

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



## Blueline Collective Report Memorandum

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To: Aron Waters

From: Dave Fisher, Planner

Date: April 10, 2025

### **Subject: Blue-line review for MLD0009-25: Replat of Lot 4, Cedar Grove Third Addition**

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Steven Binnall; GO Land Surveying 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.

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

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

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

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

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## Blueline Review Routing Form

Plat Name: <b>Replat of Lot 4, Cedar Grove Third Addition</b>		File No: <b>MLD0009-25</b>
Received by: Dave Fisher, Planner	Received from: Steven Binnall, GO Land Surveying, LLC	Date Received: 3/11/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	4/10/25	DF	Bonner County Planning Department
X	3/18/25	AB	Assessor's Office
Comment	3-12-25	MM	Bonner County Road & Bridge Department
X	3/12/2025	MC	GIS Department
X	3/28/25	TG	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** MLD0009-25 **DATE OF REPORT:** 4/14/2025  
**APPLICANT:** Aron Waters **PARCEL #:** RP025740000040A  
**SUBDIVISION NAME/LOTS:** Replat of Lot 4, Cedar Grove Third Addition

**SUMMARY OF PROPOSAL:**

This project divides one (1) 4.75-acre lot into one (1) 3.75-acre lot and one (1) 1.01-acre lot.

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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.

3 Per BCRC 12-646(J): Date to be included on plat.

4 Per 12-621(A): All lots less than 300' in width to have maximum depth to width ratio of 3.2:1. Proposed Lot 4B does not comply with this standard and will require an adjustment to the proposed lot lines, or an approved variance.

5 Per BCRC 12-623(4): Provide a letter from Sagle Valley Water and Sewer, indicating that they will serve the proposed lots being created.

6 Per BCRC 12-412(19): New lots require a sanitary restriction lift from Panhandle Health Department.

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**STANDARDS REVIEW:**

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<b>DOES PROJECT MEET ZONING DISTRICT MINIMUMS?</b>	<b>1-Acre.</b>	<b>Suburban (S)</b>
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12-660 (D) (2) (f) Site area minimum:

**Yes**

Urban services:

**Yes**

**DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?**

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	<b>No</b>	In an area of City impact:	<b>No</b>
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>No</b>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-622 Submerged Lands:	<b>N/A</b>
		12-626.A Environmental Features:	<b>Yes</b>

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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 Suburban (S).
3. The proposed lots will be served by Sagle Valley Water and Sewer for water and individual septic for sewage.
4. The proposed lots will be served by Avista Utilities Inc.
5. The proposed lots do not contain frontage on a watercourse.
6. The proposed lots do not have submerged lands.
7. The proposed lots contain slopes over 30%.
8. The proposed lots are accessed by South Beverly Drive, a Bonner County owned and privately maintained right-of-way.

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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,



Planning Department

# Bonner County Planning Department

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## Blueline Review Letter

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April 10, 2025

Steven Binnall  
GO Land Surveying LLC  
414 Euclid Ave  
Sandpoint, ID 83864

**SUBJECT: MLD0009-25: Replat of Lot 4, Cedar Grove Third Addition**

Dear Project Representative,

**The above referenced project has been reviewed. The following conditions should be addressed:**

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
  - Planning
    - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
  - Floodplain
    - KS 03/12/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0950E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Dave Fisher  
Planner

A handwritten signature in black ink, appearing to read "Dave Fisher", written over a horizontal line.



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

March 18, 2025

Bonner County Planning Dept  
REPLAT OF LOT 4 CEDAR GROVE THIRD ADDITION  
MLD0009-25  
SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST  
RP025740000040A

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, March 12, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – CEDAR GROVE THIRD ADDITION REPLAT OF LOT 4  
(MLD0009-25) SECTION 16, TOWNSHIP 56N, RANGE 2W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

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>

# REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION

## LEGEND

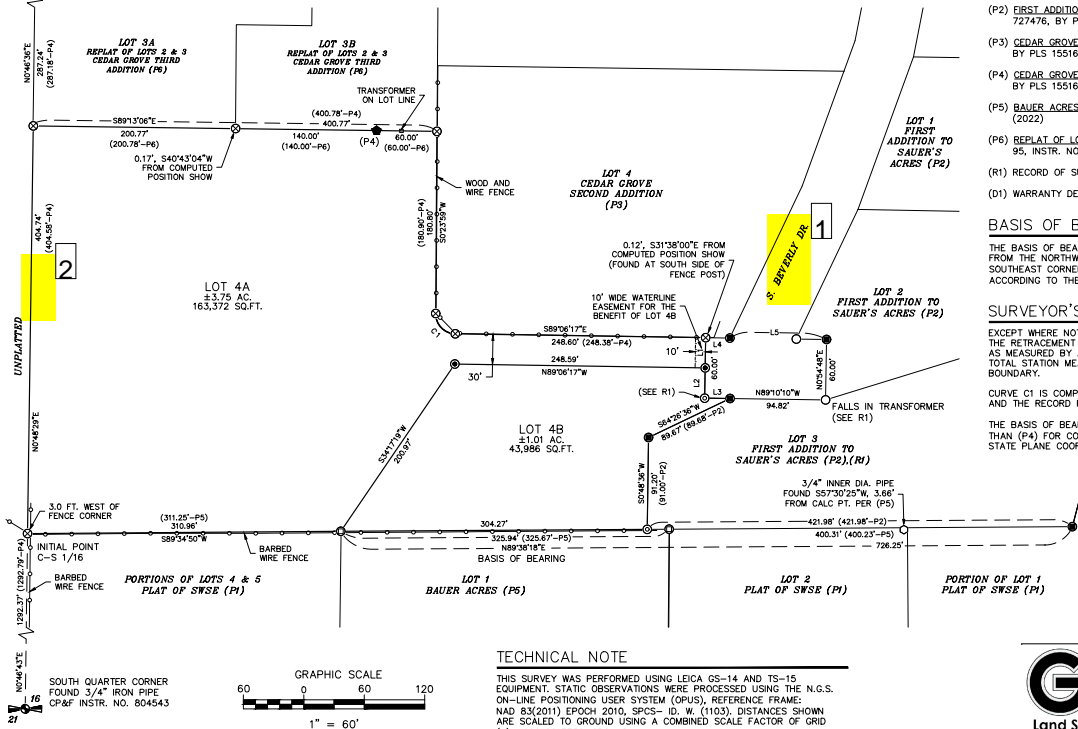
- FOUND CORNER AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP—"PLS 6107"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP—"PLS 14879"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP—"PLS 15516"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"
- SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"
- FOUND 5/8" REBAR - NO CAP
- COMPUTED POINT

SECTION 16, T.56N., R.2W., B.M.  
BONNER COUNTY, ID

RECORDER'S  
CERTIFICATE

LINE TABLE				
NUM	BEARING	DISTANCE		
L1	S57°44'45"W	30.00'		
L2	S55°44'45"W	30.00'		
L3	S89°10'10"E	25.15'		
L4	N89°10'10"W	23.98'		
L5	N89°10'10"W	25.99'		

CURVE TABLE					
NUM	DELTA	ARC DIST	RADIUS	CHD BEARING	CHD DIST
C1	89°49'59"	31.01'	20.00'	S44°10'16"E	27.99'



## PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 4 OF CEDAR GROVE THIRD ADDITION INTO TWO LOTS AS SHOWN.

## REFERENCES

- (P1) SUBDIVISION S.W.1/4 S.E.1/4 SEC.16, T.56N., R.2W., BK 1, PG 140, INSTR. NO. 022404, BY JOHN K. ASHLEY (1912)
- (P2) FIRST ADDITION TO SAUER'S ACRES, BK 8, PG 161, INSTR. NO. 727476, BY PLS 6107 (2007)
- (P3) CEDAR GROVE SECOND ADDITION, BK 14, PG 71, INSTR. NO. 949171, BY PLS 15516 (2019)
- (P4) CEDAR GROVE THIRD ADDITION, BK 16, PG 51, INSTR. NO. 980226, BY PLS 15516 (2021)
- (P5) BAUER ACRES, BK 18, PG 78, INSTR. NO. 1005546, BY PLS 14879 (2022)
- (P6) REPLAT OF LOTS 2 & 3, CEDAR GROVE THIRD ADDITION, BK 21, PG 95, INSTR. NO. 1035132, BY PLS 12458 (2024)
- (R1) RECORD OF SURVEY INSTR. NO. 1036013, BY PLS 14214 (2024)
- (D1) WARRANTY DEED INSTRUMENT NO. 981474 (2021).

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°38'18" EAST FROM THE NORTHWEST CORNER OF LOT 1 OF BAUER ACRES TO THE SOUTHEAST CORNER OF LOT 3 OF FIRST ADDITION TO SAUER'S ACRES ACCORDING TO THE PLAT OF BAUER ACRES (P5).

## SURVEYOR'S NARRATIVE

EXCEPT WHERE NOTED, BEARINGS AND DISTANCES TO CORNERS FOUND IN THE RETRACEMENT OF LOT 4, CEDAR GROVE THIRD ADDITION ARE SHOWN AS MEASURED BY AVERAGED GPS REAL TIME KINETIC OBSERVATIONS AND TOTAL STATION MEASUREMENTS ALONG THE EAST HALF OF THE SOUTH BOUNDARY.

CURVE C1 IS COMPUTED BY HOLDING THE END POINTS AS MEASURED AND THE RECORD RADIUS. THE RESULT IS A NON-TANGENT CURVE.

THE BASIS OF BEARING IS ROTATED TO STATE PLANE PER (P5) RATHER THAN (P4) FOR CONTINUITY OF RECORD (R1) AND APPLICATION OF THE STATE PLANE COORDINATE SYSTEM.

## TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS). REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS - ID, W (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00012217758=GROUND.



GO LAND SURVEYING, PLLC			
318 OAK ST. SANDPOINT, IDAHO 83864 (208) 344-8203 stevenb@goandsurveying.com			
DRAWN BY S.B. / LEM	PROJECT NO. 250105	DRAWING NO. 250105_Waters M.D.dwg	SHEET 1 of 2



# Summary of comments: MLD0009-25 Blueline Plat.pdf

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Page:1

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Number: 1 Author: Matt Mulder Date: 2025-03-12 14:21:28

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Label S Beverly Drive as a privately maintained public road. Show ROW width.



Number: 2 Author: Andrea Ballard Date: 2025-03-18 12:05:35

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please bold the plat boundary



Number: 3 Author: david.fisher Subject: Note Date: 2025-04-10 10:41:46

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Date needed.

REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION

SECTION 16, T.56N., R.2W., B.M.  
BONNER COUNTY, ID

RECORDER'S  
CERTIFICATE

OWNER'S CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT ARON WATERS, AN UNMARRIED MAN, IS THE OWNER OF LOT 4 OF CEDAR GROVE THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 16 OF PLATS, PAGE 51, RECORDS OF BONNER COUNTY, IDAHO, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOWN AS REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION.

A 10' WIDE WATERLINE EASEMENT (AS SHOWN ON SHEET 1) BENEFITING LOT 4B IS HEREBY DEDICATED TO LOT 4B.

ARON WATERS DATE

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE TO BE PROVIDED BY SAGLE VALLEY WATER AND SEWER DISTRICT.

SEWER DISPOSAL TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR ARON WATERS.

THIS DAY OF , 2025, AT M.,

AND DULY RECORDED IN PLAT BOOK , PAGE ,

INSTRUMENT NO. ,

FEE: \$

BONNER COUNTY RECORDER DEPUTY CLERK

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 , IN THE YEAR OF 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF , 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS DAY OF , IN THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR

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

PRELIMINARY RESEARCH REPORT NOTES

THIS PLAT IS SUBJECT TO EXCEPTIONS LISTED IN TITLE ONE FILE NUMBER 25539392 DATED FEBRUARY 13, 2025.

- A PUBLIC UTILITIES EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, BOOK 62 OF DEEDS, PAGE 445, INSTRUMENT NO. 1605, RECORDED JUNE 8, 1940.
- A 10' WIDE STRIP EASEMENT GRANTED TO AVISTA CORPORATION, INSTRUMENT NO. 942701, RECORDED AUGUST 1, 2019.



GO LAND SURVEYING, PLLC  
318 OAK ST.  
SANDPOINT, IDAHO 83864  
(208) 266-6203  
stevensb@goandsurveying.com

DRAWN BY S:B / LEM PROJECT NO. 250105 DRAWING NO. 250105\_Waters M.D.dwg SHEET 2 of 2



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Number: 1 Author: david.fisher Subject: Note Date: 2025-04-14 15:36:54

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Sanitary restriction required to be lifted.



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Number: 2 Author: david.fisher Subject: Note Date: 2025-04-10 10:51:45

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known



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Number: 3 Author: david.fisher Subject: Note Date: 2025-04-10 10:53:36

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Please use Chair or Chairwoman



---

Number: 4 Author: david.fisher Subject: Note Date: 2025-04-10 10:41:58

---

Date needed.



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

March 12<sup>th</sup>, 2025

MLD0009-25 – Replat of Lot 4, Cedar Grove Third Addition

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

Re: Plat Review – MLD0009-25 – Replat of Lot 4, Cedar Grove Third Addition

Dear Planning Dept.,

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

- 1) Check C1 delta angle.
- 2) Show road status.

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

Sincerely,

Tyson L.A. Glahe, PLS

REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION

LEGEND

- FOUND CORNER AS NOTED
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- (R1) RECORD OF SURVEY INSTR. NO. 1036013, BY PLS 14214 (2024)
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BASIS OF BEARING

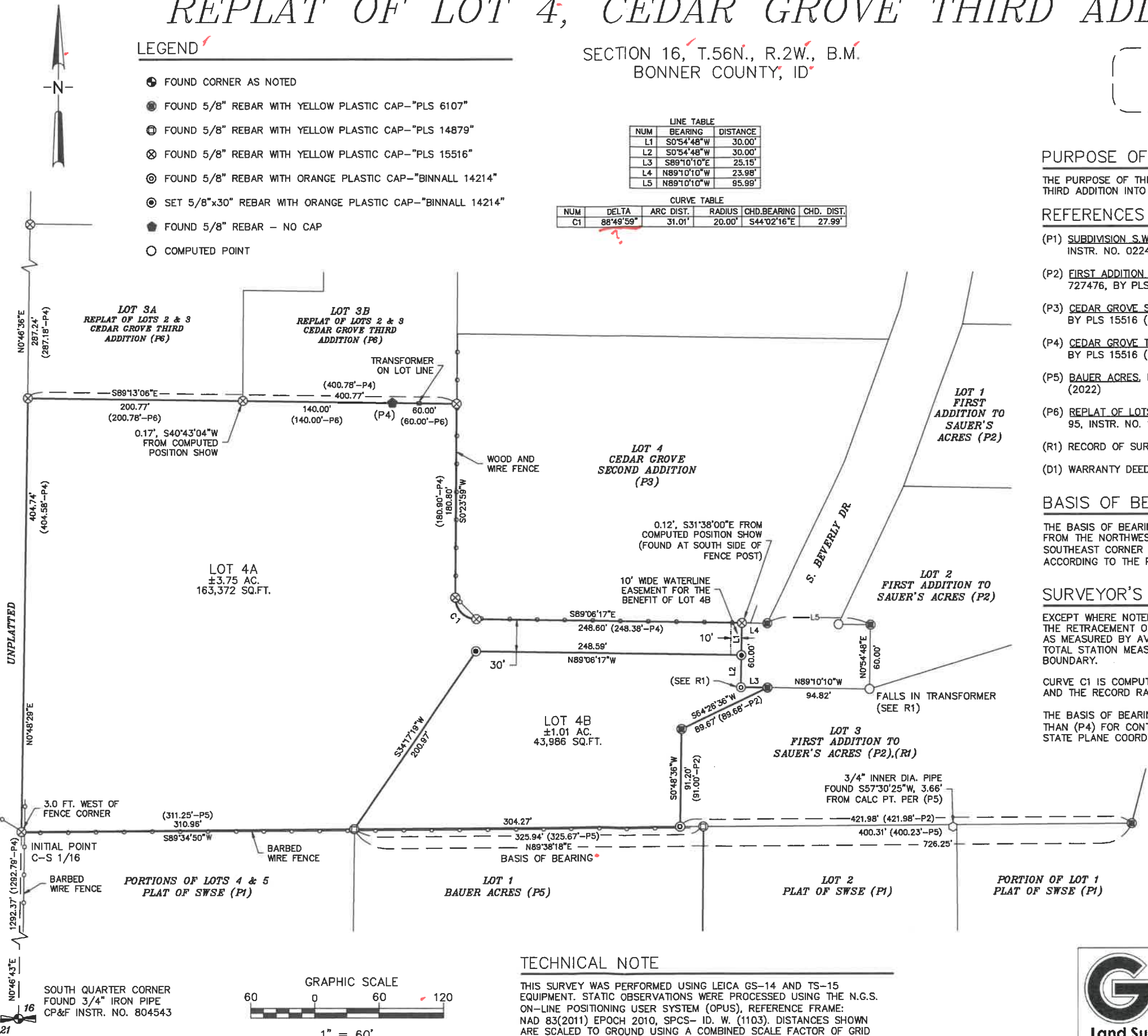
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TECHNICAL NOTE

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GO LAND SURVEYING, PLLC

318 OAK ST.  
SANDPOINT, IDAHO 83864  
(208)-946-9203  
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 250105	DRAWING NO. 250105_Waters MLD.dwg	SHEET 1 of 2
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REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION

SECTION 16, T.56N., R.2W., B.M.  
BONNER COUNTY, ID

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OWNER'S CERTIFICATE

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A 10' WIDE WATERLINE EASEMENT (AS SHOWN ON SHEET 1) BENEFITING LOT 4B IS HEREBY DEDICATED TO LOT 4B.

ARON WATERS  
DATE

ACKNOWLEDGMENT

STATE OF IDAHO  
COUNTY OF BONNER

ON THIS DAY OF 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ARON WATERS, AN UNMARRIED MAN, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT

MY COMMISSION EXPIRES:

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE TO BE PROVIDED BY SAGLE VALLEY WATER AND SEWER DISTRICT.

SEWER DISPOSAL TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS DAY OF IN THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR

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

PRELIMINARY RESEARCH REPORT NOTES

THIS PLAT IS SUBJECT TO EXCEPTIONS LISTED IN TITLE ONE FILE NUMBER 25539392 DATED FEBRUARY 13, 2025.

- A PUBLIC UTILITIES EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, BOOK 62 OF DEEDS, PAGE 445, INSTRUMENT NO. 1605, RECORDED JUNE 8, 1940.
- A 10' WIDE STRIP EASEMENT GRANTED TO AVISTA CORPORATION, INSTRUMENT NO. 942701, RECORDED AUGUST 1, 2019.

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR ARON WATERS.

THIS DAY OF , 2025, AT M.,

AND DULY RECORDED IN PLAT BOOK , PAGE .

INSTRUMENT NO.

FEE: \$

BONNER COUNTY RECORDER  
DEPUTY CLERK

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 IN THE YEAR OF 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF 2025.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF ARON WATERS.



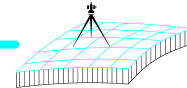
GO LAND SURVEYING, PLLC

318 OAK ST.  
SANDPOINT, IDAHO 83864  
(208)-946-9203  
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 250105	DRAWING NO. 250105_Waters MLD.dwg	SHEET 2 of 2
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# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

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

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

Invoice #

15507

Date

3/28/2025

Bill To:

GO

Project / Job #

25-001U Review MLD0009-25 - Replat of Lot

Please submit payment by: 4/12/2025

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0009-25 - Replat of Lot 4, Cedar Grove Third Addition	

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% ]



# REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION

## LEGEND

- FOUND CORNER AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP—"PLS 6107"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP—"PLS 14879"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP—"PLS 15516"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"
- SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"
- FOUND 5/8" REBAR - NO CAP
- COMPUTED POINT

SECTION 16, T.56N., R.2W., B.M.  
BONNER COUNTY, ID

RECORDER'S  
CERTIFICATE

LINE TABLE		
NUM	BEARING	DISTANCE
L1	S0°54'48"W	30.00'
L2	S0°54'48"W	30.00'
L3	S89°10'10"E	25.15'
L4	N89°10'10"W	23.98'
L5	N89°10'10"W	95.99'

CURVE TABLE					
NUM	DELTA	ARC DIST.	RADIUS	CHD.BEARING	CHD. DIST.
C1	88°49'59"	31.01'	20.00'	S44°02'16"E	27.99'

## PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 4 OF CEDAR GROVE THIRD ADDITION INTO TWO LOTS AS SHOWN.

## REFERENCES

- (P1) SUBDIVISION S.W.1/4 S.E.1/4 SEC.16 T.56N. R.2W., BK 1, PG 140, INSTR. NO. 022404, BY JOHN K. ASHLEY (1912)
- (P2) FIRST ADDITION TO SAUER'S ACRES, BK 8, PG 161, INSTR. NO. 727476, BY PLS 6107 (2007)
- (P3) CEDAR GROVE SECOND ADDITION, BK 14, PG 71, INSTR. NO. 949171, BY PLS 15516 (2019)
- (P4) CEDAR GROVE THIRD ADDITION, BK 16, PG 51, INSTR. NO. 980226, BY PLS 15516 (2021)
- (P5) BAUER ACRES, BK 18, PG 78, INSTR. NO. 1005546, BY PLS 14879 (2022)
- (P6) REPLAT OF LOTS 2 & 3, CEDAR GROVE THIRD ADDITION, BK 21, PG 95, INSTR. NO. 1035132, BY PLS 12458 (2024)
- (R1) RECORD OF SURVEY INSTR. NO. 1036013, BY PLS 14214 (2024)
- (D1) WARRANTY DEED INSTRUMENT NO. 981474 (2021).

## BASIS OF BEARING

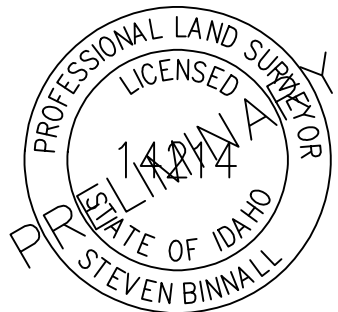
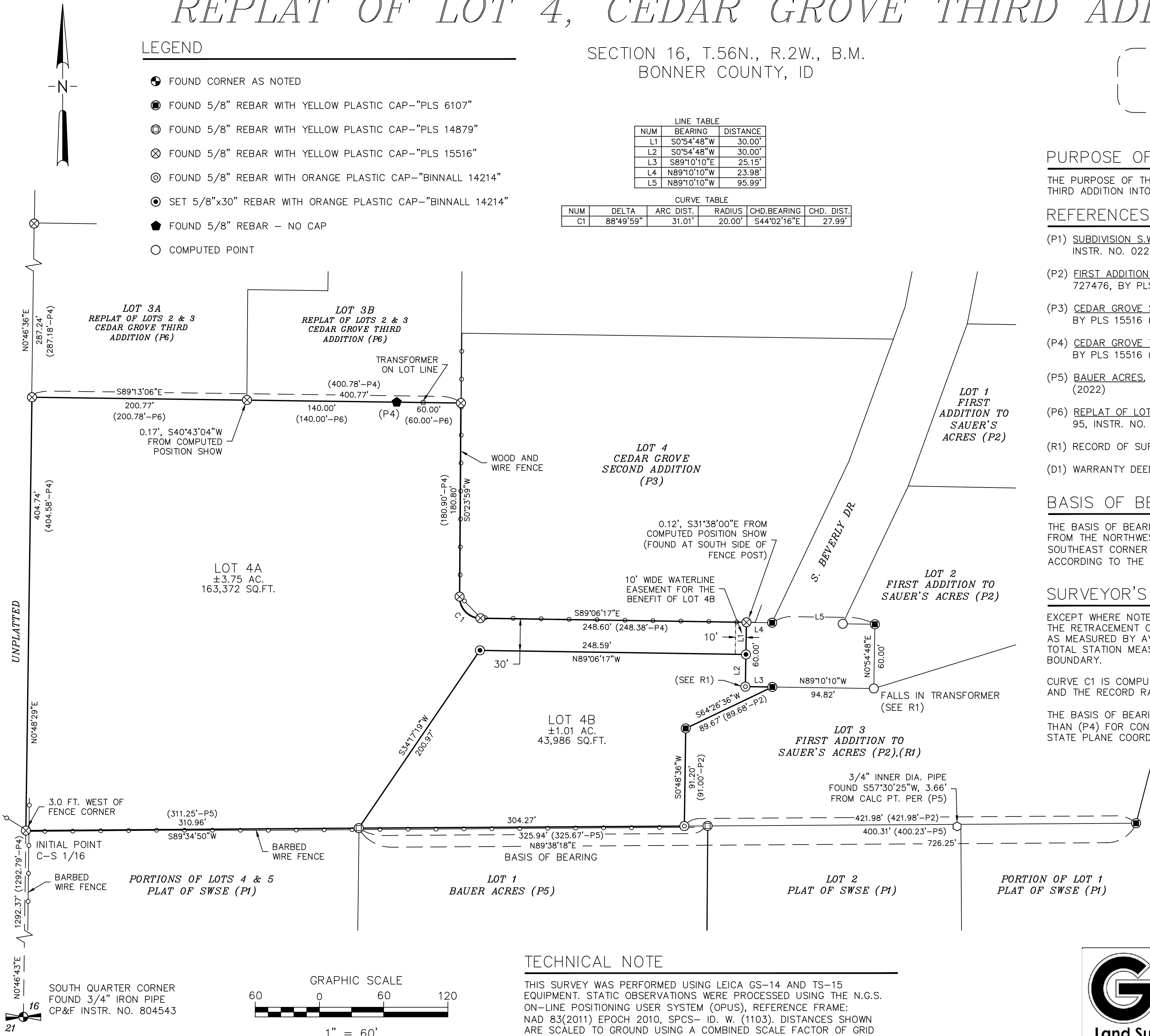
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°38'18" EAST FROM THE NORTHWEST CORNER OF LOT 1 OF BAUER ACRES TO THE SOUTHEAST CORNER OF LOT 3 OF FIRST ADDITION TO SAUER'S ACRES ACCORDING TO THE PLAT OF BAUER ACRES (P5).

## SURVEYOR'S NARRATIVE

EXCEPT WHERE NOTED, BEARINGS AND DISTANCES TO CORNERS FOUND IN THE RETRACEMENT OF LOT 4, CEDAR GROVE THIRD ADDITION ARE SHOWN AS MEASURED BY AVERAGED GPS REAL TIME KINETIC OBSERVATIONS AND TOTAL STATION MEASUREMENTS ALONG THE EAST HALF OF THE SOUTH BOUNDARY.

CURVE C1 IS COMPUTED BY HOLDING THE END POINTS AS MEASURED AND THE RECORD RADIUS. THE RESULT IS A NON-TANGENT CURVE.

THE BASIS OF BEARING IS ROTATED TO STATE PLANE PER (P5) RATHER THAN (P4) FOR CONTINUITY OF RECORD (R1) AND APPLICATION OF THE STATE PLANE COORDINATE SYSTEM.



GO LAND SURVEYING, PLLC

318 OAK ST.  
SANDPOINT, IDAHO 83864  
(208)-946-9203  
stevenb@golandsurveying.com

DRAWN BY: SJB / LEM PROJECT NO.: 250105 DRAWING NO.: 250105\_Waters\_MLD.dwg SHEET: 1 of 2



REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION

SECTION 16, T.56N., R.2W., B.M.  
BONNER COUNTY, ID

RECORDER’S  
CERTIFICATE

OWNER’S CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT ARON WATERS, AN UNMARRIED MAN, IS THE OWNER OF LOT 4 OF CEDAR GROVE THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 16 OF PLATS, PAGE 51, RECORDS OF BONNER COUNTY, IDAHO, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOW AS REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION.

A 10’ WIDE WATERLINE EASEMENT (AS SHOWN ON SHEET 1) BENEFITING LOT 4B IS HEREBY DEDICATED TO LOT 4B.

ARON WATERSDATE

ACKNOWLEDGMENT

STATE OF IDAHO  
COUNTY OF BONNER

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ARON WATERS, AN UNMARRIED MAN, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT \_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_.

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE TO BE PROVIDED BY SAGLE VALLEY WATER AND SEWER DISTRICT.

SEWER DISPOSAL TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS’ CERTIFICATE

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

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_M.,

AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,

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

FEE: \$ \_\_\_\_\_.

BONNER COUNTY RECORDERDEPUTY CLERK

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 \_\_\_\_\_, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR

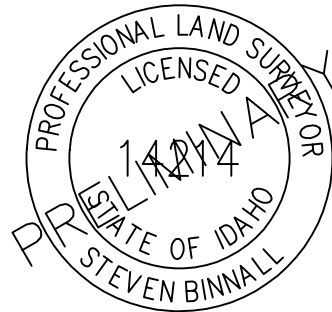
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DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY SURVEYOR

SURVEYOR’S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF ARON WATERS.



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DRAWN BY SJB / LEM	PROJECT NO. 250105	DRAWING NO. 250105_Waters_MLD.dwg	SHEET 2 of 2
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Lot Closure Report - Lot : LOT 4A

=====

file- C:\Users\steve\Dropbox\GO Projects\250105\_Waters\04-Drawing\250105\_Waters MLD.msx\lc\_LOT 4A.txt  
 Tuesday, March 4, 2025, 4:45:36p.m.

Starting location (North, East) = ( 2382083.856, 2422623.966 )

(In the table below, the Length of Curves refers to the chord length.  
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N0°48'29"E	404.740	No	2382488.556	2422629.674
2	Line	S89°13'06"E	400.770	No	2382483.088	2423030.407
3	Line	S0°23'59"W	180.800	No	2382302.293	2423029.146
4	Curve	S44°02'16"E	27.990	No	2382282.171	2423048.602
ARC= 31.002, RAD= 20.000, DELTA= 88°48'50"						
BC_TO_RAD= S1°33'19"W						
RAD_TO_EC= S89°37'51"E						
ADD_ARC_AREA = 110.062						
5	Line	S89°06'17"E	248.600	No	2382278.287	2423297.172
6	Line	S0°54'48"W	30.000	No	2382248.290	2423296.694
7	Line	N89°06'17"W	248.590	No	2382252.175	2423048.134
8	Line	S34°17'19"W	200.970	No	2382086.131	2422934.915
9	Line	S89°34'50"W	310.960	No	2382083.855	2422623.964

Ending location (North, East) = ( 2382083.855, 2422623.964 )

Total Distance : 2056.432  
 Total Traverse Stations : 10  
 Misclosure Direction : N69°12'17"E (from ending location to starting location)  
 Misclosure Distance : 0.003  
 Error of Closure : 1:735000.8  
 Frontage : 0.000  
 Frontage/Perimeter : 0.0 percent  
 AREA : 163371.941 sq. ft. (straight segment added to close traverse)  
 = 3.750504 Acres

\*\*\*\*\*

Lot Closure Report - Lot : LOT 4B

=====

file- C:\Users\steve\Dropbox\GO Projects\250105\_Waters\04-Drawing\250105\_Waters MLD.msx\lc\_LOT 4B.txt  
Tuesday, March 4, 2025, 5:01:37p.m.

Starting location (North, East) = ( 2382086.132, 2422934.875 )

(In the table below, the Length of Curves refers to the chord length.  
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N34°17'19"E	200.970	No	2382252.176	2423048.094
2	Line	S89°06'17"E	248.590	No	2382248.292	2423296.654
3	Line	S0°54'48"W	30.000	No	2382218.295	2423296.176
4	Line	S89°10'10"E	25.150	No	2382217.931	2423321.323
5	Line	S64°26'36"W	89.670	No	2382179.247	2423240.426
6	Line	S0°48'36"W	91.200	No	2382088.056	2423239.137
7	Line	S89°38'18"W	304.270	No	2382086.135	2422934.873

Ending location (North, East) = ( 2382086.135, 2422934.873 )

Total Distance : 989.850  
Total Traverse Stations : 8  
Misclosure Direction : S35°14'28"E (from ending location to starting location)  
Misclosure Distance : 0.004  
Error of Closure : 1:263235.3  
Frontage : 0.000  
Frontage/Perimeter : 0.0 percent  
AREA : 43985.463 sq. ft. (straight segment added to close traverse)  
= 1.009767 Acres

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