

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Collective Report Memorandum

To: Taylor J. Wampler
From: Kyle Snider, Planner
Date: July 21, 2025

Subject: Blue-line review for MLD0039-25: Otis Grove

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: **Truxton Glahe, Glahe & Associates, Inc.**

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

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

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

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

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

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Blueline Review Routing Form

Plat Name: Otis Grove		File No: MLD0039-25
Received by: Kyle Snider, Planner	Received from: Glahe & Associates	Date Received: 05/15/2025

Blueline Review

Completed	Date	Initial	Department/ Office
See Staff Report	07/15/2025	KS	Bonner County Planning Department
Comments	6/3/25	AD	Assessor's Office
Comments	5-28-25	MM	Bonner County Road & Bridge Department
Road name required	5/28/2025	MC	GIS Department
Review Complete	06/05/2025	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0039-25** **DATE OF REPORT:** 7/21/2025
APPLICANT: Taylor Wampler **PARCEL #:** RP59N01W106000A
SUBDIVISION NAME/LOTS: Otis Grove

SUMMARY OF PROPOSAL:

Divide one (1) 40.27-acre parcel into three (3) 5.01-acre lots and one (1) 25.24-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 BCRC 12-646 (C): Show the initial point.
4. Proposed Lot 3 and Lot 4 appear to include lands within the right-of-way of Elmira Road. Lands within the ROW cannot be included in the lot calculations. Please reconfigure the lots to excludes these lands.
5. Per GIS comment, the applicant will need to apply for a road name.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5-acres** **Rural 5 (R-5)**
12-660 (D) (2) (f) Site area minimum: **Yes** Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District In an area of City impact: **No**
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 Rural 5 (R-5).
3. The proposed lots are accessed off Elmira Road, a Bonner County owned and maintained public right-of-way and an unnamed private easement/ROW dedicated by this plat.
4. The proposed lots are served by individual well for water, individual septic for sewage, and West Pend Oreille Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0505E, 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 21, 2025

Truxton Glahe
Glahe & Associates, Inc.
303 Church Street
Sandpoint, ID 83864

SUBJECT: MLD0039-25: Otis Grove

Dear Truxton,

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 16017C0505E 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,

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
OTIS GROVE
MLD0039-25
SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST
RP59N01W106000A

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.

Does the acreages of lots 3 & 4 include the public right of way? Please provide gross and net acreages.

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 – OTIS GROVE (MLD0039-25)
SECTION 10, TOWNSHIP 59N, RANGE 1W**

To Whom It May Concern:

The proposed Otis Lane is not 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>

Summary of comments: MLD0039-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-07-15 14:30:18

Show initial point.



Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-07-17 11:17:32

Is the Lot calculation including ROW? The most recent deed provides the legal description of the property "Except any portion within the County Road right-of-way". Please clarify and ensure the lots are not including land within the ROW.



Number: 3 Author: Alicia Deabenderfer Date: 2025-05-30 16:48:28

does this acreage include the portion in the public R/W? If so please provide Gross & Net acreages



Number: 4 Author: Monica Carash Date: 2025-05-28 14:31:50

Otis Lane is not an approved road name. Applicant must apply for a road name.



Number: 5 Author: Matt Mulder Date: 2025-05-28 14:33:34

Specify that Otis Lane is a private road and detail the instrument number which establishes the ROW/easement.

Author: Monica Carash Date: 2025-05-28 14:33:34

Otis Lane has not been applied for and may not be the name.



Number: 6 Author: Alicia Deabenderfer Date: 2025-05-30 16:48:58

does this acreage include the portion in the public R/W? If so please provide Gross & Net acreages



Number: 7 Author: Kyle Snider Subject: Highlight Date: 2025-07-15 14:32:37

FIRM Panel 16017C0505E



Number: 8 Author: Matt Mulder Date: 2025-05-28 13:20:19

Dedicate 30ft of public ROW to Bonner County along the frontage of Elmira Rd to match current standard ROW width and meet County needs.



Number: 9 Author: Matt Mulder Date: 2025-05-28 13:13:25

A road approach encroachment permit will be needed for the connection of Otis Lane to Elmira Rd. The approach will need to be constructed to meet County standards.



Number: 10 Author: Matt Mulder Date: 2025-05-28 13:18:47

Show the ROW width for Elmira Rd.



Number: 11 Author: Matt Mulder Date: 2025-05-28 13:12:19

I struggled to find the (P1) and (P2) notes in the legend. These should be shifted to the Documents and Easements of Record section. The P2 note doesn't seem to match the description in the legend. Is this from a viewers report or the Noble Estates Plat? If a viewers report, which Road # is it?

OTIS GROVE

LYING IN A PORTION OF THE SW¼ OF SECTION 10,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR J. WAMPLER, AN UNMARRIED MAN, HEREBY CERTIFIES THAT HE IS THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS OTIS GROVE BEING A PORTION OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NEW 30' INGRESS & EGRESS EASEMENT, AND TURNAROUND AREA, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 1-4 OF THIS PLAT.

TAYLOR J. WAMPLER

DATE

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF , 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS DAY OF , 2025.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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.

PLANNING DIRECTOR

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

PLANNING DIRECTOR

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL WATER
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS DAY OF , 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2025, AT
IN BOOK OF PLATS AT PAGE , AT THE REQUEST
OF GLAHE & ASSOCIATES, INC., AS INSTRUMENT NO. ,

COUNTY RECORDER BY DEPUTY

\$ FEE

PLACE RECORDING LABEL HERE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TAYLOR J. WAMPLER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:



PREPARED FOR:
TAYLOR WAMPLER
10130 ONTARIO ST
SANDPOINT, ID 83864

1/4	Section	Range	10	59	1	W	N
PROJECT # 25-001 WAMPLER							DRAWING NAME: 2-001 Wampler MLD TOLG

OTIS GROVE	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 300 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A Checked By: TLAG Drawn By: TLAG File Date: 5/14/2025 Sheet: 2 of 2

No Comments.

HIGHLAND SURVEYING

June 5, 2025

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

Re: Plat Review – MLD0039-25 Otis Grove

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) Show width of Elmira Road
- 2) Change County Surveyors Certificate to match attached example.
- 3) Closures match Map
 - a. Provide Closure report for Boundary being platted (gross and net excluding Elmira Rd).
 - b. Provide closure report for net area for lots 3 & 4, excluding Elmira Rd.
 - c. Dimension gross vs net.
- 4) Confirm Otis Lane is approved with addressing.

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Grant Dorman', with a stylized, flowing script.

Grant Dorman, PLS

INVOICE

Highland Surveying LLC

6811 Main St

Ste C

Bonnors Ferry, ID 83805-0432

info@highlandsurveying.net

+1 (208) 267-2080

HIGHLAND SURVEYING

316 Bonner County Planning Department:316-01 Plat Review

Bill to

316 Bonner County Planning Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

Ship to

316 Bonner County Planning Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

Invoice details

Invoice no.: 1032

Terms: Net 30

Invoice date: 06/05/2025

Due date: 07/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	MLD0039-25 Otis Grove	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14

Total **\$308.14**

Ways to pay



Thank you for choosing to work with us on your survey. We accept payments online with a card, bank transfer or check by mail.

Billing Address:

P.O. Box 432

Moyie Springs, ID 83845

[View and pay](#)

MLD0039-25 0+3 Grace

6/5/25

File:

Date:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
Surveys 55-19 & Plats 50-13		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	✓
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	✓
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	#3
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	—
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	—
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	—
Plats Only 50-13		
50-1303	Centerline Monuments with description	—
50-1304(2a)	Show Streets and alleys show width and courses	#1
50-1304(2b)	Show Each street named	#4
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	—
50-1304(2h)	Reference or Show easements	✓
50-1304(2i)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	✓
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerck	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	—
50-1309(1)	Surveyor's Certificate	✓
50-1305	County Surveyor's Certificate	#2
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	—
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	—
Add'l for Condos 55-15		
55-1504(c(i))	Survey map of ground surface of project	—
55-1504(c(ii))	Diagramatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	—
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	✓

LYING IN A PORTION OF THE SW¹/₄ OF SECTION 10,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

KNOWN ALL MEN BY THESE PRESENTS THAT FAVOR A WATER AN UNWARRANTED MAN HEREIN CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ATTACHED PLAT. THE SAME IS TO BE KNOWN AS "OTIS GRAVE" BEING A PORTION OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, MERIDIAN, BONNE COUNTY, IOWA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOSE

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NEW 30' INGRESS & EGRESS EASEMENT, AND TURNAROUND AREA, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 1-4 OF THIS PLAT.

TAYLOR J. WAMPIER _____ DATE _____

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

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

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

PLANNING DIRECTOR

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON | A. CLARK, PLS 14879

STATE OF _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED
COUNTY OF _____ PUBLIC, PERSONALLY APPEARED TAYLOR J WAMPLER, KNOWN OR IDENTIFIED TO ME TO
BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.



NOTARY PUBLIC

RESIDING AT:

MY COMMISSION EXPIRES:

PREPARED FOR:
TAYLOR WAMPLER
10130 ONTARIO ST
SANDPOINT, ID 83864



	SECTION		TRANSITION PLATES			MONTANA	IDAHO
	1/2"	10	59	1			

PROJECT # 25-091 HAMMER	
DRAWING NAME 2-091 BOWTIE MLD TDLG	
OREGON	
WASHINGTON	

OTIS GROVE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

PROJECT # 25-091 WAMPLER
DRAWING NAME: 2-091 WAMPLER MLD TELG

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME
FOR RECORDING THIS DAY OF 2025.

BONNER COUNTY SURVEYOR

SEE ATTACHED EXAMPLE
NEXT PAGE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHED WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL WATER
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS

HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2025.

SONNER COUNTY TREASURER

FILED THIS ____ DAY OF ____ 2025, AT ____ M.,
IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. ____

COUNTY RECORDER _____
BY DEPUTY _____

1

Polyline Report - Lot 1

Tue May 13 15:33:49 2025

Northing	Easting	Bearing	Distance
2483485.826	2452399.604		
		S 89°14'46" E	468.344
2483479.664	2452867.907		✓
		S 89°14'46" E	195.663
2483477.089	2453063.553		✓
		S 00°49'39" W	328.578
2483148.545	2453058.807		✓
		N 89°14'46" W	664.077
2483157.283	2452394.788		
		N 00°50'24" E	328.578 ✓
2483485.826	2452399.604		

Closure Error Distance> 0.00000 ✓

Total Distance> 1985.240

Polyline Area: 218189.400 sq ft, 5.0089 acres ✓

Polyline Report - Lot 2

Mon May 5 12:20:47 2025

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2483148.545	2453058.807		
		S 00°49'39" W 328.578	✓
2482820.001	2453054.061		
		N 89°14'46" W 664.147	✓
2482828.740	2452389.971		
		N 00°50'24" E 328.578	✓
2483157.283	2452394.788		
		S 89°14'46" E 664.077	✓
2483148.545	2453058.807		

Closure Error Distance > 0.00000 ✓

Total Distance > 1985.380

Polyline Area: 218212.500 sq ft, 5.0095 acres ✓

Polyline Report - Lot 3

Tue May 13 12:31:58 2025

Northing	Easting	Bearing	Distance
2482820.001	2453054.061		
		S 00°49'39" W	328.578 ✓
2482491.458	2453049.315		
		N 89°14'46" W	664.218 ✓
2482500.197	2452385.155		
		N 00°50'24" E	39.451 ✓
2482539.644	2452385.733		
		N 00°50'24" E	289.127 ✓
2482828.740	2452389.971		
		S 89°14'46" E	664.147 ✓
2482820.001	2453054.061		

Closure Error Distance> 0.00000 ✓

Total Distance> 1985.521

Polyline Area: 218235.600 sq ft, 5.0100 acres ✓

Polyline Report - Lot 4

Tue May 13 15:33:32 2025

Northing	Easting	Bearing	Distance
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2482491.458	2453049.315	N 00°49'39" E 328.578	✓
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2482820.001	2453054.061	N 00°49'39" E 328.578	✓
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2483148.545	2453058.807	N 00°49'39" E 328.578	✓
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2483477.089	2453063.553	N 89°14'46" W 195.663	✓
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2483479.664	2452867.907	N 89°14'46" W 468.344	✓
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2483485.826	2452399.604	N 00°50'24" E 333.893	✓
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2483819.683	2452404.498	S 89°20'47" E 565.285	✓
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2483813.234	2452969.746	S 89°20'47" E 34.733	✓
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2483812.838	2453004.477	S 89°20'47" E 727.858	✓
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2483804.535	2453732.287	S 00°48'55" W 1321.951	✓
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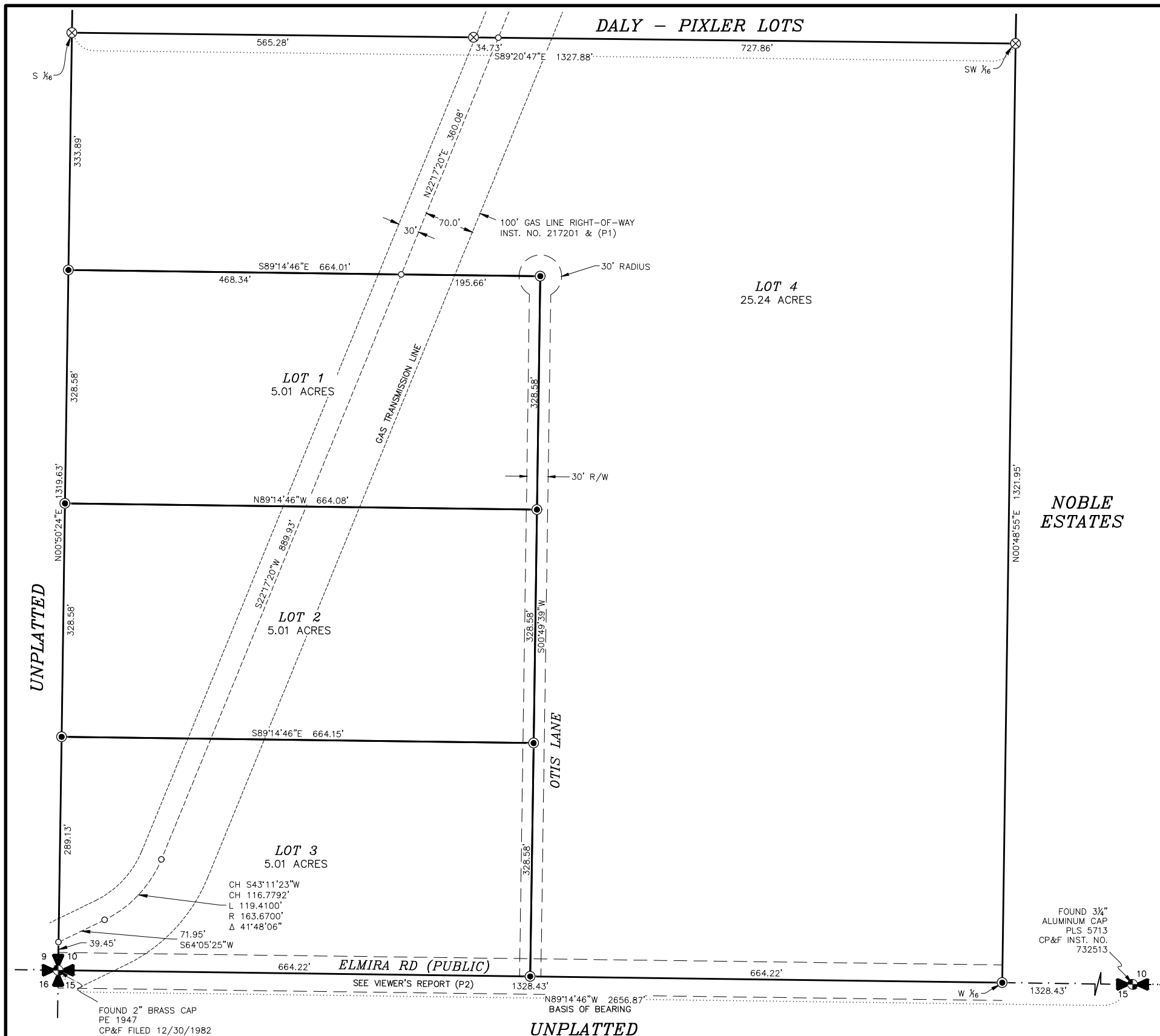
2482482.718	2453713.475	N 89°14'46" W 664.217	✓
-------------	-------------	-----------------------	---

2482491.458	2453049.315		
-------------	-------------	--	--

Closure Error Distance > 0.00000 ✓

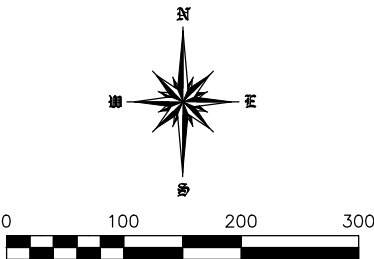
Total Distance > 5297.677

Polyline Area: 1099570.530 sq ft, 25.2427 acres ✓



OTIS GROVE

LYING IN A PORTION OF THE SW¹/₄ OF SECTION 10,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- | | |
|------|--|
| | SECTIONAL CORNER, AS NOTED. |
| | SET 5/8" X 24" REBAR AND CAP, PLS 14879 |
| | FOUND 5/8" REBAR AND CAP, PLS 6603 |
| | FOUND MONUMENTATION, AS NOTED. |
| | CALCULATED POINT, NOTHING SET |
| (P1) | DALY-FIXLER LOTS, BK. 13 OF PLATS, PG. 20, 6/5/2018. |
| (P2) | NOBLE ESTATES, BK. 21 OF PLATS, PG. 62, 3/20/2024. |

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
C) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C0925EE, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE,
FILE NO. 25550006, DATED APRIL 22, 2025.

1. RESERVATIONS AND EXCEPTIONS IN A UNITED STATES PATENT, AND IN THE ACT AUTHORIZING THE ISSUANCE THEREOF. RECORDED JANUARY 19, 1904, BOOK 53, PG. 498, RECORDS OF BONNER COUNTY, IDAHO. NOT SHOWN ON MAP
2. A GAS PIPELINE AND APPURTENANCES EASEMENT GRANTED TO PACIFIC GAS TRANSMISSION COMPANY. RECORDED NOVEMBER 13, 1959, INST. NO. 73276. SHOWN ON MAP
- 2.1. A NOTICE OF LOCATION. RECORDED MARCH 9, 1962, INST. NO. 84313
3. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSES BY DALY-PIXLER LOTS. RECORDED JUNE 5, 2018, INST. NO. 922596. NOT SHOWN ON MAP
4. TERMS AND CONDITIONS CONTAINED IN A MUTUAL EASEMENT (ROADWAY AND FENCE) BY AND BETWEEN THE MORRIS FAMILY, LLC, THE DONALD MORRIS REVOCABLE INTER VIVOS TRUST AND BLACK RAIL RIDGE, LLC. RECORDED FEBRUARY 8, 2024, INST. NO. 1030203. NOT SHOWN ON MAP

PREPARED FOR:
TAYLOR WAMPLER
10130 ONTARIO ST
SANDPOINT, ID 83864



BASIS OF BEARING

THE SOUTH LINE OF THE SW¼ OF SECTION 10 PER ROS INST. NO. 908483, 7/20/2017.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1043211, RECORDED AT BONNER COUNTY, TAKING SAID PARCEL AND DIVIDING IT INTO FOUR (4) LOTS.



1/4	SECTION	TOWNSHIP	RANGE	<div style="display: flex; justify-content: space-between; font-size: 0.8em;"> MONTANA IDAHO </div>  <div style="display: flex; justify-content: space-between; font-size: 0.8em;"> OREGON WASHINGTON </div>	<h2 style="margin: 0;">OTIS GROVE</h2>
	10	59 N	1 W		<p>GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474</p>
PROJECT #: 25-091 WAMPLER					Scale: 1"=100'
DRAWING NAME: 2-091 Wampler MLD TDLG					<div style="display: flex; justify-content: space-between;"> <div> Checked By: TLAG Plot Date: 5/14/2025 </div> <div> Drawn By: TDLG Sheet: 1 of 2 </div> </div>

OTIS GROVE

LYING IN A PORTION OF THE SW¼ OF SECTION 10,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER’S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT TAYLOR J. WAMPLER, AN UNMARRIED MAN, HEREBY CERTIFIES THAT HE IS THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1–4, THE SAME TO BE KNOWN AS 'OTIS GROVE' BEING A PORTION OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NEW 30’ INGRESS & EGRESS EASEMENT, AND TURNAROUND AREA, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 1–4 OF THIS PLAT.

TAYLOR J. WAMPLER

DATE

COUNTY COMMISSIONERS’ CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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.

PLANNING DIRECTOR

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

PLANNING DIRECTOR

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL WATER
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS

SURVEYOR’S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE

COUNTY TREASURER’S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

RECORDER’S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TAYLOR J. WAMPLER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____



PREPARED FOR:
TAYLOR WAMPLER
10130 ONTARIO ST
SANDPOINT, ID 83864

1/4	SECTION	TOWNSHIP	RANGE	MONTANA IDAHO	OTIS GROVE			
	10	59 N	1 W		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			
PROJECT #: 25-091 WAMPLER DRAWING NAME: 2-091 Wampler MLD TDLG					Scale: N/A Checked By: TLAG Plot Date: 5/14/2025			
					Drawn By: TDLG Sheet: 2 of 2			