

# 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: John Iwanow

From: Dave Fisher, Planner

Date: April 14, 2025

**Subject: Blue-line review for MLD0010-25: Ringtail Trail 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>Ringtail Trail Division</b>		File No: <b>MLD0010-25</b>
Received by: Dave Fisher, Planner	Received from: Jesse Bailey; James A. Sewell & Associates	Date Received: 3/11/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	4/10/25	DF	Bonner County Planning Department
X	3/20/25	AB	Assessor's Office
Comment	3-18-25	MM	Bonner County Road & Bridge Department
Road name required	3/18/2025	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 #:** MLD0010-25 **DATE OF REPORT:** 4/14/2025  
**APPLICANT:** John Iwanow **PARCEL #:** RP028880000020A  
**SUBDIVISION NAME/LOTS:** Ringtail Trail Division  
**SUMMARY OF PROPOSAL:**

This project divides two (2) 5-acre lots into four (4) 2.5-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.

3 Per Bonner County GIS, an approved road name is required for proposed access easement.

4 Per BCRC 12-646(D): All street lines and streets contiguous to subdivision to be shown.

5 Include Surveyor's narrative.

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### STANDARDS REVIEW:

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#### DOES PROJECT MEET ZONING DISTRICT MINIMUMS? 2.5-Acres. Suburban (S)

12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	No
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#### DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	Yes
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
		12-622 Submerged Lands:	N/A

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

Yes

12-626.A Environmental Features: Yes

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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 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 do not contain frontage on a watercourse.
6. The proposed lots do not have submerged lands.
7. The proposed lots do not contain slopes over 15%.
8. The proposed lots are accessed by Ringtail Trail, a privately owned and maintained easement.
9. The project is located within the Priest River Area of City Impact.

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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

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

**SUBJECT: MLD0010-25: Ringtail Trail 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 03/18/2025: RP028880000020A and RP028880000030A are within SFHA Zone X per FIRM Panel Number 16017C0858E, 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".



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

March 20, 2025

Bonner County Planning Dept  
RINGTAIL TRAIL DIVISION  
MLD0010-25  
SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST  
RP028880000020A  
RP028880000030A

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)

Tuesday, March 18, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – RINGTAIL TRAIL DIVISION (MLD0010-25)**  
**SECTION 23, TOWNSHIP 56N, RANGE 5W**

To Whom It May Concern:

The proposed easement for lots 1-4 will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

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>

# RINGTAIL TRAIL DIVISION

## SECTION 23, 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 "RINGTAIL TRAIL 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 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

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JOHN R. IWANOW, 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 "RINGTAIL TRAIL DIVISION", LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS 2 & 3 OF "HAMPTON'S REST", RECORDED AS INSTRUMENT NO. 1012907 IN BOOK 19 OF PLATS, PAGE 59 BY PLS NO. 20538, RECORDS OF BONNER COUNTY, IDAHO.

CONTAINING APPROXIMATELY 10.00 ACRES.

POTABLE WATER WILL BE FROM INDIVIDUAL PRIVATE WELLS AT THE FUTURE LOT BUYER'S EXPENSE.

SANITARY SEWAGE TREATMENT WILL BE BY CONVENTIONAL SEPTIC TANKS AND SUBSURFACE DRAINFIELD OR AS REQUIRED BY PANHANDLE HEALTH DISTRICT.

THE EASEMENTS & THEIR PURPOSES AS SHOWN ON SHEET 2 ARE HEREBY DEDICATED.

JOHN R. IWANOW

### OWNERS' ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED JOHN R. IWANOW, 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

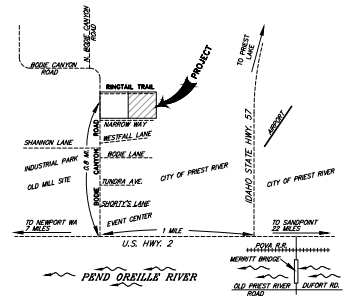
FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

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

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

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE



### 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 23, 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 NO. 12458

SECTION 23, TWP 56N, R5E S&J&M	SHEET TITLE: RINGTAIL TRAIL DIVISION	DATE: 5-10-25
		SCALE: NONE
	JAMES A. SEWELL AND ASSOCIATES, LLC	CHECKED: JMB
	ENGINEERS - SURVEYORS - PLANNERS	PRODUCED: REC
	NEWPORT, WASHINGTON, 99156, (509)447-3626	CONTRACT: 25-001
		OLD FILE NO. 25-001
		SHITL OF 2




# Summary of comments: MLD0010-25 Blueline Plat.pdf

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Page:1

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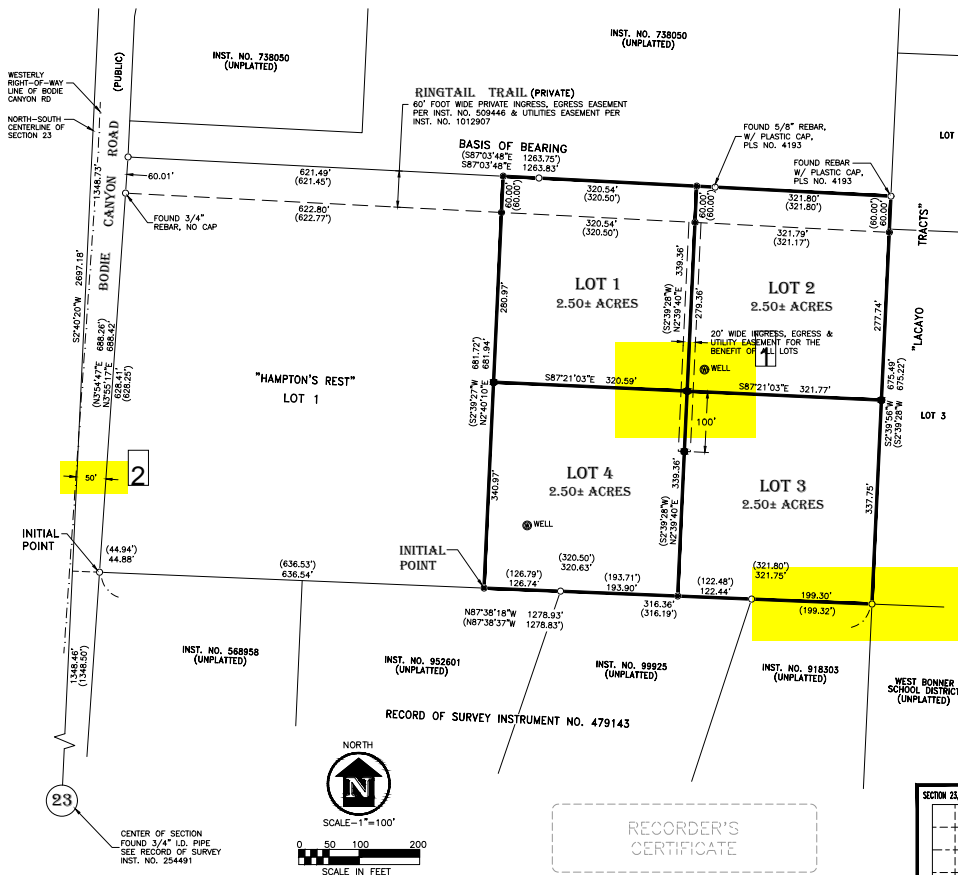
 Number: 1 Author: david.fisher Subject: Note Date: 2025-04-10 14:53:07

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Use Chair or Chairwoman

# RINGTAIL TRAIL DIVISION

SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



## BASIS OF BEARING

BEING THE NORTH BOUNDARY LINE OF "HAMPTON'S REST", INSTRUMENT NO. 1012907, RECORDED ON OCTOBER 14, 2022 BY PLS 20538, RECORDS OF BONNER COUNTY, IDAHO.

## SURVEY REFERENCES

PLATS

HAMPTON'S REST BY PLS 20538 INST. NO. 1012907

### RECORDS OF SURVEY (ROS)

- (R1) ROS BY PE 775 INST. NO. 254491
- (R2) ROS BY PE/LS 775 INST. NO. 349843
- (R3) ROS BY PLS 6019 INST. NO. 728143
- (R4) ROS BY PLS 10344 INST. NO. 706437
- (R5) ROS BY PLS 4193 INST. NO. 721217
- (R6) ROS BY PLS 6019 INST. NO. 721423
- (R7) ROS BY PLS 4193 INST. NO. 782129
- (R8) ROS BY PLS 4193 INST. NO. 714683

### PERTINENT DEEDS

- (D1) WARRANTY DEED INST. NO. 1013728

### EASEMENTS

- (E1) GRANT OF EASEMENT INST. NO. 509446

## SURVEYOR'S NOTES

- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN TBM ZONE X, DEPICTED ON THE FORM PANEL 16017C0858E EFFECTIVE DATE 18 NOVEMBER, 2009.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE PROPERTY CONTAINED WITHIN THE BOUNDS OF "HAMPTON'S REST" AS DEPICTED HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.

## LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS NO. 12458
- FOUND 3/4" REBAR WITH ALUMINUM CAP STAMPED "PE/LS 775", UNLESS OTHERWISE NOTED.
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 20538
- INFORMATION AS SHOWN ON "HAMPTON'S REST", INSTRUMENT NO. 1012907, RECORDED ON OCTOBER 14, 2022 BY PLS 20538, RECORDS OF BONNER COUNTY, IDAHO.



SECTION 23, TWP 56N, R5E S&J.M.	SHEET TITLE:	RINGTAIL TRAIL DIVISION	DATE: 5-10-25
			SCALE: 1"=100'
			DRAWN: JMB
			CHECKED: JMB
			PROPOSED: JMB
			DATE: 5-10-25
			FILE NO: 2025-05-01
			SH2 OF 2



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Number: 1 Author: Monica Carash Date: 2025-03-18 09:28:55

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Is this a shared driveway for all lots? Road Name will be required.



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Number: 2 Author: Matt Mulder Date: 2025-03-18 10:30:05

---

List instrument number or other note showing how the 50ft ROW for Bodie Canyon Rd was established.



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Number: 3 Author: Monica Carash Date: 2025-03-18 09:27:51

---

Show road "Narrow Way"



## 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 28th, 2025

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

Re: Plat Review – MLD0010-25 – Ringtail Trail Division

Dear Planning Dept.,

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

- 1) Be sure narrative requirements are met.
- 2) Dedication statement could be clearer as to the beneficiaries.

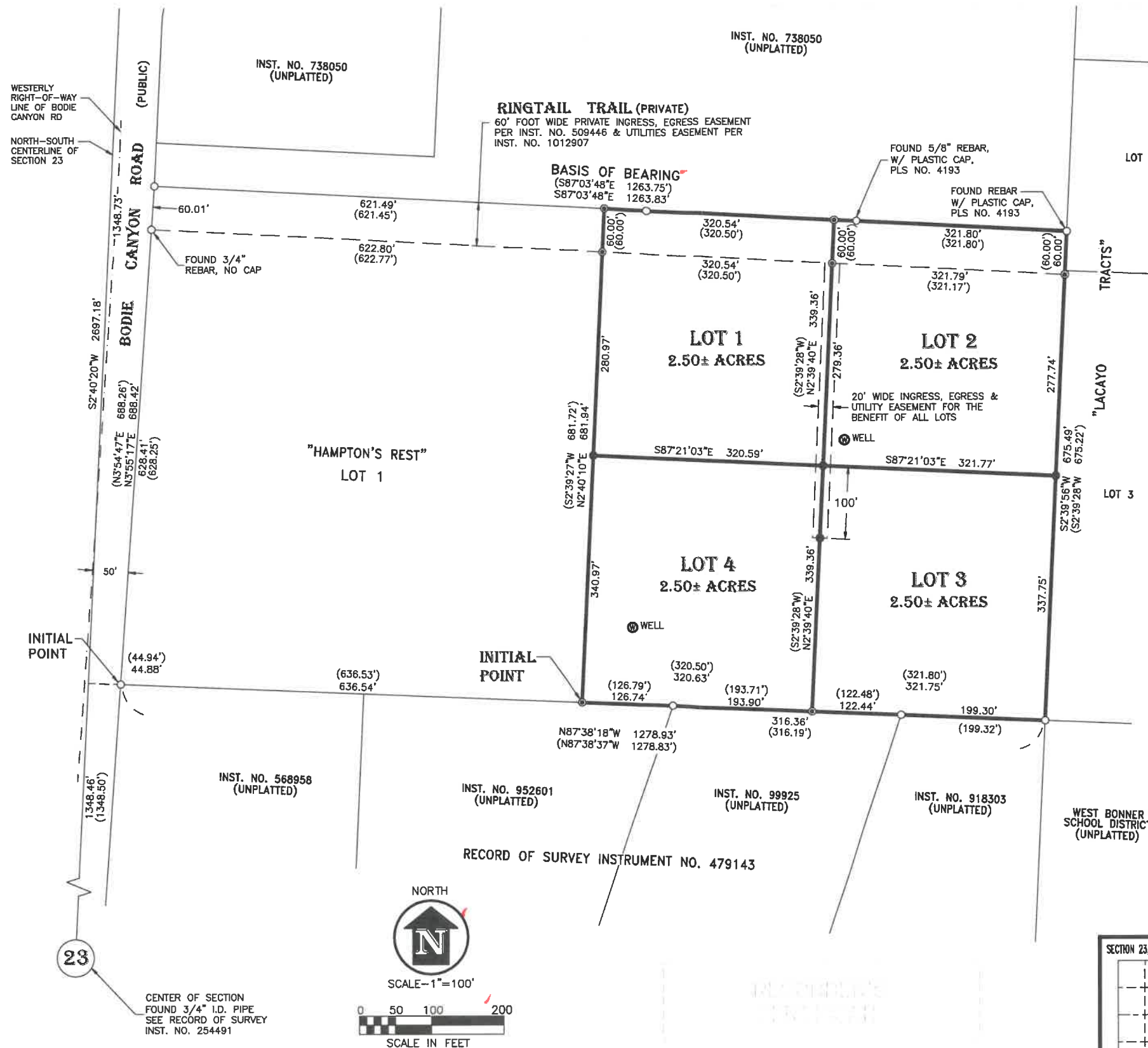
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

# RINGTAIL TRAIL DIVISION

## SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

BEING THE NORTH BOUNDARY LINE OF "HAMPTON'S REST", INSTRUMENT NO. 1012907, RECORDED ON OCTOBER 14, 2022 BY PLS 20538, RECORDS OF BONNER COUNTY, IDAHO.

### SURVEY REFERENCES

PLATS  
HAMPTON'S REST BY PLS 20538 INST. NO. 1012907

#### RECORDS OF SURVEY (ROS):

- (R1) ROS BY PE 775 INST. NO. 254491
- (R2) ROS BY PE/LS 775 INST. NO. 349843
- (R3) ROS BY PLS 6019 INST. NO. 479143
- (R4) ROS BY PLS 10345 INST. NO. 706437
- (R5) ROS BY PLS 4193 INST. NO. 721217
- (R6) ROS BY PLS 6019 INST. NO. 721423
- (R7) ROS BY PLS 4193 INST. NO. 782129
- (R8) ROS BY PLS 4193 INST. NO. 714693

#### PERTINENT DEEDS:

- (D1) WARRANTY DEED INST. NO. 1013728

#### EASEMENTS

- (E1) GRANT OF EASEMENT INST. NO. 509446

### SURVEYOR'S NOTES

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- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 20538
- ( ) INFORMATION AS SHOWN ON "HAMPTON'S REST", INSTRUMENT NO. 1012907, RECORDED ON OCTOBER 14, 2022 BY PLS 20538, RECORDS OF BONNER COUNTY, IDAHO.



SECTION 23, TWP 56N, RNC 5W, B.M.

SHEET TITLE:

RINGTAIL TRAIL  
DIVISION



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

DATE: 9-10-25

SCALE: 1"=100'

DRAWN: JMB

CHECKED: REB

PROJ. NO. 09034-25-001

CAD FILE NO. INARCH-MD-2025

SHT. 2 OF 2

# RINGTAIL TRAIL DIVISION

## SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

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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.

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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

### OWNERS' CERTIFICATE

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CONTAINING APPROXIMATELY 10.00 ACRES.

POTABLE WATER WILL BE FROM INDIVIDUAL PRIVATE WELLS AT THE FUTURE LOT BUYER'S EXPENSE.

SANITARY SEWAGE TREATMENT WILL BE BY CONVENTIONAL SEPTIC TANKS AND SUBSURFACE DRAINFIELD OR AS REQUIRED BY PANHANDLE HEALTH DISTRICT.

THE EASEMENTS & THEIR PURPOSES AS SHOWN ON SHEET 2 ARE HEREBY DEDICATED.

JOHN R. IWANOW

### OWNERS' ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED JOHN R. IWANOW, 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

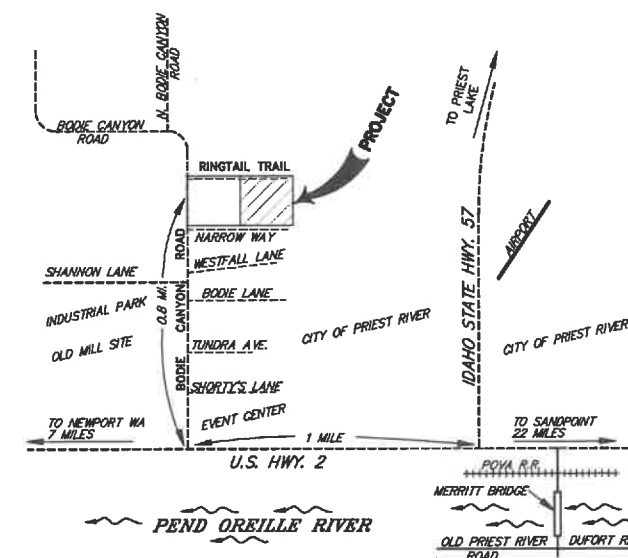
### RECORDER'S CERTIFICATE

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

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

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE



### 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 23, 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.

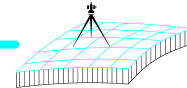


RUSSELL E. BADGLEY  
PLS No. 12458

SECTION 23, TWP 56N, RNG 5W, B.M.	SHEET TITLE: RINGTAIL TRAIL DIVISION	DATE: 5-10-25
		SCALE: NONE
		DRAWN: JMB
		CHECKED: REB
		PROJ. NO.: 09034-25-001
		CAD FILE NO.: IWANOW-MD-2025
		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](mailto:manager@glaheinc.com)

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

Invoice #

15509

Bill To:

Sewell

Date

3/28/2025

Project / Job #

25-001X Review MLD0010-25 - Ringtail Trail

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
MLD0010-25 - Ringtail Trail Division	

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% ]



RINGTAIL TRAIL DIVISION

SECTION 23, 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 "RINGTAIL TRAIL 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 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

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT JOHN R. IWANOW, 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 "RINGTAIL TRAIL DIVISION", LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOTS 2 & 3 OF "HAMPTON'S REST", RECORDED AS INSTRUMENT NO. 1012907 IN BOOK 19 OF PLATS, PAGE 59 BY PLS NO. 20538, RECORDS OF BONNER COUNTY, IDAHO.

CONTAINING APPROXIMATELY 10.00 ACRES.

POTABLE WATER WILL BE FROM INDIVIDUAL PRIVATE WELLS AT THE FUTURE LOT BUYER'S EXPENSE.

SANITARY SEWAGE TREATMENT WILL BE BY CONVENTIONAL SEPTIC TANKS AND SUBSURFACE DRAINFIELD OR AS REQUIRED BY PANHANDLE HEALTH DISTRICT.

THE EASEMENTS & THEIR PURPOSES AS SHOWN ON SHEET 2 ARE HEREBY DEDICATED.

JOHN R. IWANOW

OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED JOHN R. IWANOW, 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

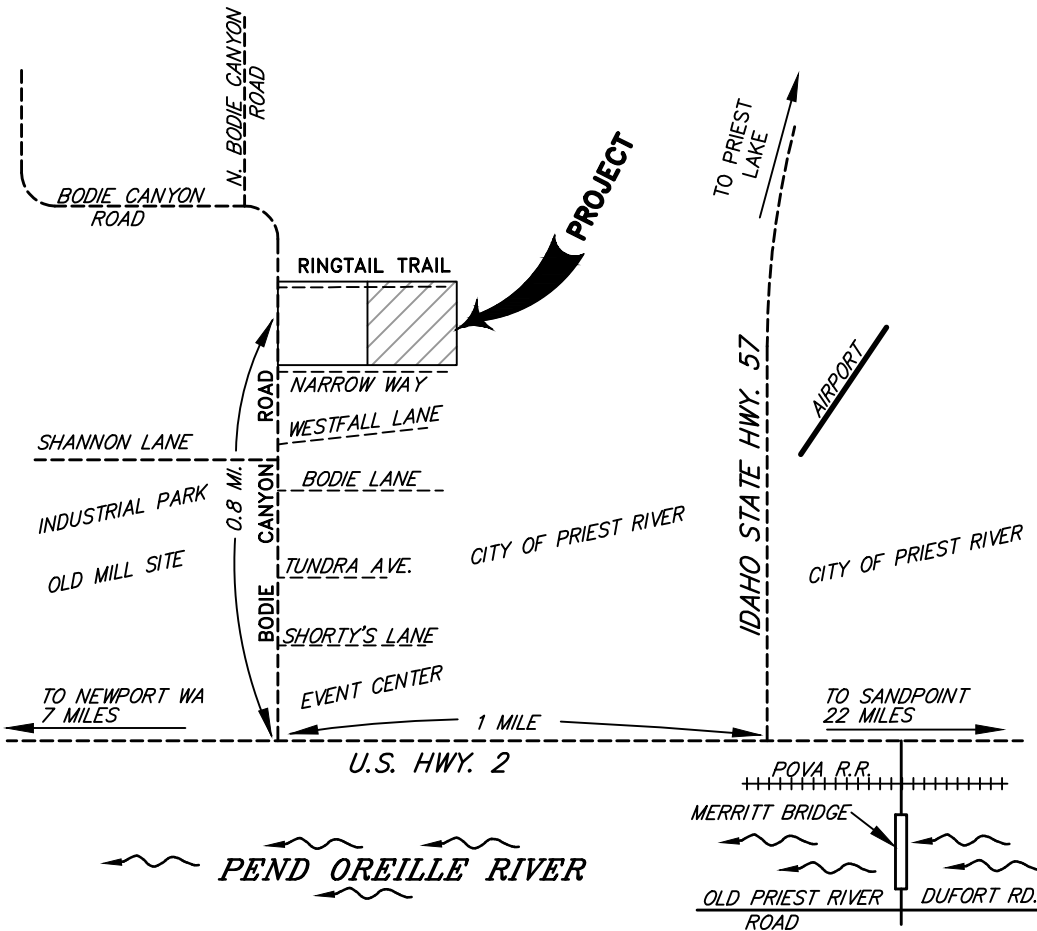
RECORDER'S CERTIFICATE

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

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

BONNER COUNTY RECORDER

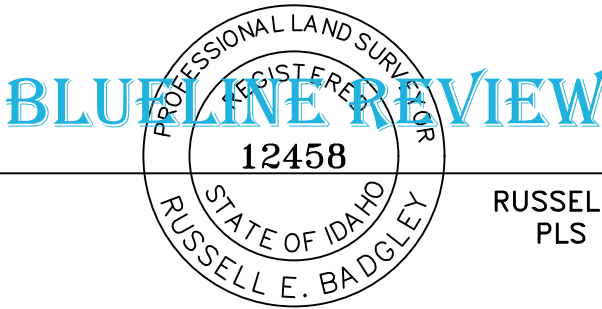
RECORDER'S  
CERTIFICATE



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 23, 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.



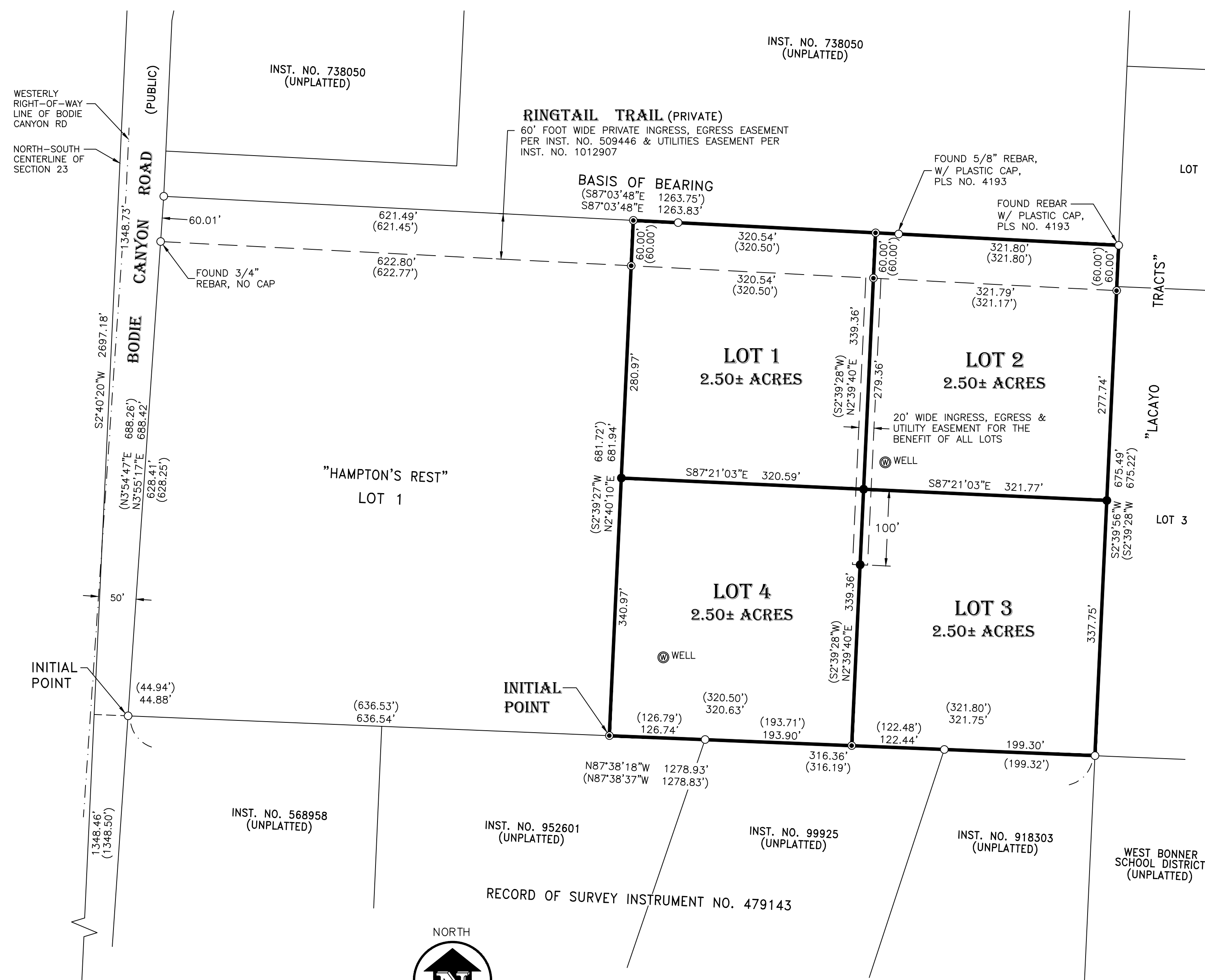
RUSSELL E. BADGLEY  
PLS No. 12458

SECTION 23, TWP 56N, RNG 5W., B.M.	SHEET TITLE: RINGTAIL TRAIL DIVISION		DATE: 3-10-25
	 <div>James A. Sewell and Associates, LLC</div> ENGINEERS – SURVEYORS – PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626		SCALE: NONE
			DRAWN: JMB
			CHECKED: REB
			PROJ. NO.: 09034-25-001 CAD FILE NO. IWANOW-MLD-2025
			SHT 1 OF 2



# RINGTAIL TRAIL DIVISION

## SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

BEING THE NORTH BOUNDARY LINE OF "HAMPTON'S REST", INSTRUMENT NO. 1012907. RECORDED ON OCTOBER 14, 2022 BY PLS 20538. RECORDS OF BONNER COUNTY, IDAHO.

### SURVEY REFERENCES

PLATS  
HAMPTONS REST BY PLS 20538 INST. NO. 1012907

RECORDS OF SURVEY (ROS):  
(R1) ROS BY PE 775 INST. NO. 254491  
(R2) ROS BY PE/LS 775 INST. NO. 349843  
(R3) ROS BY PLS 6019 INST. NO. 479143  
(R4) ROS BY PLS 10345 INST. NO. 706437  
(R5) ROS BY PLS 4193 INST. NO. 721217  
(R6) ROS BY PLS 6019 INST. NO. 721423  
(R7) ROS BY PLS 4193 INST. NO. 782129  
(R8) ROS BY PLS 4193 INST. NO. 714693

PERTINENT DEEDS:  
(D1) WARRANTY DEED INST. NO. 1013728

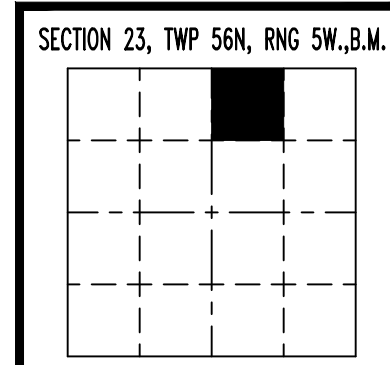
EASEMENTS  
(E1) GRANT OF EASEMENT INST. NO. 509446

### SURVEYOR'S NOTES

- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C0858E EFFECTIVE DATE 18 NOVEMBER, 2009.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE PROPERTY CONTAINED WITHIN THE BOUNDS OF "HAMPTON'S REST" AS DEPICTED HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.

### LEGEND

- ..... SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS No. 12458
- ..... FOUND 3/4" REBAR WITH ALUMINUM CAP STAMPED "PE/LS 775", UNLESS OTHERWISE NOTED.
- ⊙ ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS No. 20538
- ( ) ..... INFORMATION AS SHOWN ON "HAMPTON'S REST", INSTRUMENT NO. 1012907. RECORDED ON OCTOBER 14, 2022 BY PLS 20538. RECORDS OF BONNER COUNTY, IDAHO.



SHEET TITLE: RINGTAIL TRAIL DIVISION		DATE: 3-10-25
James A. Sewell and Associates, LLC		SCALE: 1"=100'
ENGINEERS - SURVEYORS - PLANNERS		DRAWN: JMB
NEWPORT, WASHINGTON, 99156, (509)447-3626		CHECKED: REB
		PROJ. NO.: 09034-25-001
		CAD FILE NO.: 1WANO-MD-2025
		SHT. 2 OF 2

## Closures 3-3-25

### Mapcheck 1: HAMPTONS REST BOUNDARY

#### Closure Summary

Error distance: 0.00'  
Area: 866908.07 Sq. Ft.

#### Side 1: Line

Direction: N3°55'17"E  
Distance: 688.42'

#### Side 2: Line

Direction: S87°03'48"E  
Distance: 1263.83'

#### Side 3: Line

Direction: S2°39'56"W  
Distance: 675.49'

#### Side 4: Line

Direction: N87°38'18"W  
Distance: 1278.93'

### Mapcheck 2: RINGTAIL TRAIL DIVISION BOUNDARY

#### Closure Summary

Error distance: 0.00'  
Area: 435975.50 Sq. Ft.

#### Side 1: Line

Direction: N2°40'10"E  
Distance: 681.94'

#### Side 2: Line

Direction: S87°03'48"E  
Distance: 642.34'

#### Side 3: Line

Direction: S2°39'56"W  
Distance: 675.49'

#### Side 4: Line

Direction: N87°38'18"W  
Distance: 642.38'

### Mapcheck 3: LOT 1

#### Closure Summary

Error distance: 0.00'  
Area: 109043.43 Sq. Ft.

#### Side 1: Line

Direction: N2°40'10"E

Distance: 340.97'

Side 2: Line

Direction: S87°03'48"E

Distance: 320.54'

Side 3: Line

Direction: S2°39'40"W

Distance: 339.36'

Side 4: Line

Direction: N87°21'03"W

Distance: 320.59'

Mapcheck 4: LOT 2

Closure Summary

Error distance: 0.00'

Area: 108942.07 Sq. Ft.

Side 1: Line

Direction: N2°39'40"E

Distance: 339.36'

Side 2: Line

Direction: S87°03'48"E

Distance: 321.80'

Side 3: Line

Direction: S2°39'56"W

Distance: 337.74'

Side 4: Line

Direction: N87°21'03"W

Distance: 321.77'

Mapcheck 5: LOT 3

Closure Summary

Error distance: 0.00'

Area: 108933.11 Sq. Ft.

Side 1: Line

Direction: N2°39'40"E

Distance: 339.36'

Side 2: Line

Direction: S87°21'03"E

Distance: 321.77'

Side 3: Line

Direction: S2°39'56"W

Distance: 337.75'

Side 4: Line  
Direction: N87°38'18"W  
Distance: 321.75'

Mapcheck 6: LOT 4

Closure Summary  
Error distance: 0.00'  
Area: 109061.74 Sq. Ft.

Side 1: Line  
Direction: N2°40'10"E  
Distance: 340.97'

Side 2: Line  
Direction: S87°21'03"E  
Distance: 320.59'

Side 3: Line  
Direction: S2°39'40"W  
Distance: 339.36'

Side 4: Line  
Direction: N87°38'18"W  
Distance: 320.63'