICATE

BASIS OF BEARING

PLAT OF "CEDAR GROVE SECOND ADDITION", BK. 14, PG. 71

REFERENCES

1. PLAT OF "CEDAR GROVE THIRD ADDITION", BK. 16, PG. 51
2. PLAT OF "CEDAR GROVE SECOND ADDITION", BK. 14, PG. 71
3. PLAT OF "CEDAR GROVE FIRST ADDITION", BK. 14, PG. 56
4. PLAT OF "HAYFIELD ESTATES", BK. 18, PG. 68

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 15516
- ⊙..... FOUND 5/8" REBAR WITH NO CAP, UNLESS OTHERWISE NOTED
- ⊙..... FOUND 5/8" REBAR WITH PLASTIC CAP, MILLER 6107
- Δ..... COMPUTED POINT
- ()..... RECORD DIMENSION PER REFERENCE SHOWN

SECTION 16, TWP 56N, RNG 2W, B.M.

SHEET TITLE:

REPLAT OF LOT 1, BLOCK 1,
CEDAR GROVE SECOND ADDITION



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

DATE: 7-18-24
SCALE: 1"=50'
DRAWN: REB
CHECKED: SC
PROJ. NO.: 02567-24-001
CAD FILE NO.: S-BANDMAN-REPLAT
SHT. 2 OF 2

REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION" 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

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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT STEVEN BANGEMAN, AN UNMARRIED MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION", LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BEING LOT 1, BLOCK 1 OF CEDAR GROVE SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 14 OF PLATS, PAGE 71, RECORDS OF BONNER COUNTY, IDAHO.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

WATER SERVICE IS TO BE PROVIDED BY SAGLE VALLEY WATER DISTRICT.

STEVEN BANGEMAN

SUBJECT TO THE FOLLOWING

- A RIGHT OF WAY EASEMENT BENEFITING MOUNTAIN STATES POWER COMPANY, RECORDED ON JUNE 8, 1940, AFFECTS THE SUBJECT PROPERTY. (INSTRUMENT #1605, RECORDS OF BONNER COUNTY, IDAHO).
- ALL MATTERS AS DELINEATED ON THE PLAT OF CEDAR GROVE SECOND ADDITION, BK. 14, PG. 71. (INSTRUMENT #949171, RECORDS OF BONNER COUNTY, IDAHO).
- COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED NOV. 26, 2019. (INSTRUMENT #949490 RECORDS OF BONNER COUNTY, IDAHO).
- EASEMENT FOR COUNTY ROAD RIGHT-OF-WAY, RECORDED OCT. 13, 2020. (INSTRUMENT #967658 RECORDS OF BONNER COUNTY, IDAHO)

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 1, CEDAR GROVE SECOND ADDITION, INTO 2 LOTS AS SHOWN.

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 16, TOWNSHIP 56 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.

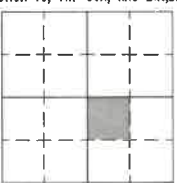
DATED THIS DAY OF , 2024.

RUSSELL E. BADGLEY



PLS 12458

SECTION 16, TWP 56N, RNG 2W, B.M.



SHEET TITLE:

REPLAT OF LOT 1, BLOCK 1,
CEDAR GROVE SECOND ADDITION



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

DATE: 7-18-24

SCALE: NONE

DRAWN: REB

CHECKED: SC

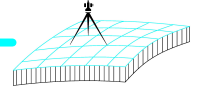
PROJ. NO.: 02567-24-001

CAD. FILE NO.: S-BANGEMAN-REPLAT

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

Website: www.glaheinc.com

Invoice #	14820
-----------	-------

Date

8/23/2024

Bill To:

Sewell

Project / Job #

24-001CR Review MLD0036-24 - Replat of lo

Please submit payment by: 9/7/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0036-24 Replat of Lot 1, Blk 1, Cedar Grove 2nd Add	

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%]

REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION - CLOSURES
STEVEN BANGEMAN

Mapcheck 1: LOT 1A

Closure Summary

Precision, 1 part in: 106073.76'
Error distance: 0.01'
Error direction: N23°09'12"W
Area: 43603.11 Sq. Ft.

Point of Beginning

Easting: 2535.87'
Northing: 4749.37'

Side 1: Line

Direction: S0°06'19"W
Distance: 141.81'

Side 2: Line

Direction: N89°55'26"W
Distance: 280.00'

Side 3: Line

Direction: N0°17'06"W
Distance: 220.49'

Side 4: Line

Direction: S46°41'29"E
Distance: 28.21'

Side 5: Curve

Curve direction: Counter-clockwise
Radius: [229.99']
Arc length: 180.64'
Delta angle: 45°00'00"
Tangent: [95.27']
Chord direction: S69°11'29"E
Chord distance: 176.03'

Side 6: Line

Direction: N88°18'31"E
Distance: 96.32'
Easting: 2535.87'
Northing: 4749.38'

Mapcheck 2: LOT 1B

Closure Summary

Precision, 1 part in: 438898.03'
Error distance: 0.00'
Error direction: N14°29'17"E
Area: 60841.57 Sq. Ft.

Point of Beginning

Easting: 2255.61'
Northing: 4607.93'

Side 1: Line

Direction: N89°55'26"W
Distance: 202.12'

Side 2: Line

Direction: N0°17'06"W
Distance: 342.90'

Side 3: Curve

Curve direction: Clockwise
Radius: [170.00']
Arc length: 133.52'
Delta angle: 45°00'00"
Tangent: [70.42']
Chord direction: S69°11'29"E
Chord distance: 130.11'

Side 4: Line

Direction: S46°41'29"E
Distance: 111.46'

Side 5: Line

Direction: S0°17'06"E
Distance: 220.49'
Easting: 2255.61'
Northing: 4607.93'

REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION" 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

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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT STEVEN BANGEMAN, AN UNMARRIED MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION", LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BEING LOT 1, BLOCK 1 OF CEDAR GROVE SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 14 OF PLATS, PAGE 71, RECORDS OF BONNER COUNTY, IDAHO.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

WATER SERVICE IS TO BE PROVIDED BY SAGLE VALLEY WATER DISTRICT.

STEVEN BANGEMAM

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED STEVEN BANGEMAN, AN UNMARRIED MAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

SUBJECT TO THE FOLLOWING

- A RIGHT OF WAY EASEMENT BENEFITING MOUNTAIN STATES POWER COMPANY, RECORDED ON JUNE 8, 1940, AFFECTS THE SUBJECT PROPERTY. (INSTRUMENT #1605, RECORDS OF BONNER COUNTY, IDAHO).
- ALL MATTERS AS DELINEATED ON THE PLAT OF CEDAR GROVE SECOND ADDITION, BK. 14, PG. 71. (INSTRUMENT #949171, RECORDS OF BONNER COUNTY, IDAHO).
- COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED NOV. 26, 2019. (INSTRUMENT #949490 RECORDS OF BONNER COUNTY, IDAHO).
- EASEMENT FOR COUNTY ROAD RIGHT-OF-WAY, RECORDED OCT. 13, 2020. (INSTRUMENT #967658 RECORDS OF BONNER COUNTY, IDAHO)

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 1, CEDAR GROVE SECOND ADDITION, INTO 2 LOTS AS SHOWN.

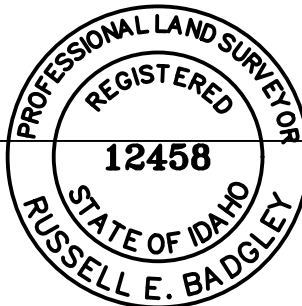
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 16, TOWNSHIP 56 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.

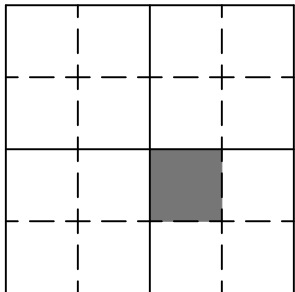
DATED THIS ____ DAY OF _____, 2024.

RUSSELL E. BADGLEY

PLS 12458

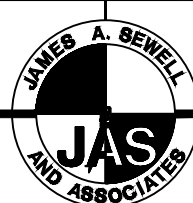


SECTION 16, TWP 56N, RNG 2W.,B.M.



SHEET TITLE:

REPLAT OF LOT 1, BLOCK 1,
CEDAR GROVE SECOND ADDITION



James A. Sewell and Associates, LLC

ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE:

7-18-24

SCALE:

NONE

DRAWN:

REB

CHECKED:

SC

PROJ. NO.:

02567-24-001

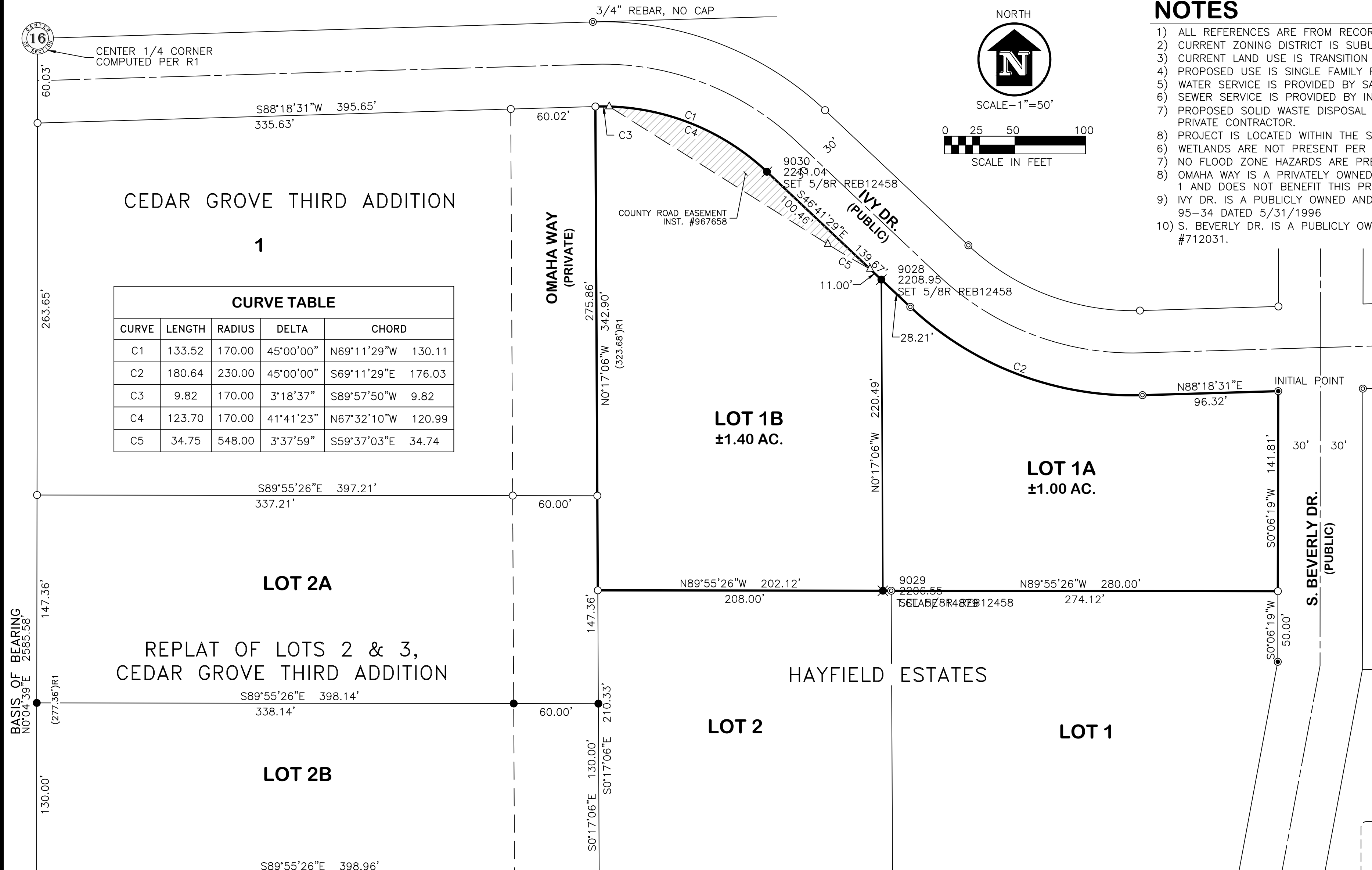
CAD FILE NO.:

S-BANGEMAN-REPLAT

SHT. 1 OF 2

REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION

SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



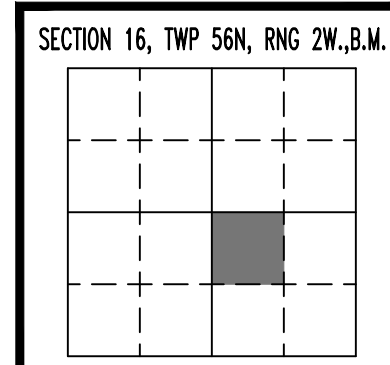
BASIS OF BEARING
PLAT OF "CEDAR GROVE SECOND ADDITION", BK. 14, PG. 71

REFERENCES

1. PLAT OF "CEDAR GROVE THIRD ADDITION", BK. 16, PG. 51
2. PLAT OF "CEDAR GROVE SECOND ADDITION", BK. 14, PG. 71
3. PLAT OF "CEDAR GROVE FIRST ADDITION", BK. 14, PG. 56
4. PLAT OF "HAYFIELD ESTATES", BK. 18, PG. 68

LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 15516
- ⊙ FOUND 5/8" REBAR WITH NO CAP, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, MILLER 6107
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN



SHEET TITLE:
REPLAT OF LOT 1, BLOCK 1, CEDAR GROVE SECOND ADDITION

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

DATE: 7-18-24
SCALE: 1"=50'
DRAWN: REB
CHECKED: SC

PROJ. NO.: 02567-24-001
CAD FILE NO.: S-BANGEMAN-REPLAT
SHT. 2 OF 2