

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blue-line Collective Report Memorandum

To: Richard & Marcia Neher

From: Dave Fisher, Planner

Date: December 9, 2024

Subject: Blue-line review for MLD0058-24: Neher Lot Two

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: **Jeff Wiley, Wiley Land Surveying.**

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.

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Blueline Review Routing Form

Plat Name: Neher Lot Two		File No: MLD0058-24
Received by: Dave Fisher, Planner	Received from: Jeff Wiley	Date Received: 11/2/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	12/5/24	DF	Bonner County Planning Department
X	11/7/2024	AB	Assessor's Office
X	11-6-24	MM	Bonner County Road & Bridge Department
Road name and address required	11/6/2024	MC	GIS Department
X	11/22/24	KR	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0058-24 **DATE OF REPORT:** 12/9/2024
APPLICANT: Richard & Marcia Neher **PARCEL #:** RP57N02W162501A
SUBDIVISION NAME/LOTS: Neher Lot Two

SUMMARY OF PROPOSAL:

The proposed project will divide one (1) 21 acre parcel into one (1) 1 acre lot, and a 20 acre remainder 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 An address and approved road name shall be obtained from Bonner County GIS dept.
- 4 A certified well report for shared water supply to be submitted.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		1 Acre.	Suburban (S)
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:	Yes
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 Suburban.
3. The proposed lots are accessed by Gooby Rd, a Bonner County owned and maintained public row, and a proposed unnamed road, to be privately owned and maintained.
4. The proposed lots are served by a shared well and individual septic systems.
5. The proposed lots are within Northside Fire District.
6. The proposed lots are served by Avista Utilities..

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,

A handwritten signature in black ink, appearing to be a stylized 'S' or 'J' followed by a horizontal line.

Planning Department

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

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



Blueline Review Letter

December 9, 2024

Jeff Wiley
Wiley Land Surveying
PO BOX 542
Ponderay, ID 83852

SUBJECT: MLD0058-24: Neher Lot Two

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, 11.13.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0715E, 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,

Dave Fisher
Planner



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

November 7, 2024

Bonner County Planning Dept
NEHER LOT TWO
MLD0058-24
SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST
RP57N02W162501A

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.

Distance back to POB is missing in owner's certificate

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard
Cadastral Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Wednesday, November 6, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – NEHER LOT TWO (MLD0058-24)**
SECTION 16, TOWNSHIP 57N, RANGE 2W

To Whom It May Concern:

The proposed Access & Utility Easement will have an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

An address is required for the remainder parcel.

Sincerely,

Address Administrator
Bonner County GIS Department,
A Division of the Bonner County Assessor
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>

NEHER LOT TWO

A PORTION OF THE NORTHWEST QUARTER
SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



BASIS OF BEARINGS

THE BEARING OF N89°12'23"W ALONG
THE NORTH LINE OF THE NW 1/4 PER
SR4 WAS USED AS THE BASIS OF
BEARING FOR THIS SURVEY

LEGEND

- SET 5/8" x 30" REBAR WITH PLASTIC
CAP STAMPED "WILEY LS 7156"
- MONUMENT FOUND OR SET AS SHOWN ON SR8
- POBO INITIAL POINT = POINT OF BEGINNING

SURVEY REFERENCES

- SR1 UNRECORDED SURVEY, FOR KANNADY, WYATT, PE
1148, 1989
- SR2 UNRECORDED SURVEY, KANNADY, TUCKER, PE 1947,
1971
- SR3 RECORD OF SURVEY, INSTRUMENT NO. 365248,
EVANS, PLS 5087, 1989
- SR4 RECORD OF SURVEY, INSTRUMENT NO. 563786,
MARSHALL, PLS 7046, 2000
- SR5 RECORD OF SURVEY, INSTRUMENT NO. 881580,
MILLER, PLS 6107, 2015
- SR6 RECORD OF SURVEY, INSTRUMENT NO. 942527,
DUFTNER, PLS 9905, 2019
- SR7 PLAT OF WEST SANDPOINT, JH CAVE, CE, 1914
- SR8 RECORD OF SURVEY, INSTRUMENT NO. 958994
WILEY, PLS 7156, 2020
- SR9 PLAT OF "NEHER LOT", PLAT BOOK 15, PAGE 75,
WILEY, PLS 7156, 2020

PLAT NOTES

- WATER TO BE PROVIDED BY SHARED INDIVIDUAL WATER SOURCE
- SEWAGE DISPOSAL TO BE INDIVIDUAL SEPTIC SYSTEM
- EXISTING SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE
CONTRACTOR
- THIS PLAT IS FOR RESIDENTIAL PURPOSES
- SUBJECT TO TRANSMISSION LINE EASEMENT GRANTED TO THE STATE OF IDAHO PER
INSTRUMENT NO. 33835, BOOK 16 OF MISCELLANEOUS, PAGE 538
- SUBJECT TO EASEMENT GRANTED TO PACIFIC GAS TRANSMISSION PER BOOK 21 OF
JUDGMENTS, PAGE 190
- SUBJECT TO TERMS, CONDITIONS, EASEMENTS AND OBLIGATIONS PER AGREEMENT WITH
PRIVATE PARTIES AND PACIFIC GAS TRANSMISSION COMPANY RECORDED JULY 1, 1970 AS
INSTRUMENT NO. 128083 AND APRIL 3, 1979 AS INSTRUMENT NO. 212537
- SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED
IN WELL AND EASEMENT AGREEMENT BETWEEN FOY AND NEHER, RECORDED FEBRUARY
17, 1989 AS INSTRUMENT NO. 539844
- WETLANDS SHOWN HEREON HAVE BEEN APPROXIMATED PER US FISH AND WILDLIFE
NATIONAL WETLANDS INVENTORY MAP. THE LOCATION SHOWN HEREON SHOULD BE
DEEMED APPROXIMATE. FUTURE ACTIONS REQUIRING WETLAND LOCATION AND OR
SETBACKS, PER COUNTY REQUIREMENTS, SHALL NECESSARILY WETLANDS DELINEATION BY
A LICENSED WETLANDS SPECIALIST.

SURVEY NARRATIVE

- SEE SR8 FOR NARRATIVE

ACCESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N88°59'19"W	18.00'
L2	S01°00'50"W	104.00'
L3	S00°29'21"W	121.26'
L4	S00°41'11"W	118.83'
L5	S01°05'02"W	85.33'
L6	S00°51'07"W	70.19'
L7	S03°30'26"W	166.44'
L8	S03°50'58"W	166.74'
L9	S05°21'17"W	69.92'
L10	S01°33'43"W	84.14'
L11	S01°41'43"W	112.20'
L12	S00°29'21"W	121.80'
L13	S00°41'11"W	107.00'
L14	S00°17'33"W	30.44'
L15	S89°12'23"E	16.02'

UNPLATTED REMAINDER
20.0 ACRES
NOT A PART OF THIS PLAT

**Wiley Land
Surveying**

P.O. Box 542
Ponderay, ID 83852
208-255-5985







SHEET 1 OF 2

INDEX DATA KEY	
BONNER COUNTY	
SECTION	16
TOWNSHIP	T57N
RANGE	R2W BM
PORTION	NW 1/4
JOB NO:	240884

Summary of Comments on MLD0058-24 BlueLine Plat.pdf

Page: 1

	Number: 1	Author: david.fisher	Subject: Sticky Note	Date: 12/9/2024 9:27:53 AM
	Narrative needed. Narrative on old plat does not descibe reason for this plat.			
	Number: 2	Author: Monica Carash	Date: 11/6/2024 11:55:37 AM	
	Road name required			
	Number: 3	Author: Monica Carash	Date: 11/6/2024 11:56:13 AM	
	Address required for remainder portion			
	Number: 4	Author: david.fisher	Subject: Sticky Note	Date: 12/5/2024 4:04:13 PM
	Needs Date.			

NEHER LOT TWO
A PORTION OF THE NORTHWEST QUARTER
SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024

CHIEF CLERK, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS

_____ DAY OF _____, 2024

BONNER COUNTY PLANNING DIRECTOR

SANITARY RESTRICTION

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

COUNTY TREASURER'S AFFIDAVIT

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

DATED THIS _____ DAY OF _____, 2024

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE MERIDON PLAT OF "NEHER LOT TWO" 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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE NEHER LIVING TRUST, IS THE OWNER OF RECORD OF THE REAL PROPERTY DESCRIBED IN THE CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "NEHER LOT TWO" LOCATED IN THE THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 16, AS DESCRIBED ON CORNER PERPETUATION AND FILING RECORD AS INSTRUMENT NO. 562182; THENCE ALONG THE NORTH-SOUTH SECTION CENTERLINE THE FOLLOWING TWO(2) COURSES: 1) SOUTH 00°40'08" WEST 244.80 FEET TO A FOUND 5 1/8 INCH REBAR WITH PLASTIC CAP STAMPED LS 882 2) SOUTH 01°00'50" WEST 339.78 FEET; THENCE NORTH 86°32'40" WEST 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 86°32'40" WEST 218.00 FEET; THENCE ~~66°44'14" N~~ 01°00'50" WEST 200.00 FEET; THENCE SOUTH 86°32'40" EAST 218.00 FEET; THENCE NORTH 01°00'50" EAST TO THE POINT OF BEGINNING.

WATER SERVICE PROVIDED BY SHARED WELL.

IN WITNESS WHEREOF I HAVE SET MY HAND.

DR. RICHARD G. NEHER, TRUSTEE

ACKNOWLEDGMENT

STATE OF IDAHO, SS
COUNTY OF BONNER

ON THIS _____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DR. RICHARD G. NEHER, TRUSTEE OF THE NEHER LIVING TRUST, KNOWN TO ME TO BE THE TRUSTEE OF THE ENTITY SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO

NOTARY PUBLIC
RESIDING AT _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, JEFF R. WILEY, PLS 7156, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF "NEHER LOT TWO" AS SHOWN HEREON, WAS PREPARED FROM AN ACTUAL SURVEY LOCATED IN SECTION 16, TOWNSHIP 57 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 SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 2024



JEFF R. WILEY, PLS 7156

RECORDER'S CERTIFICATE

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024

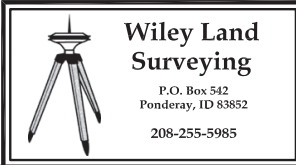
AT _____ M., IN BOOK _____ OF PLATS AT PAGE _____

INSTRUMENT NO. _____

AT THE REQUEST OF WILEY LAND SURVEYING

BONNER COUNTY RECORDER

SHEET 2 OF 2



INDEX DATA KEY

BONNER COUNTY

SECTION 16


TOWNSHIP T57N


RANGE R2W BM


PORTION NW1/4

JOB NO: 240884

Page: 2

 Number: 1 Author: david.fisher Subject: Sticky Note Date: 12/5/2024 4:04:35 PM
Chairwoman or Chair

 Number: 2 Author: Andrea Ballard Date: 11/7/2024 11:05:10 AM
200 FT

 Number: 3 Author: david.fisher Subject: Sticky Note Date: 12/5/2024 4:04:23 PM
Needs Date.



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

November 22, 2024

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

Re: Plat Review – MLD0058-24 – Neher Lot Two

Dear Planning Dept.,

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

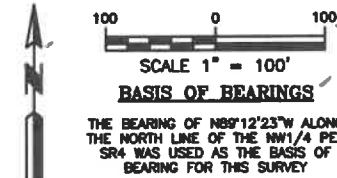
- 1) PGT Linework is overlapping.
- 2) Note Basis of Bearing line on map.
- 3) Legend symbol sizes different than map.
- 4) Monument easements appropriately.
- 5) Clearly state existing or new easements and who is the beneficiary.
- 6) Keep prelim stamp on or sign surveyor seal for submittals.
- 7) Review owner's certificate for call from N1/4.
- 8) Shared well: Any easements existing or proposed?

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

Sincerely,

Tyson L.A. Glahe, PLS

NEHER LOT TWO
A PORTION OF THE NORTHWEST QUARTER
SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" x 30" REBAR WITH PLASTIC CAP STAMPED "WILEY LS 7156"
- MONUMENT FOUND OR SET AS SHOWN ON SR8

POBO INITIAL POINT = POINT OF BEGINNING

SURVEY REFERENCES

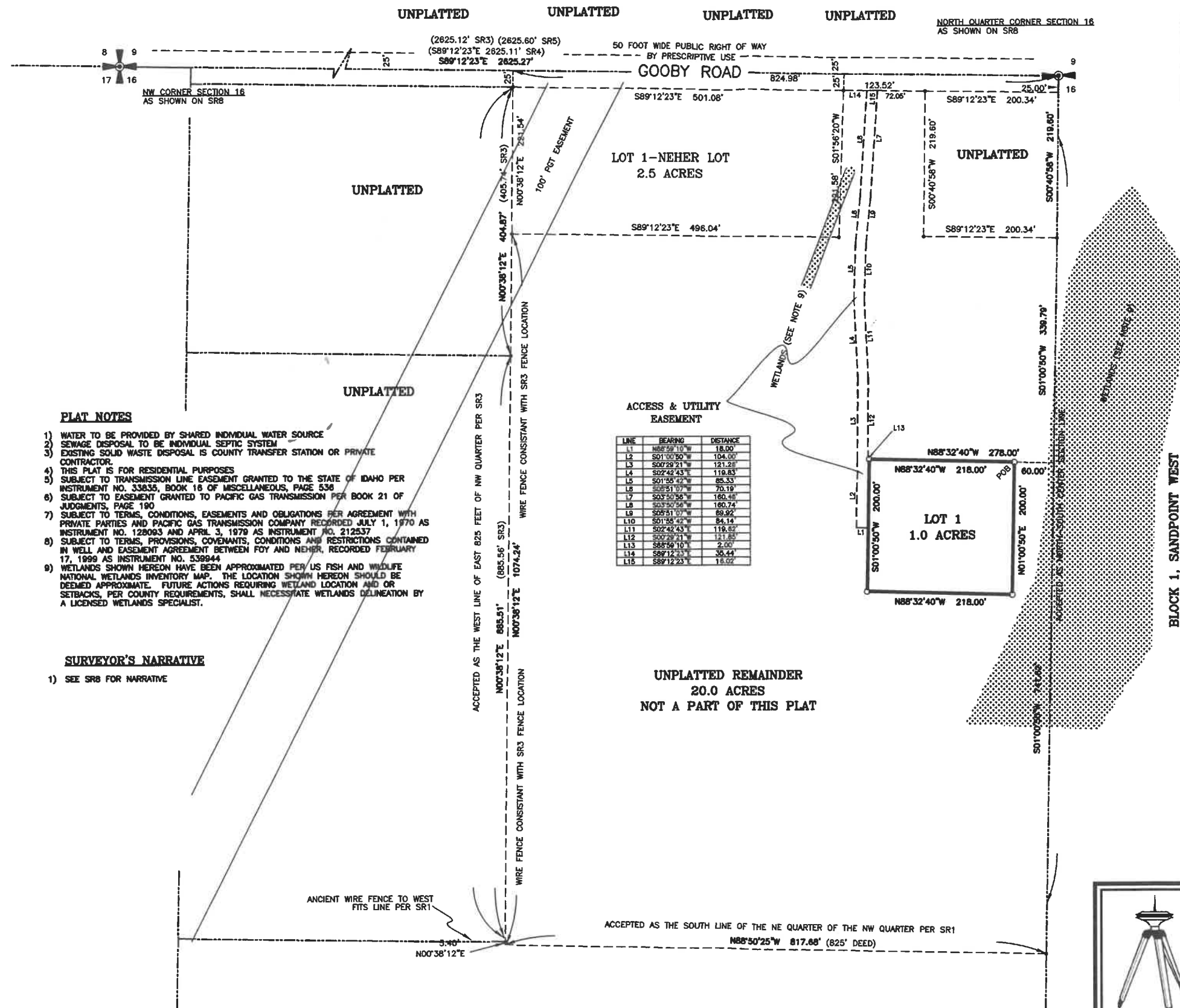
- SR1 UNRECORDED SURVEY, FOR KANNADY, WYATT, PE 1148, 1989
- SR2 UNRECORDED SURVEY, KANNADY, TUCKER, PE 1947, 1971
- SR3 RECORD OF SURVEY, INSTRUMENT NO. 365240, EVANS, PLS 5067, 1989
- SR4 RECORD OF SURVEY, INSTRUMENT NO. 563786, MARSHALL, PLS 7046, 2000
- SR5 RECORD OF SURVEY, INSTRUMENT NO. 881580, MILLER, PLS 6107, 2015
- SR6 RECORD OF SURVEY, INSTRUMENT NO. 942527, DUFFNER, PLS 9905, 2019
- SR7 PLAT OF WEST SANDPOINT, JH CAVE, CE, 1914
- SR8 RECORD OF SURVEY, INSTRUMENT NO. 958994 WILEY, PLS 7156, 2020
- SR9 PLAT OF "NEHER LOT", PLAT BOOK 15, PAGE 75, WILEY, PLS 7156, 2020

PLAT NOTES

- 1) WATER TO BE PROVIDED BY SHARED INDIVIDUAL WATER SOURCE
- 2) SEWAGE DISPOSAL TO BE INDIVIDUAL SEPTIC SYSTEM
- 3) EXISTING SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 4) THIS PLAT IS FOR RESIDENTIAL PURPOSES
- 5) SUBJECT TO TRANSMISSION LINE EASEMENT GRANTED TO THE STATE OF IDAHO PER INSTRUMENT NO. 33635, BOOK 16 OF MISCELLANEOUS, PAGE 536
- 6) SUBJECT TO EASEMENT GRANTED TO PACIFIC GAS TRANSMISSION PER BOOK 21 OF JUDGMENTS, PAGE 190
- 7) SUBJECT TO TERMS, CONDITIONS, EASEMENTS AND OBLIGATIONS PER AGREEMENT WITH PRIVATE PARTIES AND PACIFIC GAS TRANSMISSION COMPANY RECORDED JULY 1, 1970 AS INSTRUMENT NO. 128093 AND APRIL 3, 1979 AS INSTRUMENT NO. 212537
- 8) SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WELL AND EASEMENT AGREEMENT BETWEEN FOY AND NEHER, RECORDED FEBRUARY 17, 1999 AS INSTRUMENT NO. 539944
- 9) WETLANDS SHOWN HEREON HAVE BEEN APPROXIMATED PER US FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY MAP. THE LOCATION SHOWN HEREON SHOULD BE DEEMED APPROXIMATE. FUTURE ACTIONS REQUIRING WETLAND LOCATION AND OR SETBACKS, PER COUNTY REQUIREMENTS, SHALL NECESSITATE WETLANDS DELINEATION BY A LICENSED WETLANDS SPECIALIST.

SURVEYOR'S NARRATIVE

- 1) SEE SR8 FOR NARRATIVE



SHEET 1 OF 2

Wiley Land Surveying
P.O. Box 542
Ponderay, ID 83852
208-255-5985

INDEX DATA KEY	
BONNER COUNTY	
SECTION	18
TOWNSHIP	T57N
RANGE	R2W 8M
PORTION	NW 1/4
JOB NO:	240884

NEHER LOT TWO
A PORTION OF THE NORTHWEST QUARTER
SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

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 BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS

DAY OF , 2024

BONNER COUNTY PLANNING DIRECTOR

SANITARY RESTRICTION

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

COUNTY TREASURER'S AFFIDAVIT

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

DATED THIS DAY OF , 2024

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "NEHER
LOT TWO" 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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE NEHER LIVING TRUST, IS THE OWNER OF RECORD OF THE REAL PROPERTY
DESCRIBED IN THE CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE
KNOWN AS "NEHER LOT TWO" LOCATED IN THE THAT PART OF THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 16, AS DESCRIBED ON CORNER
PERPETUATION AND FILING RECORD AS INSTRUMENT NO. 582182; THENCE ALONG THE NORTH-SOUTH SECTION
CENTERLINE THE FOLLOWING TWO(2) COURSES: 1) SOUTH 00°40'58" WEST 244.80 FEET TO A FOUND 5 \8
INCH REBAR WITH PLASTIC CAP STAMPED LS 882 2) SOUTH 01°00'50" WEST 338.78 FEET; THENCE NORTH
88°32'40" WEST 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°32'40" WEST 218.00 FEET; THENCE SOUTH 01°00'50" WEST 200.00 FEET;
THENCE SOUTH 88°32'40" EAST 218.00 FEET; THENCE NORTH 01°00'50" EAST TO THE POINT OF BEGINNING.

WATER SERVICE PROVIDED BY SHARED WELL

IN WITNESS WHEREOF I HAVE SET MY HAND.

DR. RICHARD G. NEHER, TRUSTEE

ACKNOWLEDGMENT

STATE OF IDAHO, SS
COUNTY OF BONNER

ON THIS DAY OF , BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED, DR. RICHARD G. NEHER, TRUSTEE OF THE NEHER LIVING TRUST, KNOWN TO ME TO BE
THE TRUSTEE OF THE ENTITY SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO

NOTARY PUBLIC

RESIDING AT MY COMMISSION EXPIRES:

- THINK MAD
IS 244.80
HARD TO TELL

RECORDER'S CERTIFICATE

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2024

AT M., IN BOOK OF PLATS AT PAGE

INSTRUMENT NO.

AT THE REQUEST OF WILEY LAND SURVEYING

BONNER COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, JEFF R. WILEY, PLS 7156, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF
"NEHER LOT TWO" AS SHOWN HEREON, WAS PREPARED FROM AN ACTUAL SURVEY
LOCATED IN SECTION 16, TOWNSHIP 57 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 SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE
STATE LAW AND LOCAL ORDINANCES.

DATED THIS DAY OF , 2024



JEFF R. WILEY, PLS 7156

SHEET 2 OF 2

**Wiley Land
Surveying**
P.O. Box 542
Ponderay, ID 83852
208-255-5985

INDEX DATA KEY

BONNER COUNTY

SECTION 18

TOWNSHIP T57N

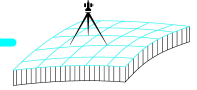
RANGE R2W BM

PORTION NW1/4

JOB NO: 240884

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 #

15187

Date

11/22/2024

Bill To:

Wiley

Project / Job #

24-001EO Review MLD0058-24 - Neher Lot Tw

Please submit payment by: 12/7/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0058-24 - Neher Lot Two	

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%]

NEHER LOT TWO

A PORTION OF THE NORTHWEST QUARTER
SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



BASIS OF BEARINGS

THE BEARING OF N89°12'23"W ALONG
THE NORTH LINE OF THE NW1/4 PER
SR4 WAS USED AS THE BASIS OF
BEARING FOR THIS SURVEY

LEGEND

- SET 5/8" x 30" REBAR WITH PLASTIC
CAP STAMPED "WILEY LS 7156"
- MONUMENT FOUND OR SET AS SHOWN ON SR8
- POB ○ INITIAL POINT = POINT OF BEGINNING

SURVEY REFERENCES

- SR1 UNRECORDED SURVEY, FOR KANNADY, WYATT, PE
1148, 1969
- SR2 UNRECORDED SURVEY, KANNADY, TUCKER, PE 1947,
1971
- SR3 RECORD OF SURVEY, INSTRUMENT NO. 365249,
EVANS, PLS 5087, 1989
- SR4 RECORD OF SURVEY, INSTRUMENT NO. 563766,
MARSHALL, PLS 7046, 2000
- SR5 RECORD OF SURVEY, INSTRUMENT NO. 881580,
MILLER, PLS 6107, 2015
- SR6 RECORD OF SURVEY, INSTRUMENT NO. 942527,
DUFFNER, PLS 9905, 2019
- SR7 PLAT OF WEST SANDPOINT, JH CAVE, CE, 1914
- SR8 RECORD OF SURVEY, INSTRUMENT NO. 958994
WILEY, PLS 7156, 2020
- SR9 PLAT OF "NEHER LOT", PLAT BOOK 15, PAGE 75,
WILEY, PLS 7156, 2020

PLAT NOTES

- 1) WATER TO BE PROVIDED BY SHARED INDIVIDUAL WATER SOURCE
- 2) SEWAGE DISPOSAL TO BE INDIVIDUAL SEPTIC SYSTEM
- 3) EXISTING SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE
CONTRACTOR.
- 4) THIS PLAT IS FOR RESIDENTIAL PURPOSES
- 5) SUBJECT TO TRANSMISSION LINE EASEMENT GRANTED TO THE STATE OF IDAHO PER
INSTRUMENT NO. 33835, BOOK 16 OF MISCELLANEOUS, PAGE 536
- 6) SUBJECT TO EASEMENT GRANTED TO PACIFIC GAS TRANSMISSION PER BOOK 21 OF
JUDGMENTS, PAGE 190
- 7) SUBJECT TO TERMS, CONDITIONS, EASEMENTS AND OBLIGATIONS PER AGREEMENT WITH
PRIVATE PARTIES AND PACIFIC GAS TRANSMISSION COMPANY RECORDED JULY 1, 1970 AS
INSTRUMENT NO. 128093 AND APRIL 3, 1979 AS INSTRUMENT NO. 212537
- 8) SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED
IN WELL AND EASEMENT AGREEMENT BETWEEN FOY AND NEHER, RECORDED FEBRUARY
17, 1999 AS INSTRUMENT NO. 539944
- 9) WETLANDS SHOWN HEREON HAVE BEEN APPROXIMATED PER US FISH AND WILDLIFE
NATIONAL WETLANDS INVENTORY MAP. THE LOCATION SHOWN HEREON SHOULD BE
DEEMED APPROXIMATE. FUTURE ACTIONS REQUIRING WETLAND LOCATION AND OR
SETBACKS, PER COUNTY REQUIREMENTS, SHALL NECESSITATE WETLANDS DELINEATION BY
A LICENSED WETLANDS SPECIALIST.

SURVEYOR'S NARRATIVE

- 1) SEE SR8 FOR NARRATIVE



ACCESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N88°56'10"W	18.00'
L2	S01°00'50"W	104.00'
L3	S00°29'21"W	121.26'
L4	S02°42'43"E	119.83'
L5	S01°55'42"W	85.33'
L6	S05°51'07"W	70.19'
L7	S03°50'56"W	160.48'
L8	S03°50'56"W	160.74'
L9	S05°51'07"W	69.92'
L10	S01°55'42"W	84.14'
L11	S02°42'43"E	119.62'
L12	S00°29'21"W	121.85'
L13	S88°59'10"E	2.00'
L14	S89°12'23"E	35.44'
L15	S89°12'23"E	16.02'

UNPLATTED REMAINDER
20.0 ACRES
NOT A PART OF THIS PLAT



SHEET 1 OF 2

INDEX DATA

BONNER COUNTY

SECTION 16

TOWNSHIP T57N

RANGE R2W BM

PORTION NW 1/4

JOB NO: 240884

Wiley Land
Surveying

P.O. Box 542
Ponderay, ID 83852

208-255-5985



NEHER LOT TWO
A PORTION OF THE NORTHWEST QUARTER
SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

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 BONNER COUNTY COMMISSIONERS



PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS

_____ DAY OF _____, 2024

BONNER COUNTY PLANNING DIRECTOR

SANITARY RESTRICTION

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

COUNTY TREASURER'S AFFIDAVIT

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

DATED THIS _____ DAY OF _____, 2024

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "NEHER
LOT TWO" 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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE NEHER LIVING TRUST, IS THE OWNER OF RECORD OF THE REAL PROPERTY
DESCRIBED IN THE CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE
KNOWN AS "NEHER LOT TWO" LOCATED IN THE THAT PART OF THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 16, AS DESCRIBED ON CORNER
PERPETUATION AND FILING RECORD AS INSTRUMENT NO. 562182; THENCE ALONG THE NORTH-SOUTH SECTION
CENTERLINE THE FOLLOWING TWO(2) COURSES: 1) SOUTH 00°40'58" WEST 244.80 FEET TO A FOUND 5 \8
INCH REBAR WITH PLASTIC CAP STAMPED LS 882 2) SOUTH 01°00'50" WEST 339.78 FEET; THENCE NORTH
88°32'40" WEST 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°32'40" WEST 218.00 FEET; THENCE SOUTH 01°00'50" WEST 200.00 FEET;
THENCE SOUTH 88°32'40" EAST 218.00 FEET; THENCE NORTH 01°00'50" EAST TO THE POINT OF BEGINNING.

WATER SERVICE PROVIDED BY SHARED WELL

IN WITNESS WHEREOF I HAVE SET MY HAND.

DR. RICHARD G. NEHER, TRUSTEE

ACKNOWLEDGMENT

STATE OF IDAHO, SS
COUNTY OF BONNER

ON THIS _____ DAY OF _____, _____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE,
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THE TRUSTEE OF THE ENTITY SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
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NOTARY PUBLIC FOR THE STATE OF IDAHO

NOTARY PUBLIC

RESIDING AT _____ MY COMMISSION EXPIRES: _____

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JEFF R. WILEY, PLS 7156

SHEET 2 OF 2





Wiley Land
Surveying

P.O. Box 542
Ponderay, ID 83852
208-255-5985

INDEX DATA KEY

BONNER COUNTY

SECTION 16

TOWNSHIP T57N

RANGE R2W BM

PORTION NW1/4

JOB NO: 240884

Polyline Report

Northing 5720.124
Easting 12761.456
Angle N 88°32'40" W
Distance 218.003

Northing 5725.662
Easting 12543.523
Angle S 01°00'50" W
Distance 199.996

Northing 5525.697
Easting 12539.984
Angle S 88°32'40" E
Distance 218.003

Northing 5520.160
Easting 12757.917
Angle N 01°00'50" E
Distance 199.996

Northing 5720.124
Easting 12761.456

Closure Error Distance> 0.00000

Total Distance> 835.998

Polyline Area: 43598 sq ft, 1.0 acres