

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: Thomas White

From: Dave Fisher, Planner

Date: January 28, 2025

Subject: Blue-line review for MLD0062-24: Thomas Acres

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: **Jesse Bailey; J.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.

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Blueline Review Routing Form

Plat Name: Thomas Acres		File No: MLD0062-24
Received by: Dave Fisher, Planner	Received from: Jesse Bailey, James A. Sewell & Assoc.	Date Received: 12/16/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	1/28/25	DF	Bonner County Planning Department
X	1/7/2025	AB	Assessor's Office
X	12-26-24	MM	Bonner County Road & Bridge Department
Comment	12/23/20 24	MC	GIS Department
X	01/09/25	LB	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0062-24** **DATE OF REPORT:** 1/28/2025
APPLICANT: Thomas White **PARCEL #:** RP56N05W029500A
SUBDIVISION NAME/LOTS: Thomas Acres

SUMMARY OF PROPOSAL:

Divide one (1) approximate 10 acre parcel into two (2) approximate 5.07 acre lots.

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

CONDITIONS OF APPROVAL:

1 A final plat shall be recorded.

2 The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.

3 Per BCRC 12-646 (M): the location of all wetland boundaries to be shown on final plat.

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:	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 Rural 5 (R-5).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots will be served by Northern Lights Inc. and West Pend Oreille Fire District.
5. The proposed lots contain frontage on Saddler Creek, a perennial river/stream.
6. The proposed lots do not have submerged lands.
7. The proposed lots are accessed by Saddler Creek Road, a privately owned and maintained easement.

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' followed by a horizontal line.

Planning Department

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

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Blueline Review Letter

January 28, 2025

Jesse Bailey
J. A. Sewell & Associates
600 4th st. W
Newport, WA. 99156

SUBJECT: MLD0062-24: Thomas Acres

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, 12.31.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0860E, 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,

A handwritten signature in black ink, appearing to read "Dave Fisher".

Dave Fisher
Planner



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

January 7, 2025

Bonner County Planning Dept
THOMAS ACRES
MLD0062-24
SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST
RP56N05W029500A

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
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

Monday, December 23, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – THOMAS ACRES (MLD0062-24)**
SECTION 2, TOWNSHIP 56N, RANGE 5W

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,

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>

[illegible]



FROM THE SOUTHEAST CORNER TO THE SOUTH 1/4 CORNER OF
SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE
MERIDIAN, BONNER COUNTY, IDAHO PER RECORD OF SURVEY INST.
NO. 529832.

1. RECORD OF SURVEY INST. #529832
2. REVISED PLAT OF WHISPERING SHADOWS, BK. #3, PG. #197, INST. #273220
3. RECORD OF SURVEY INST. #277485
4. RECORD OF SURVEY INST. #309334
5. RECORD OF SURVEY INST. #471878
6. RECORD OF SURVEY INST. #547515
7. RECORD OF SURVEY INST. #697952
8. RECORD OF SURVEY INST. #859101

- 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.
- 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 WEST PENE OREILLE FIRE DISTRICT
- 9) SADDLER CREEK IS CLASSIFIED AS FRESHWATER FORESTED/SHRUB WETLANDS PER THE U.S.F.W.S. WETLANDS MAPPER.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) SADDLER CREEK ROAD IS A PRIVATELY OWNED AND MAINTAINED ROAD.

●SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
 ○FOUND 5/8" REBAR WITH ALUMINUM CAP, PLS 8792
 ΔCOMPUTED POINT
 ().....RECORD DIMENSION PER REFERENCE SHOWN


RECORDER'S
CERTIFICATE

SECTION 2, TWP 50N, RNG 5W, B.M. 	SHEET TITLE: THOMAS ACRES <div style="display: flex; align-items: center;">  <div> James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID. 83864, (208)263-4160 </div> </div>	12-17-24 44007 REB SC 501 2 2 OF 2
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SHT_2_OF_2

Summary of comments: MLD0062-24 Blueline Plat.pdf

Page:1

 Number: 1 Author: David Fisher Subject: Note Date: 2025-01-28 13:30:35

Per NHD, Saddler Creek is a perennial stream. The mapped wetlands follow that stream. Both need shown.

 Number: 2 Author: David Fisher Subject: Note Date: 2025-01-28 13:25:13

Flood Hazard Zone X per FIRM 16017C0860E, effective 11/18/2009.

 Number: 3 Author: Monica Carash Date: 2024-12-23 11:01:43

I highly recommend creating a legal access easement for the existing driveway that goes through lot 2 and serves lot 1.

THOMAS ACRES

SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "THOMAS ACRES" 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 _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2025.

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 _____, 2025.

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 _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, 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 THOMAS E. V. WHITE, A SINGLE MAN, AND ERICA MCCrackEN, A SINGLE WOMAN, 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 "THOMAS ACRES", BEING THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; THENCE N89°43'00"W ALONG THE SOUTH LINE OF SAID SECTION 2, 675.23 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE N01°17'59"E ALONG THE WEST LINE OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 655.70 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°39'57"E ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 673.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S0°06'57"W ALONG THE EAST LINE OF SAID SECTION 2, 655.10 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THOMAS E. V. WHITE

ERICA MCCrackEN

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N05W029500A AS DESCRIBED IN DEED INST. #1026340 AND TO DIVIDE SAID PARCEL INTO TWO(2) SEPARATE PARCELS AS SHOWN HEREON.

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 2, TOWNSHIP 56 NORTH, RANGE 5 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 _____, 2025.

RUSSELL E. BADGLEY

PLS 12458



OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED THOMAS E. V. WHITE, A SINGLE 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

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED ERICA MCCrackEN, A SINGLE WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 INSTRUMENTS

- #361256 EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES, 60' IN WIDTH. REVISED BY INSTRUMENTS #392406, #409940, #410382, #0452888.
- #380199 RECIPROCAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES. (DOESN'T AFFECT SUBJECT PARCEL)
- #019114 EASEMENT AGREEMENT FOR INGRESS, EGRESS, AND UTILITIES.
- #601616 EASEMENT WITHIN QUITCLAIM DEED FOR INGRESS, EGRESS, AND UTILITIES, UNDER AND ACROSS THE EXISTING ROADWAY.
- #644073 STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME REAL PROPERTY.
- #747208 EASEMENT WITHIN QUITCLAIM DEED FOR INGRESS, EGRESS, AND UTILITIES, UNDER AND ACROSS THE EXISTING ROADWAY.
- #1023076 DEED OF TRUST

SECTION 2, TWP 56N, R5W, B.M.	SHEET TITLE: THOMAS ACRES	DATE: 12-13-24
		OWNER: NONE
	ENGINEERS - SURVEYORS - PLANNERS	CHECKED: REB
	SANDPOINT, ID, 83864, (208)263-4160	DATE: 12-13-24
		SHEET 1 OF 2

 Number: 1 Author: David Fisher Subject: Note Date: 2025-01-28 13:35:56
grammer

 Number: 2 Author: David Fisher Subject: Note Date: 2025-01-28 13:36:32
Commissioners'

 Number: 3 Author: David Fisher Subject: Note Date: 2025-01-28 13:30:22
Chair, or Chairwoman



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

January 7, 2025

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

Re: Plat Review – MLD0062-24 – Thomas Acres

Dear Planning Dept.,

I have examined the above-mentioned plat and find no corrections or additions to be made:

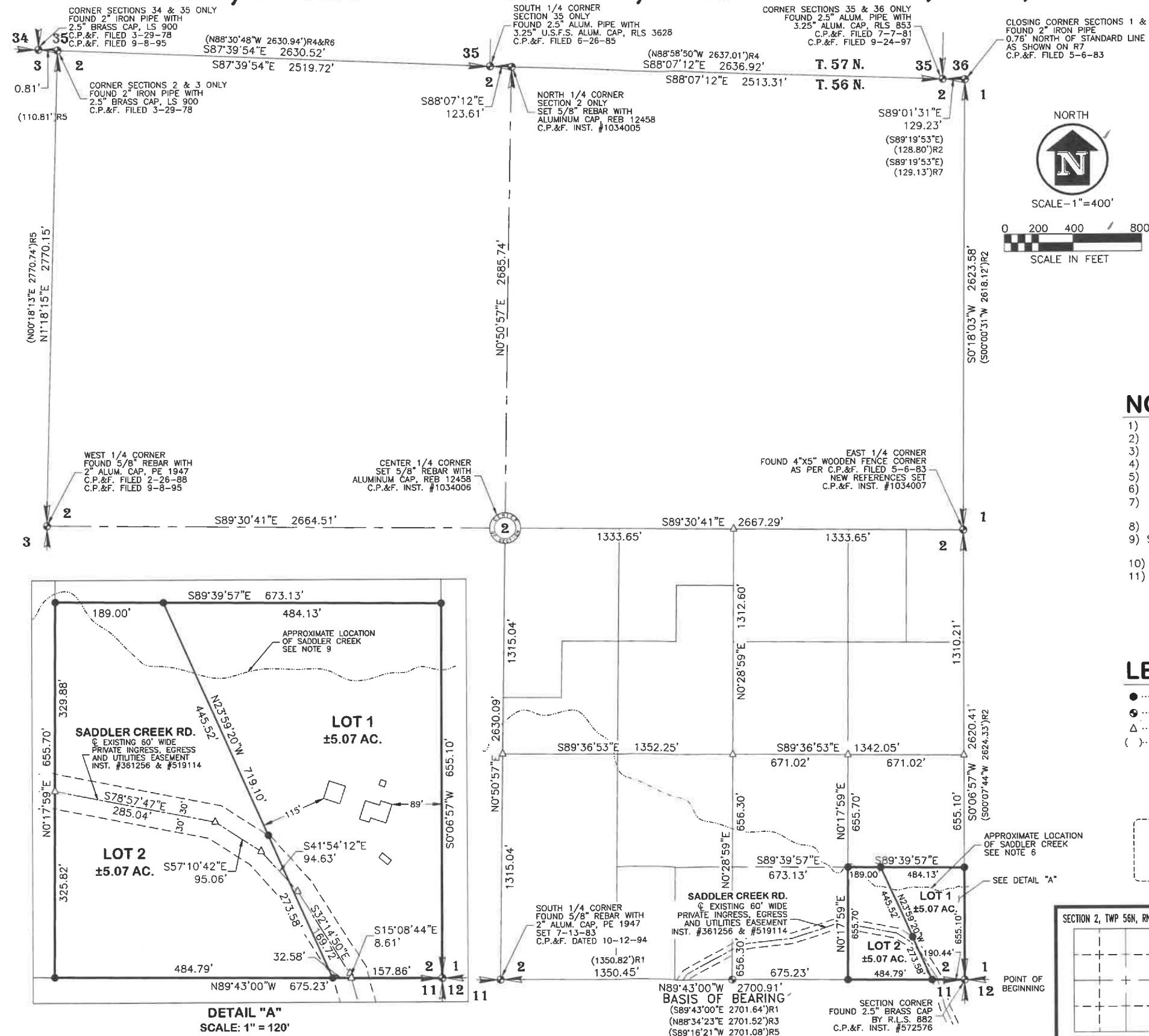
The plat should be ready for signature upon final platting.

Sincerely,

Tyson L.A. Glahe, PLS

THOMAS ACRES

SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

FROM THE SOUTHEAST CORNER TO THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO PER RECORD OF SURVEY INST. NO. 529832.

REFERENCES

1. RECORD OF SURVEY INST. #529832
2. REVISED PLAT OF WHISPERING SHADOWS, BK. #3, PG. #197, INST. #273220
3. RECORD OF SURVEY INST. #277485
4. RECORD OF SURVEY INST. #309334
5. RECORD OF SURVEY INST. #471878
6. RECORD OF SURVEY INST. #547515
7. RECORD OF SURVEY INST. #697952
8. RECORD OF SURVEY INST. #859101

NOTES

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- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) SADDLER CREEK ROAD IS A PRIVATELY OWNED AND MAINTAINED RIGHT-OF-WAY.

LEGEND

-SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
-FOUND 5/8" REBAR WITH ALUMINUM CAP, PLS 8792
- △.....COMPUTED POINT
- ().....RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S
CERTIFICATE



SECTION 2, TWP 56N, RNC 5W, B.M.

SHEET TITLE:

THOMAS ACRES



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

DATE: 12-17-24
SCALE: 1" = 400'
DRAWN: REB
CHECKED: SC
PROJ. NO.: 23305-24-001
CAD FILE NO.: S-WHITE-PLAT
SHT. 2 OF 2

THOMAS ACRES

SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "THOMAS ACRES" 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 _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ___ DAY OF _____, 2025.

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 _____, 2025.

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 _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2025, 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

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BEGINNING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; THENCE N89°43'00"W ALONG THE SOUTH LINE OF SAID SECTION 2, 675.23 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE N0°17'59"E ALONG THE WEST LINE OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 655.70 FEET TO THE NORTHWEST CORNER OF SAID SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°39'57"E ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 673.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S0°06'57"W ALONG THE EAST LINE OF SAID SECTION 2, 655.10 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THOMAS E. V. WHITE

ERICA MCCrackEN

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N05W029500A AS DESCRIBED IN DEED INST. #1006340 AND TO DIVIDE SAID PARCEL INTO TWO(2) SEPARATE PARCELS AS SHOWN HEREON.

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 2, TOWNSHIP 56 NORTH, RANGE 5 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 _____, 2025.

RUSSELL E. BADGLEY

PLS 12458



OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED THOMAS E. V. WHITE, A SINGLE 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

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED ERICA MCCrackEN, A SINGLE WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

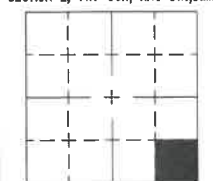
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO INSTRUMENTS

- #361256 EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES, 60' IN WIDTH. REVISED BY INSTRUMENTS #392406, #409940, #410382, #0452888.
- #380199 RECIPROCAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES. (DOESN'T AFFECT SUBJECT PARCEL)
- #519114 EASEMENT AGREEMENT FOR INGRESS, EGRESS, AND UTILITIES.
- #601816 EASEMENT WITHIN QUITCLAIM DEED FOR INGRESS, EGRESS, AND UTILITIES, UNDER AND ACROSS THE EXISTING ROADWAY.
- #644073 STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME REAL PROPERTY.
- #747208 EASEMENT WITHIN QUITCLAIM DEED FOR INGRESS, EGRESS, AND UTILITIES, UNDER AND ACROSS THE EXISTING ROADWAY.
- #1023076 DEED OF TRUST

SECTION 2, TWP 56N, RNG 5W, B.M.



SHEET TITLE: THOMAS ACRES

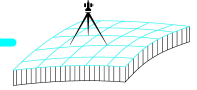


James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 12-13-24
SCALE: NONE
DRAWN: REB
CHECKED: SC
PROJECT NO.: 23305-24-001
SHEET FILE NO.: S-WHITE-PLAT
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 #

15273

Bill To:

Sewell

Date

1/8/2025

Project / Job #

24-001FA Review MLD0062-24 - Thomas Acres

Please submit payment by: 1/23/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0062-24 - Thomas Acres	



Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14

THANK YOU FOR YOUR BUSINESS

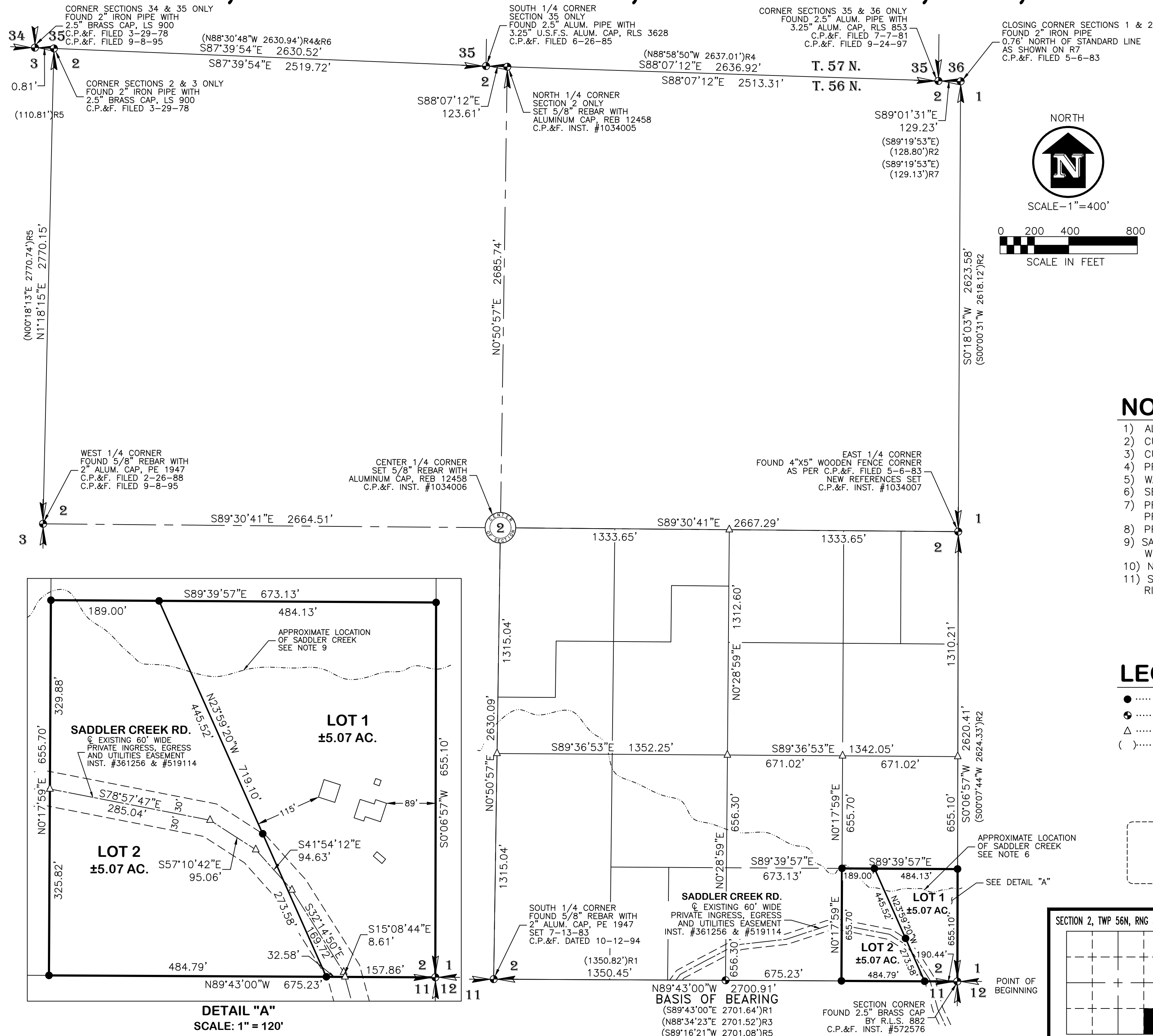
ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 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%]

THOMAS ACRES

SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

FROM THE SOUTHEAST CORNER TO THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO PER RECORD OF SURVEY INST. NO. 529832.

REFERENCES

1. RECORD OF SURVEY INST. #529832
2. REVISED PLAT OF WHISPERING SHADOWS, BK. #3, PG. #197, INST. #273220
3. RECORD OF SURVEY INST. #277485
4. RECORD OF SURVEY INST. #309334
5. RECORD OF SURVEY INST. #471878
6. RECORD OF SURVEY INST. #547515
7. RECORD OF SURVEY INST. #697952
8. RECORD OF SURVEY INST. #859101

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.
- 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 WEST PEND OREILLE FIRE DISTRICT
- 9) SADDLER CREEK IS CLASSIFIED AS FRESHWATER FORESTED/SHRUB WETLANDS PER THE U.S.F.W.S. WETLANDS MAPPER.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) SADDLER CREEK ROAD IS A PRIVATELY OWNED AND MAINTAINED RIGHT-OF-WAY.

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ FOUND 5/8" REBAR WITH ALUMINUM CAP, PLS 8792
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S
CERTIFICATE



SECTION 2, TWP 56N, RNG 5W, B.M.	SHEET TITLE: THOMAS ACRES	DATE: 12-17-24 SCALE: 1"=400' DRAWN: REB CHECKED: SC
	James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	PROJ. NO.: 23305-24-001 CAD FILE NO. S-WHITE-PLAT SHT. 2 OF 2

THOMAS ACRES

SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "THOMAS ACRES" 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 _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2025.

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 _____, 2025.

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 _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, 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 THOMAS E. V. WHITE, A SINGLE MAN, AND ERICA MCCrackEN, A SINGLE WOMAN, 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 "THOMAS ACRES", BEING THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; THENCE N89°43'00"W ALONG THE SOUTH LINE OF SAID SECTION 2, 675.23 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE N0°17'59"E ALONG THE WEST LINE OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 655.70 FEET TO THE NORTHWEST CORNER OF SAID SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°39'57"E ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 673.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S0°06'57"W ALONG THE EAST LINE OF SAID SECTION 2, 655.10 FEET TO THE POINT OF BEGINNING.

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THOMAS E. V. WHITE

ERICA MCCrackEN

SURVEYOR'S NARRATIVE

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DATED THIS ____ DAY OF _____, 2025.

RUSSELL E. BADGLEY



PLS 12458

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED THOMAS E. V. WHITE, A SINGLE 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

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED ERICA MCCrackEN, A SINGLE WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 INSTRUMENTS

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- #601816 EASEMENT WITHIN QUITCLAIM DEED FOR INGRESS, EGRESS, AND UTILITIES, UNDER AND ACROSS THE EXISTING ROADWAY.
- #644073 STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME REAL PROPERTY.
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- #1023076 DEED OF TRUST

SECTION 2, TWP 56N, RNG 5W, B.M.	SHEET TITLE: THOMAS ACRES	DATE: 12-13-24 SCALE: NONE DRAWN: REB CHECKED: SC
		PROJ. NO.: 23305-24-001 CAD FILE NO.: S-WHITE-PLAT SHT. 1 OF 2
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		

WHITE, THOMAS – LOT CLOSURES

Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 437997.37'
Error distance: 0.01'
Error direction: N23°49'52"E
Area: 441858.95 Sq. Ft.

Point of Beginning

Easting: 30000.00'
Northing: 10000.00'

Side 1: Line

Direction: N89°43'00"W
Distance: 675.23'

Side 2: Line

Direction: N0°17'59"E
Distance: 655.70'

Side 3: Line

Direction: S89°39'57"E
Distance: 673.13'

Side 4: Line

Direction: S0°06'57"W
Distance: 655.10'
Easting: 30000.00'
Northing: 10000.01'

Mapcheck 2: LOT 1

Closure Summary

Precision, 1 part in: 280798.21'
Error distance: 0.01'
Error direction: N22°23'00"E
Area: 220998.07 Sq. Ft.

Point of Beginning

Easting: 30000.00'
Northing: 10000.00'

Side 1: Line

Direction: N89°43'00"W
Distance: 190.44'

Side 2: Line

Direction: N23°59'20"W
Distance: 719.10'

Side 3: Line

Direction: S89°39'57"E
Distance: 484.13'

Side 4: Line

Direction: S0°06'57"W
Distance: 655.10'
Easting: 30000.00'
Northing: 10000.01'

Mapcheck 3: LOT 2

Closure Summary

Precision, 1 part in: 1656699.33'
Error distance: 0.00'
Error direction: S15°15'24"W
Area: 220861.11 Sq. Ft.

Point of Beginning

Easting: 29809.56'
Northing: 10000.94'

Side 1: Line

Direction: N89°43'00"W
Distance: 484.79'

Side 2: Line

Direction: N0°17'59"E
Distance: 655.70'

Side 3: Line

Direction: S89°39'57"E
Distance: 189.00'

Side 4: Line

Direction: S23°59'20"E
Distance: 719.10'
Easting: 29809.56'
Northing: 10000.94'