

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blue-line Collective Report Memorandum

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To: Richard Passmore  
From: Dave Fisher, Planner  
Date: March 12, 2025

**Subject: Blue-line review for MLD0003-25: Hillcrest Division**

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, James A. Sewell & Associates, LLC.**

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

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**WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:**

- |  |   |
|--|---|
| ✓ All plat corrections.  | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.                               |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met.   |
| ✓ County surveyor fee paid to the Bonner County Planning Department.   | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
- 

**REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.**

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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## Blueline Review Routing Form

Plat Name: <b>Hillcrest Division</b>		File No: <b>MLD0003-25</b>
Received by: Dave Fisher, Planner	Received from: Jesse Bailey; J.A. Sewell & Associates	Date Received: 1/29/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	3/12/25	DF	Bonner County Planning Department
X	2/6/2025	AB	Assessor's Office
X	2-5-25	MM	Bonner County Road & Bridge Department
X	2/5/2025	MC	GIS Department
X	02/19/2025	LB	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** MLD0003-25 **DATE OF REPORT:** 3/12/2025  
**APPLICANT:** Richard Passmore **PARCEL #:** RP56N03W326300A  
**SUBDIVISION NAME/LOTS:** Hillcrest Division

### SUMMARY OF PROPOSAL:

This proposal divides one (1) approximate 20 acre parcel into two (2) 10 acre lots.

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**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.

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### 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.

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### STANDARDS REVIEW:

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DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	10-Acres	Rural 10 (R-10)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services: N/A

### 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
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands: N/A
		12-626.A Environmental Features: Yes

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**FINDINGS:**

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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 10 (R-10).
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 Sagle Fire District.
5. The proposed lots do not contain watercourses or wetlands.
6. The proposed lots do not have submerged lands.
7. The proposed lots contain slopes over 30%.
8. The proposed lots are accessed by Hillcrest Drive, a privately owned and maintained easement.

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**NOTICE OF ADMINISTRATIVE DECISION:**

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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 "J. [unclear]", written over a horizontal line.

Planning Department



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## Blueline Review Letter

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March 12, 2025

Jesse Bailey  
James A. Sewell & Associates, LLC  
600 4<sup>th</sup> St W  
Newport, WA 99156

**SUBJECT: MLD0003-25: Hillcrest Division**

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
    - KS 02/24/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0925E ,Effective Date 11/18/2009. No further floodplain review is required on this proposal.
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - Complete.

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

February 6, 2025

Bonner County Planning Dept  
HILLCREST DIVISION  
MLD0003-25  
SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST  
RP56N03W326300A

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](mailto: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](mailto:gisgroup@bonnercountyid.gov)

Wednesday, February 5, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – HILLCREST DIVISION (MLD0003-25)  
SECTION 32, TOWNSHIP 56N, RANGE 3W**

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>

25-001H

## BONNER COUNTY &amp; CITY SUBDIVISION SUBMITTAL CHECKLIST

PROPOSED SUBDIVISION NAME: Hillcrest Division SUBMIT DATE: 02/05/25  
 NO. LOTS/TRACTS/PARCELS 2 FEE: \_\_\_\_\_  
 COMPANY SUBMITTING PLAT: James A. Sewell and Associates, LLC  
 IDAHO SURVEYOR NAME AND LICENSE #: Russell E. Badgley #12458

	APPLICANT INITIAL	SURVEYOR REVIEW PRELIMINARY PLAT	SURVEYOR REVIEW FINAL PLAT
1. BONNER COUNTY PLAT - FILE NUMBER: <u>MLD0003-25</u>			
2. PLAT WITHIN A CITY IMPACT AREA			
3. CITY PLAT - CITY NAME & FILE NUMBER:			
4. 18" X 27" WITH 3 1/2" MARGIN AT LEFT END; 1/2" ON OTHER ENDS			
5. ONE PAPER COPY OF FINAL PLAT			
✓ 6. NORTH ARROW			
✓ 7. BASIS OF BEARING & SOURCE NOTED ON LINEWORK			
✓ 8. SCALE			
✓ 9. STAMPED, SIGNED & DATED			
✓ 10. SUBDIVISION NAME (NOT DUPLICATE OF EXISTING PLAT)			
✓ 11. SECTION			
✓ 12. TOWNSHIP			
✓ 13. RANGE			
✓ 14. MERIDIAN			
✓ 15. COUNTY			
N/A ✓ 16. CITY			
✓ 17. STATE			
✓ 18. LEGEND			
N/A ✓ 19. VICINITY MAP (BCRC 12-642(b)(1))			
✓ 20. SURVEYORS NARRATIVE			
21. EASEMENTS; LOCATION, WIDTH & PURPOSE			
22. BLOCK NUMBERS			
23. LOT NUMBERS FOR ALL LOTS, TRACTS, OPEN SPACES, ETC.			
24. ROAD RIGHT-OF-WAY WIDTHS			
25. ROAD RIGHT-OF-WAY; CENTERLINE LOCATIONS			
26. ROAD RIGHT-OF-WAY; DEDICATIONS			
✓ 27. BEARINGS AND DISTANCES OF EXTERIOR BOUNDARY			
✓ 28. BEARINGS AND DISTANCES OF INTERIOR LOT LINES			
✓ 29. EXTERIOR BOUNDARY CORNERS; MATERIAL, SIZE, LENGTH			
✓ 30. INTERIOR LOT CORNERS; MATERIAL, SIZE, LENGTH			
31. CENTERLINE MONUMENTS, IF NECESSARY			

COUNTY SURVEYOR  
REVIEW COMPLETE  
2/19/25

	APPLICANT INITIAL	SURVEYOR REVIEW PRELIMINARY PLAT	SURVEYOR REVIEW FINAL PLAT
32. REFERENCE TO ADJOINING SUBDIVISIONS OR RECORDS OF SURVEY			
33. DESCRIPTION OF ALL MONUMENTS (PUBLIC LAND SURVEY CORNERS & SECTION SUBDIVISION CORNERS)			
34. NO ENCROACHMENT UPON MARGINS OF PLAT			
35. CLARITY OF ALL LINES			
✓ 36. LEGAL DESCRIPTION OF EXTERIOR BOUNDARY-OWNERS CERT			
✓ 37. CLOSURE REPORTS ON EXTERIOR BOUNDARY & ALL LOTS			
2 38. ACREAGE TO THREE DECIMAL PLACES (S.F. -NEAREST FOOT)			
✓ 39. TIE TO TWO PUBLIC LAND SURVEY OR MONUMENTS RECOGNIZED BY THE COUNTY SURVEYOR/CITY SURVEYOR			
✓ 40. COPY OF CORNER PERPETUATION FORMS ON CORNERS USED TO CONTROL SUBDIVISION AND PERTINENT ROS & PLATS			
? 41. CENTER OF SECTION MONUMENTED AND CP&F PREPARED			
✓ 42. CURVE DATA INCL.DELTA, RADIUS, CHORD BRG/DIST, LENGTH			
✓ 43. GENERAL NOTES & DETAILS			
44. CUL-DE-SAC & KNUCKLE RADIUS			
✓ 45. SURVEYOR'S CERTIFICATE			
46. OWNER'S DEDICATION CERTIFICATE			
✓ 47. COMPANY TITLE BLOCK			
48. SPECIAL CONDITIONS APPLICABLE TO THE SUBDIVISION			
49. REFERENCE TO BOUNDARY CONFLICTS WITH ADJOINERS			
50. SPECIAL SETBACK LINES			
51. PRIVATE RESERVATIONS			
52. PUBLIC/PRIVATE DEDICATIONS			
✓ 53. NOTARY PUBLIC FORMAT & STAMP			
54. HIGHWAY DISTRICT APPROVAL			
✓ 55. COUNTY SURVEYOR CERTIFICATION			
✓ 56. COUNTY TREASURER CERTIFICATION (ONLY VALID FOR 30 DAYS)			
✓ 57. COUNTY RECORDER CERTIFICATION			
✓ 58. COUNTY COMMISSIONERS' CERTIFICATION			
✓ 59. SANITARY RESTRICTION/HEALTH DISTRICT APPROVAL			
N/A 60. CITY COUNCIL / MAYOR APPROVAL			
N/A 61. CITY ENGINEER SIGNATURE			
N/A 62. CITY CLERK SIGNATURE			
✓ 63. WATER & SEWER SYSTEM STATEMENTS			
✓ 64. CITY PLANNER SIGNATURE, IF APPLICABLE			
65. FIELD CHECK (ALL PINS SET OR BOND IN PLACE)			
66. NO SIGNIFICANT CHANGES IN MAPPING FROM PRELIMINARY TO FINAL PLAT			

PRELIMINARY SUBMITTAL CERTIFIED BY PLS \_\_\_\_\_ DATE REVIEWED \_\_\_\_\_

FINAL PLAT SUBMITTAL CERTIFIED BY PLS \_\_\_\_\_ DATE REVIEWED \_\_\_\_\_

Closures 1-30-25

Mapcheck 1: HILLCREST DIVISION

Closure Summary

Precision, 1 part in: 329094.36'  
Error distance: 0.01'  
Area: 870952.28 Sq. Ft.

Side 1: Line

Direction: N0°20'53"E  
Distance: 655.31'

Side 2: Line

Direction: N89°58'40"E  
Distance: 1310.89'

Side 3: Line

Direction: S0°21'28"W  
Distance: 673.56'

Side 4: Line

Direction: N89°13'30"W  
Distance: 1310.78'

Mapcheck 2: LOT 1

Closure Summary

Error distance: 0.01'  
Area: 435487.44 Sq. Ft.

Side 1: Line

Direction: N0°20'53"E  
Distance: 655.31'

Side 2: Line

Direction: N89°58'40"E  
Distance: 664.48'

Side 3: Line

Direction: S1°07'56"W  
Distance: 664.56'

Side 4: Line

Direction: N89°13'30"W  
Distance: 655.39'

Mapcheck 3: LOT 2

Closure Summary

Error distance: 0.01'  
Area: 435464.12 Sq. Ft.

Side 1: Line

Direction:

N1°07'56"E

Distance:

664.56'

Side 2: Line

Direction:

N89°58'40"E

Distance:

646.41'

Side 3: Line

Direction:

S0°21'28"W

Distance:

673.56'

Side 4: Line

Direction:

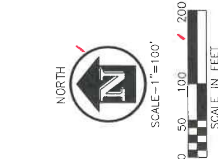
N89°13'30"W

Distance:

655.39'

# "HILLCREST DIVISION"

SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO



## SURVEYOR'S NOTES

- 1) THE PROPERTY CONTAINED WITHIN THE DISTINGUISHING BOUNDARY SHOWN HEREON LIES IN TEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0925E EFFECTIVE DATE 11/18/2009.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THE SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO, IS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 451919, RECORDED ON SEPTEMBER 8TH, 1984 BY PLS NO. 5576. RECORDS OF BONNER COUNTY, IDAHO.

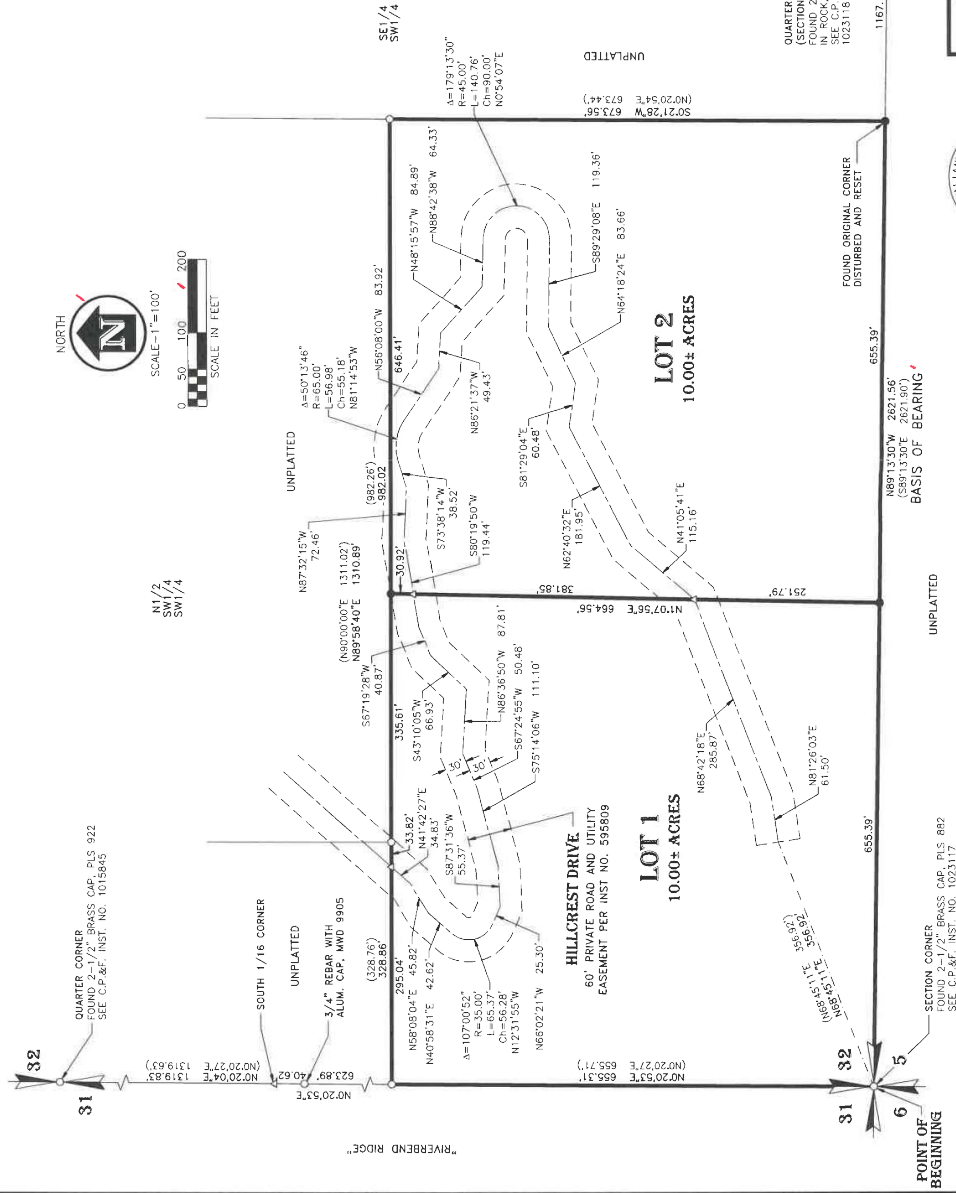
## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DELINEATE THE BOUNDARY OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO, PARCEL NUMBER RPS6030326300A AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

INFORMATION AS SHOWN ON WARRANTY DEED INSTRUMENT NO. 1038274, RECORDED ON SEPTEMBER 18TH, 2024, RECORDS OF BONNER COUNTY, IDAHO.

## LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP, MARKED "REB 12458"
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 5576.
- FOUND OTHERWISE NOTED
- △ COMPILED POINT, NOTHING FOUND OR SET
- ( ) NO (161919), RECORDED ON SEPTEMBER 8TH, 1984 BY PLS NO. 5576.



SECTION 32, TWP 56N, R3E, B.M. SHEET TITLE:

**HILLCREST DIVISION**

**James A. Swell and Associates, Inc.**

**ENGINEERS - SURVEYORS - PLANNERS**

NEWPORT, WASHINGTON 99156, (509)447-3026

SHI 2 OF 2



SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HILLCREST DIVISION" 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.

BONNER COUNTY SURVEYOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

RONNER COUNTY PLANNING DIRECTOR

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.

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

CHAIR, BOARD OF COUNTY COMMISSIONERS

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

BONNER COUNTY TREASURER

THIS IS TO CERTIFY THAT RICHARD PASSMORE, A SINGLE MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "HILLCREST DIVISION", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER THE SAID SECTION 32; THENCE N20°53'E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, 655.31 FEET TO A 5/8" REBAR, THENCE N89°58.0"E, 1310.89 FEET TO A 5/8" REBAR ON THE EAST LINE OF SAID SECTION 1/4 OF THE SOUTHWEST 1/4, THENCE S02°12'W ALONG SAID EAST LINE, 673.56 FEET TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF SAID SECTION 1/4 OF THE SOUTHWEST 1/4, THENCE S89°13'35"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 1310.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING APPROXIMATELY 20.00 ACRES

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS.

RICHARD PASSMORE

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF 2025,  
BEFORE ME PERSONALLY APPEARED RICHARD PASSMORE, 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

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A CORNER SURVEY OF THE SECTION 29, TOWNSHIP 34S, RANGE 10E, BOISE TERRIDIAN, BANNER COUNTY, IOWA, THAT THE DISTANCES, BEARS 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 No. 12458

SHEET TITLE:

SECTION 32, IMP 50N, RING 3W, 55.

Scale: 1 inch = 37.5 feet

**DRAWN:**

JMB  
 CHECKED:

REB

35-24-001

FILE NO. 62-2707-300

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SHT 1 OF 2

1

SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0925E EFFECTIVE DATE 11/18/2009.

- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

BEING FROM THE SECTION CORNER TO THE SOUTH QUARTER CORNER  
OF SECTION 32 AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO.  
451919, RECORDED ON SEPTEMBER 8TH, 1994 BY PLS NO. 5576.  
RECORDS OF BONNER COUNTY, IDAHO.

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N03W326300A AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

INFORMATION AS SHOWN ON WARRANTY DEED INSTRUMENT NO.  
1038274, RECORDED ON SEPTEMBER 16TH, 2024. RECORDS OF BONNER  
COUNTY, IDAHO.

○ SET 5/8" X 30" REBAR WITH PLASTIC CAP, MARKED "REB 12458"  
 ○ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 5576,  
 UNLESS OTHERWISE NOTED  
 △ COMPUTED POINT, NOTHING FOUND OR SET  
 ( ) INFORMATION AS SHOWN ON THE RECORD OF SURVEY INSTRUMENT  
 NO. 451919, RECORDED ON SEPTEMBER 8TH, 1994 BY PLS NO.  
 5576.



SHEET TITLE:

**HILLCREST DIVISION**

JAN -30-25  
FEB -31-25  
MAR -31-25  
APR -30-25  
MAY -31-25  
JUN -30-25  
JUL -31-25  
AUG -31-25  
SEP -30-25  
OCT -31-25  
NOV -30-25  
DEC -31-25

DATE: JAN 30 2025  
TIME: 11:00 AM  
DRAWN: JMB  
CHECKED: REB  
PROJECT NO.: 15-24-001  
SHEET NO.: 2025  
SCALE: AS SHOWN  
SHEET OF 2

**James A. Sewell and Associates, Inc.**  
ENGINEERS -- SURVEYORS -- PLANNERS  
NEWPORT, WASHINGTON, 99156, (509) 447-4626

# "HILLCREST DIVISION"

SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HILLCREST DIVISION" 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, SHALL BE FULLY COMPLIED WITH BY ALL PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS 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.

CHAIR, 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

## OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT RICHARD PASSMORE, A SINGLE MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "HILLCREST DIVISION", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SECTION 32; THENCE N02°53'E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, 1310.78 FEET TO A 5/8" REBAR; THENCE N89°58'40"E 1310.89 FEET TO A 5/8" REBAR; ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S07°12'28"W ALONG SAID EAST LINE; 673.56 FEET TO A 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N89°13'30"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; 1310.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING APPROXIMATELY 20.00 ACRES

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

RICHARD PASSMORE

## OWNERS' ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED RICHARD PASSMORE, A SINGLE MAN, WHO IDENTIFIED HIMSELF TO ME BY HIS SIGNATURE AND 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

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025, AT \_\_\_\_ M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

IN BOOK \_\_\_\_ AT PAGE \_\_\_\_.

INSTRUMENT NO. \_\_\_\_\_

FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

## SUBJECT TO INSTRUMENT NO.

PER TITLE COMMITMENT ISSUED BY TITELONE TITLE & ESCROW INSURANCE CO. FILE NO. 24522057, DATED DECEMBER 3RD, 2024.

- 131598 PUBLIC UTILITY EASEMENT  
RECORDED: FEBRUARY 3, 1971
- 272820 INGRESS, EGRESS & UTILITY EASEMENT  
RECORDED: JULY 22, 1983
- 423519 RAILROAD CROSSING AGREEMENT D-WAY, M.P. 61.23  
RECORDED: APRIL 21, 1983
- 451019 RECORD OF SURVEY  
RECORDED: SEPTEMBER 8, 1984
- 595899 COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDED: FEBRUARY 4, 2002
- 1027079 PUBLIC UTILITY EASEMENT  
RECORDED: NOVEMBER 1, 2023

## 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 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL NECESSARY RECORDS HAVE BEEN KEPT IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.



RUSSELL E. BADGLEY  
PLS No. 12458

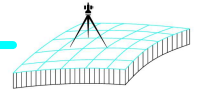
SECTION 32, TWP 56N, R3E, W3E, B.M.

SHEET TITLE:  
HILLCREST DIVISION

James A. Sewell and Associates, LLC  
ENGINEERS - SURVEYORS - PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-9626

IN: 30-25  
SCALE: NONE  
TOWN: JMB  
COUNTY: REB  
FILE NO: 24-207  
PLANNING: JMB-2025  
SHEET OF 2

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



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

Invoice #	15429
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Sewell

Date

2/19/2025

25-001H Review MLD0003-25 - Hillcrest Div

# INVOICE

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Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0003-25 - Hillcrest Division	



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

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]



# "HILLCREST DIVISION"

## SECTION 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "HILLCREST DIVISION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE TO PLANS 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 OTHER STRUCTURE OR FACILITY WITHOUT FIRST OBTAINING THE NECESSARY PERMITS AND 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.

CHAIR, 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

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT RICHARD PASSMORE, A SINGLE MAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME BEING KNOWN AS LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

BEGINNING AT THE SOUTHWEST CORNER THE SAID SECTION 32, THENCE N89°58'40"E, 1310.89 FEET TO A 5/8" REBAR ON THE SOUTHWEST 1/4 OF SAID SECTION 32, 953.31 FEET TO A 5/8" REBAR; THENCE N89°58'40"E, 1310.89 FEET TO A 5/8" REBAR ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S07°21'28"W ALONG SAID EAST LINE, 673.56 FEET TO A 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N89°13'30"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 1310.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING APPROXIMATELY 20.00 ACRES

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

RICHARD PASSMORE

### OWNERS' ACKNOWLEDGMENT

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

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED RICHARD PASSMORE, 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

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_, 2025, AT \_\_\_\_\_ M. AT THE OFFICE OF JAMES A. SEWELL AND ASSOCIATES, LLC, IN BOOK \_\_\_ AT PAGE \_\_\_.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### SUBJECT TO INSTRUMENT NO.

PER TITLE COMMITMENT ISSUED BY TITELONE TITLE & ESGROW INSURANCE CO. FILE NO. 24528057, DATED DECEMBER 3RD, 2024.

131598 PUBLIC UTILITY EASEMENT  
RECORDED: FEBRUARY 3, 1971

272820 INGRESS, EGRESS & UTILITY EASEMENT  
RECORDED: JULY 22, 1993

423519 RAILROAD CROSSING AGREEMENT ID-VAY, M.P. 61.23  
RECORDED: APRIL 21, 1983

451919 RECORD OF SURVEY  
RECORDED: SEPTEMBER 8, 1984

595609 COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDED: FEBRUARY 4, 2002

1027079 PUBLIC UTILITY EASEMENT  
RECORDED: NOVEMBER 1, 2003

### 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 32, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO. 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  
P.L.S. No. 12458

SECTION 32, TWP 56N, R30E 3N, 14E

SHEET TITLE:

HILLCREST DIVISION



James A. Sewell and Associates, Inc.  
ENGINEERS - SURVEYORS - PLANNERS  
NEWPORT, WASHINGTON, 99156, (509)447-3626

DATE: 1-30-25  
SCALE: NONE  
DRAWN: JMB  
CHECKED: JMB  
REVIEWED: JMB  
DATE: 1-30-25  
PROJECT: 24-001  
SHEET: 40-202  
SHEET 1 OF 2



## Closures 1-30-25

### Mapcheck 1: HILLCREST DIVISION

#### Closure Summary

Precision, 1 part in: 329094.36'  
Error distance: 0.01'  
Area: 870952.28 Sq. Ft.

#### Side 1: Line

Direction: N0°20'53"E  
Distance: 655.31'

#### Side 2: Line

Direction: N89°58'40"E  
Distance: 1310.89'

#### Side 3: Line

Direction: S0°21'28"W  
Distance: 673.56'

#### Side 4: Line

Direction: N89°13'30"W  
Distance: 1310.78'

### Mapcheck 2: LOT 1

#### Closure Summary

Error distance: 0.01'  
Area: 435487.44 Sq. Ft.

#### Side 1: Line

Direction: N0°20'53"E  
Distance: 655.31'

#### Side 2: Line

Direction: N89°58'40"E  
Distance: 664.48'

#### Side 3: Line

Direction: S1°07'56"W  
Distance: 664.56'

#### Side 4: Line

Direction: N89°13'30"W  
Distance: 655.39'

### Mapcheck 3: LOT 2

#### Closure Summary

Error distance: 0.01'  
Area: 435464.12 Sq. Ft.

Side 1: Line	
Direction:	N1°07'56"E
Distance:	664.56'
Side 2: Line	
Direction:	N89°58'40"E
Distance:	646.41'
Side 3: Line	
Direction:	S0°21'28"W
Distance:	673.56'
Side 4: Line	
Direction:	N89°13'30"W
Distance:	655.39'