

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blue-line Collective Report Memorandum

To: Claud Grove

From: Kyle Snider, Planner

Date: July 15, 2025

Subject: Blue-line review for MLD0037-25: Grove's 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.

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.

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Review Routing Form

Plat Name: Grove's Division		File No: MLD0037-25
Received by: Kyle Snider, Planner	Received from: Jesse Bailey	Date Received: 05/15/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	07/07/2025	KS	Bonner County Planning Department
Comment	6/3/25	AD	Assessor's Office
X	5-28-25	MM	Bonner County Road & Bridge Department
Re-address required	5/28/2025	MC	GIS Department
X	6/13/25	KR	County Surveyor



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: planning@bonnercountyid.gov

Website: www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0037-25**

DATE OF REPORT: 7/15/2025

APPLICANT: Claud Grove

PARCEL #: RP56N05W230606A

SUBDIVISION NAME/LOTS: Grove's Division

SUMMARY OF PROPOSAL:

Divide one (1) 13.840-acre parcel into one (1) 8.54-acre lot and one (1) 5.30-acre lot.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per GIS comment, Lot 2 will need to apply for a re-address.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **2.5-acres** **Suburban (S)**

12-660 (D) (2) (f) Site area minimum: **Yes**

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

In an area of City impact: **Yes**

lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of intersection: **Yes**

12-622 Submerged Lands: **N/A**

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

12-626.A Environmental Features: **Yes**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Suburban (S).
3. The proposed lots are accessed off Ringtail Trail, a privately owned and privately maintained easement.
4. The proposed lots are served by individual well for water, individual septic for sewage, Avista Utilities for power, and West Pend Oreille Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0858E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do not contain frontage on any lake/river/stream.
8. The proposed lots do not contain any mapped wetlands. (NWI)

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Planning Department

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Review Letter

July 15, 2025

Jesse Bailey
James A. Sewell & Associates, LLC
600 4th Street West
Newport, WA 99156

SUBJECT: MLD0037-25: Grove's Division

Dear Jesse,

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
 - Parcel is 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
 - Complete.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider
Planner



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

June 3, 2025

Bonner County Planning Dept
GROVE'S DIVISION
MLD0037-25
SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST
RP56N05W230606A

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.

A call in the legal description has a distance that is not on the plat face and the lengths that are on the plat face do not quite add up to what is in the legal description. Please put length on the plat face and if needed correct the length in the legal description.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer
Cadastral Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov



Bonner County Geographic Information Systems

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

E-mail: gisgroup@bonnercountyid.gov

Wednesday, May 28, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – GROVE'S DIVISION (MLD0037-25)**
SECTION 23, TOWNSHIP 56N, RANGE 5W

To Whom It May Concern:

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


The proposed lot 2 (89 Bodie Canyon Road) will need to apply for a re-address from Ringtail Trail.

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>

Summary of comments: MLD0037-25 Blueline Plat.pdf

Page:1

Number: 1 Author: Alicia Deabenderfer Date: 2025-06-03 12:11:22

This length not on plat and when add the other lengths together the value is slightly different.

Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-07-01 11:09:20

Change to "Chair" or "Chairwoman"

GROVE'S DIVISION

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

NOTE

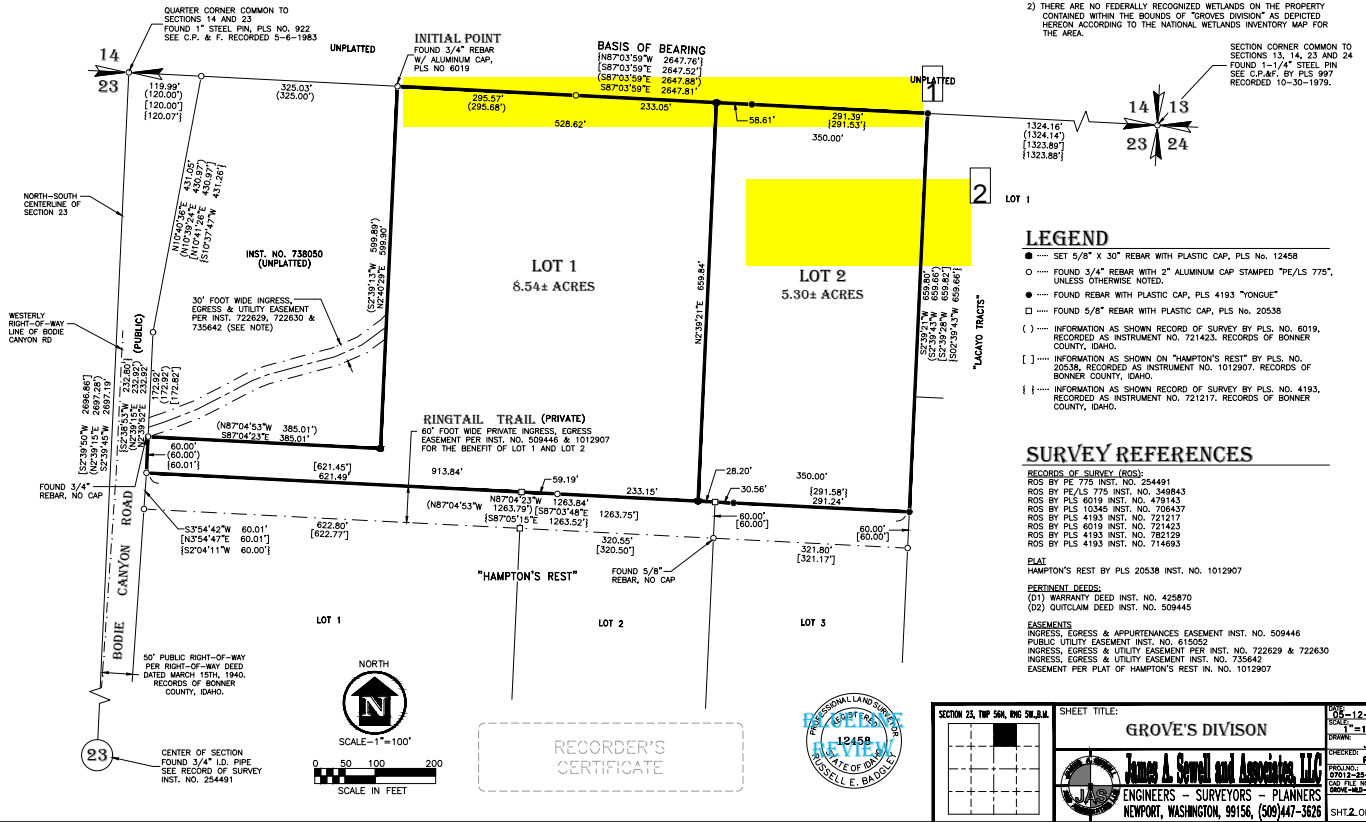
INGRESS & EGRESS TO LOT 1 IS TO BE FROM RINGTAIL TRAIL OR FROM DIRECT ACCESS TO BODIE CANYON ROAD VIA RIGHT-OF-WAY FRONTAGE OF LOT 1 ONLY. THE EXISTING ACCESS ROAD IS TO BE ABANDONED.

BASIS OF BEARING

BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 721423 BY PLS 6019. RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTES

- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 160170080E EFFECTIVE DATE 18 NOVEMBER, 2005.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE PROPERTY CONTAINED WITHIN THE BOUNDS OF "GROVES DIVISION" AS DEPICTED HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.





Number: 1 Author: Alicia Deabenderfer Date: 2025-06-03 12:06:56

Call in owner's certificate legal description has S87-03-59E 878.60. That number is not on plat and $(528.62+350=878.62)$. Which is correct? Please add to plat and have it match owner's cert legal description



Number: 2 Author: Monica Carash Date: 2025-05-28 14:17:30

Lot 2 will need to apply for a re-address from Ringtail Trail



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

June 12, 2025

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

Re: Plat Review – MLD0037-25 – Grove's Division

Dear Planning Dept.,

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

- 1) Minor distance difference in north line.

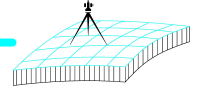
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15779

Date

6/13/2025

Bill To:

Sewell

Project / Job #

25-001BH Review MLD0037-25 - Grove's Divi

Please submit payment by: 6/13/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0037-25 - Grove's 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%]

GROVE'S DIVISION

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

NOTE

INGRESS & EGRESS TO LOT 1 IS TO BE FROM RINGTAIL TRAIL OR FROM DIRECT ACCESS TO BODIE CANYON ROAD VIA RIGHT-OF-WAY FRONTAGE OF LOT 1 ONLY. THE EXISTING ACCESS ROAD IS TO BE ABANDONED.

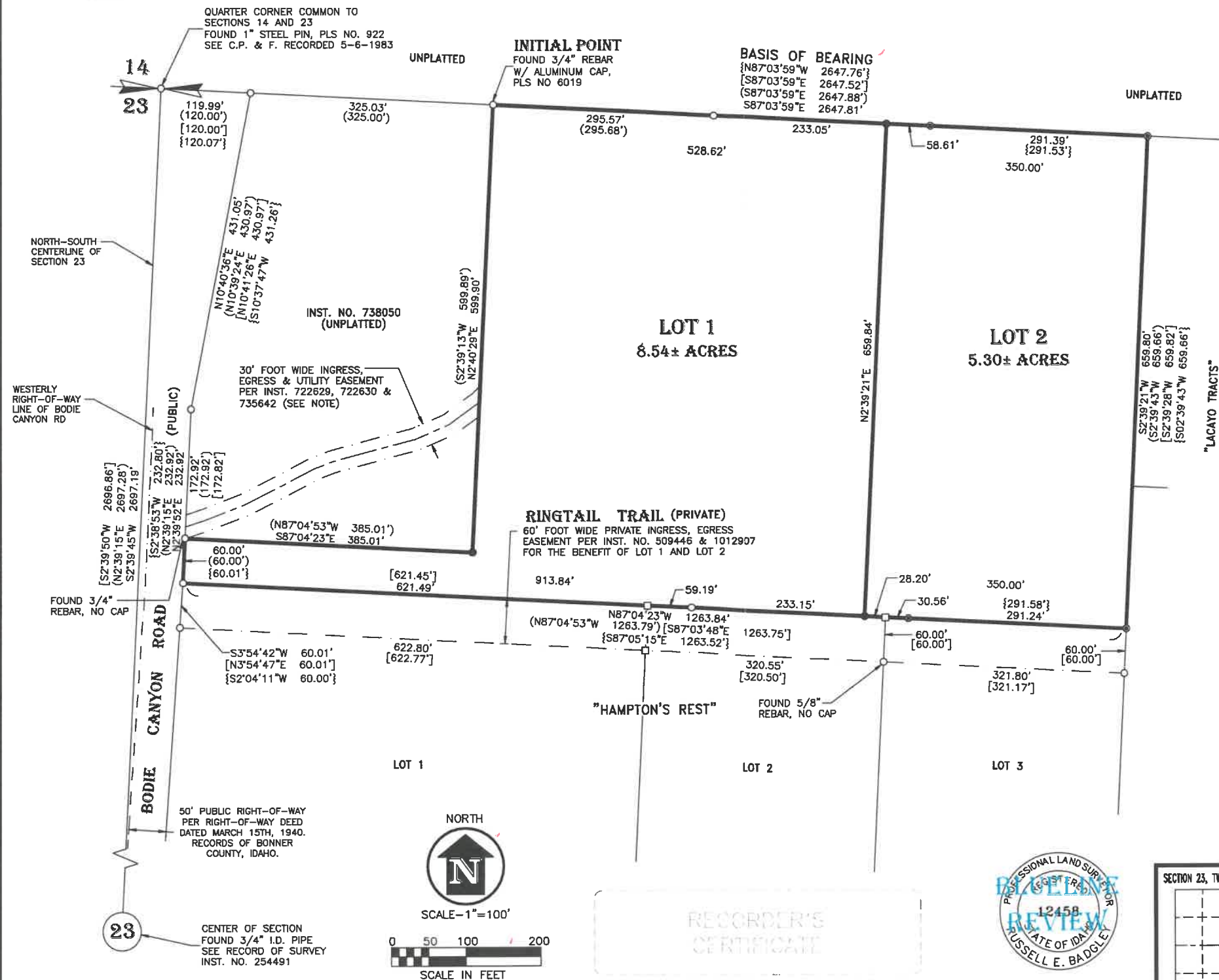
BASIS OF BEARING

BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 721423 BY PLS 6019. RECORDS OF BONNER COUNTY, IDAHO.

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 "GROVE'S DIVISION" AS DEPICTED HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.

SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24
FOUND 1-1/4" STEEL PIN
SEE C.P.&F. BY PLS 997
RECORDED 10-30-1979.



LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS No. 12458
- FOUND 3/4" REBAR WITH 2" ALUMINUM CAP STAMPED "PE/LS 775", UNLESS OTHERWISE NOTED.
- FOUND REBAR WITH PLASTIC CAP, PLS 4193 "YONGUE"
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS No. 20538
- () INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 6019, RECORDED AS INSTRUMENT NO. 721423. RECORDS OF BONNER COUNTY, IDAHO.
- [] INFORMATION AS SHOWN ON "HAMPTON'S REST" BY PLS. NO. 20538, RECORDED AS INSTRUMENT NO. 1012907. RECORDS OF BONNER COUNTY, IDAHO.
- { } INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 4193, RECORDED AS INSTRUMENT NO. 721217. RECORDS OF BONNER COUNTY, IDAHO.

SURVEY REFERENCES

RECORDS OF SURVEY (ROS):

ROS BY PE 775 INST. NO. 254491
ROS BY PE/LS 775 INST. NO. 349843
ROS BY PLS 6019 INST. NO. 479143
ROS BY PLS 10345 INST. NO. 706437
ROS BY PLS 4193 INST. NO. 721217
ROS BY PLS 6019 INST. NO. 721423
ROS BY PLS 4193 INST. NO. 782129
ROS BY PLS 4193 INST. NO. 714693

PLAT

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

PERTINENT DEEDS:

(D1) WARRANTY DEED INST. NO. 425870
(D2) QUITCLAIM DEED INST. NO. 509445

EASEMENTS

INGRESS, EGRESS & APPURTENANCES EASEMENT INST. NO. 509446
PUBLIC UTILITY EASEMENT INST. NO. 615052
INGRESS, EGRESS & UTILITY EASEMENT PER INST. NO. 722629 & 722630
INGRESS, EGRESS & UTILITY EASEMENT INST. NO. 735642
EASEMENT PER PLAT OF HAMPTON'S REST IN. NO. 1012907

SECTION 23, TWP 56N, R5W, B.M.

SHEET TITLE:

GROVE'S DIVISION



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

DATE: 05-12-25

SCALE: 1"=100'

DRAWN: JMB

CHECKED: REB

PROJ. NO.: 07012-25-001

CAD FILE NO.: GROVE-MD-2025

SHT. 2 OF 2

GROVE'S DIVISON

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 OF "GROVE'S DIVISON" 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 CLAUD D. GROVE AND DEBRA L. GROVE, TRUSTEES OF THE CLAUD & DEBRA GROVE LIVING TRUST DATED AUGUST 21, 2007, ARE THE RECORD OWNERS 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 "GROVE'S DIVISON", LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23; THENCE S87°03'59"E, ALONG THE NORTH SECTION LINE OF SAID SECTION 23, 445.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°03'59"E, ALONG SAID NORTH SECTION LINE, 878.60 FEET; THENCE S2°39'21"W, 659.80 FEET; THENCE N87°04'23"W, 1263.84 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BODIE CANYON ROAD; THENCE N2°39'52"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BODIE CANYON ROAD, 60.00 FEET; THENCE S87°04'23"E, 385.01 FEET; THENCE N2°40'29"E, 599.90 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 13.83 ACRES.

POTABLE WATER WILL BE FROM AN EXISTING INDIVIDUAL PRIVATE WELL.

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

DEBRA L. GROVE, TRUSTEE

CLAUD D. GROVE, TRUSTEE

OWNER'S ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED CLAUD D. GROVE, TRUSTEE OF THE CLAUD & DEBRA GROVE LIVING TRUST DATED AUGUST 21, 2007, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

OWNER'S ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED DEBRA L. GROVE, TRUSTEE OF THE CLAUD & DEBRA GROVE LIVING TRUST DATED AUGUST 21, 2007, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

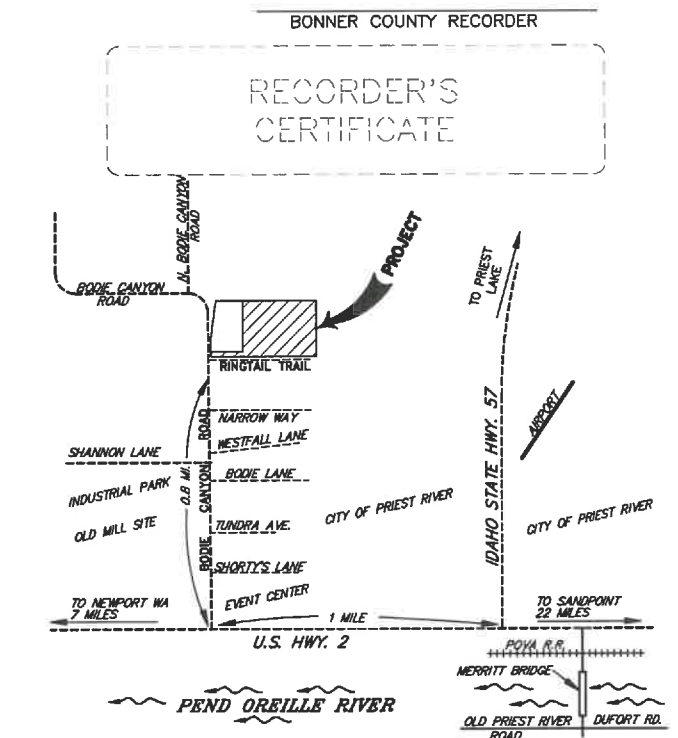
MY COMMISSION EXPIRES: _____

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: _____



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: GROVE'S DIVISON	DATE: 05-12-25
		SCALE: NONE
		DRAWN: JMB
		CHECKED: REB
		PROJ. NO.: 07012-25-001
		CAD FILE NO.: GROVE-MID-2025
		SHT 1 OF 2

CLOSURES 5-12-25

Mapcheck 1: GROVE DIVISION

Closure Summary

Error distance: 0.00'
Area: 602925.83 Sq. Ft.

Side 1: Line

Direction: S87°03'59"E
Distance: 878.62'

Side 2: Line

Direction: S2°39'21"W
Distance: 659.80'

Side 3: Line

Direction: N87°04'23"W
Distance: 1263.84'

Side 4: Line

Direction: N2°39'52"E
Distance: 60.00'

Side 5: Line

Direction: S87°04'23"E
Distance: 385.01'

Side 6: Line

Direction: N2°40'29"E
Distance: 599.90'

Mapcheck 2: LOT 1

Closure Summary

Error distance: 0.00'
Area: 371990.91 Sq. Ft.

Side 1: Line

Direction: S87°03'59"E
Distance: 528.62'

Side 2: Line

Direction: S2°39'21"W
Distance: 659.84'

Side 3: Line

Direction: N87°04'23"W
Distance: 913.84'

Side 4: Line

Direction: N2°39'52"E
Distance: 60.00'

Side 5: Line
Direction: S87°04'23"E
Distance: 385.01'

Side 6: Line
Direction: N2°40'29"E
Distance: 599.90'

Mapcheck 3: LOT 2

Closure Summary

Error distance: 0.00'
Area: 230934.24 Sq. Ft.

Side 1: Line
Direction: S87°04'00"E
Distance: 350.00'

Side 2: Line
Direction: S2°39'21"W
Distance: 659.80'

Side 3: Line
Direction: N87°04'23"W
Distance: 350.00'

Side 4: Line
Direction: N2°39'21"E
Distance: 659.84'

GROVE'S DIVISON

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 OF "GROVE'S DIVISON" 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 CLAUD D. GROVE AND DEBRA L. GROVE, TRUSTEES OF THE CLAUD & DEBRA GROVE LIVING TRUST DATED AUGUST 21, 2007, ARE THE RECORD OWNERS 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 "GROVE'S DIVISON", LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23; THENCE S87°03'59"E, ALONG THE NORTH SECTION LINE OF SAID SECTION 23, 445.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING S87°03'59"E, ALONG SAID NORTH SECTION LINE, 878.60 FEET; THENCE S2°39'21"W, 659.80 FEET; THENCE N87°04'23"W, 1263.84 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BODIE CANYON ROAD; THENCE N2°39'52"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BODIE CANYON ROAD, 60.00 FEET; THENCE S87°04'23"E, 385.01 FEET; THENCE N2°40'29"E, 599.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 13.83 ACRES.

POTABLE WATER WILL BE FROM AN EXISTING INDIVIDUAL PRIVATE WELL.

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

DEBRA L. GROVE, TRUSTEE

CLAUD D. GROVE, TRUSTEE

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED CLAUD D. GROVE, TRUSTEE OF THE CLAUD & DEBRA GROVE LIVING TRUST DATED AUGUST 21, 2007, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED DEBRA L. GROVE, TRUSTEE OF THE CLAUD & DEBRA GROVE LIVING TRUST DATED AUGUST 21, 2007, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

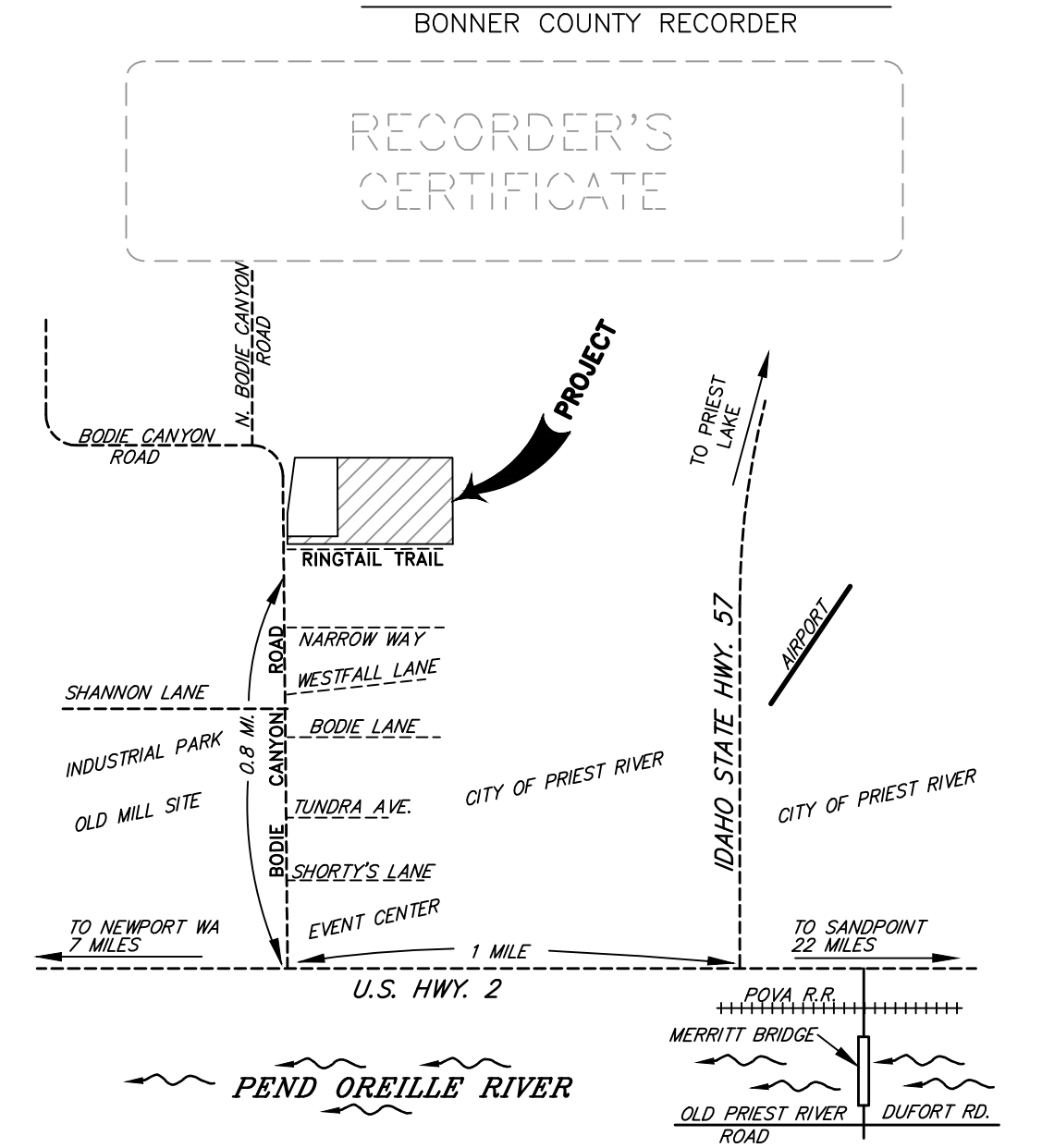
MY COMMISSION EXPIRES: _____

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: _____



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: GROVE'S DIVISON	DATE: 05-12-25 SCALE: NONE DRAWN: JMB CHECKED: REB
	James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626	PROJ. NO.: 07012-25-001 CAD FILE NO. GROVE-MLD-2025 SHT 1 OF 2

GROVE'S DIVISION

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

NOTE

INGRESS & EGRESS TO LOT 1 IS TO BE FROM RINGTAIL TRAIL OR FROM DIRECT ACCESS TO BODIE CANYON ROAD VIA RIGHT-OF-WAY FRONTAGE OF LOT 1 ONLY. THE EXISTING ACCESS ROAD IS TO BE ABANDONED.

BASIS OF BEARING

BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 721423 BY PLS 6019. RECORDS OF BONNER COUNTY, IDAHO.

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 "GROVES DIVISION" AS DEPICTED HEREON ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP FOR THE AREA.

SECTION CORNER COMMON TO SECTIONS 13, 14, 23 AND 24
FOUND 1-1/4" STEEL PIN
SEE C.P.&F. BY PLS 997
RECORDED 10-30-1979.

