

# 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

To: Michael & Cheryl Seitz

From: Dave Fisher, Planner

Date: November 12, 2025

**Subject: Blue-line review for MLD0051-25: Sandcreek Ranch**

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

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov).

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Scott Brown;JA 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:**

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- ✓ All plat corrections.
- ✓ 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.
- ✓ County surveyor fee paid to the Bonner County Planning Department.
- ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.
- ✓ All conditions of approval must be met.
- ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments.

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**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>Sandcreek Ranch</b>	File No: <b>MLD0051-25</b>
Received by: Dave Fisher, Planner	Received from: Scott Brown; J.A. Sewell & Associates, LLC

### Blueline Review

Completed	Date	Initial	Department/ Office
X	11/7/25	DF	Bonner County Planning Department
Comments	10/8/25	AD	Assessor's Office
Comment	10-7-25	MM	Bonner County Road & Bridge Department
Letter & Comments	10/7/2025	MC	GIS Department
X	11/5/25	LB	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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FILE #:	MLD0051-25	DATE OF REPORT: 11/2/2025
APPLICANT:	Mike Seitz	PARCEL #: RP59N01W281201A
SUBDIVISION NAME/LOTS:	Sandcreek Ranch	

### SUMMARY OF PROPOSAL:

This project divides two (2) approximate 20-acre parcels and one (1) approximate 56-acre parcel into two (2) 10-acre lots, one (1) 9.71-acre lot, and a 66.49-acre remainder.

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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 GIS: An approved road name is required for the access easement.
- 4 Access Easement to be properly identified as public or private throughout plat.
- 5 Gross and Net acreages to be shown where applicable.
- 6 Per BCRC 12-646 (L); All FEMA information to be included.
- 7 PER BCRC 12-646 (M); All wetland boundaries to be shown as delineated or as mapped by the National Wetland Inventory.
- 8 Per BCRC 12-646 (G); All lots shall be numbered consecutively. Remainder to be labeled lot 4, or boundary line of plat to be adjusted with a Waiver of Land Division submitted for the "Remainder" portion. Alternatively, the N 1/2 of the W 1/2 of the NW 1/4 of the SE 1/4 could be labeled as Lot 4, with the northern parcel removed from the plat boundaries.

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### STANDARDS REVIEW:

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DOES PROJECT MEET ZONING DISTRICT MINIMUMS?    10-Acres    Agricultural/Forestry 10 (A-F)

12-660 (D) (2) (f) Site area minimum:	<b>Yes</b>	Urban services:	<b>N/A</b>
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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?:	<b>N/A</b>	In an area of City impact:	<b>No</b>
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	<b>Yes</b>	12-621 Depth to width/ Angle of intersection:	<b>Yes</b>
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	<b>Yes</b>	12-622 Submerged Lands:	<b>N/A</b>
		12-626.A Environmental Features:	<b>Yes</b>

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#### **FINDINGS:**

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1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Agricultural/Forestry 10 (A/F-10).
3. The proposed lots will be served by individual well for water and individual septic systems for sewage.
4. The proposed lots will be served by Northern Lights Inc. and Northside Fire District.
5. The proposed lots do not contain frontage on a waterbody.
6. The proposed lots do not contain slopes over 30%.
7. The proposed lots are accessed by Samuels Road, a Bonner County owned and maintained, 60-foot, public right-of-way, in addition to a 60-foot proposed easement.
8. The proposed parcel being divided was divided into two 20-acre parcels and a 60+-acre parcel through a Waiver of Land Division, recorded on 4/23/2025 under instrument #1046047.

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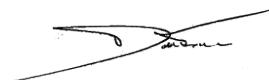
#### **NOTICE OF ADMINISTRATIVE DECISION:**

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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

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## Blueline Review Letter

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November 12, 2025

Scott Brown  
JA Sewell & Associates, LLC  
1319 N Division Ave  
Sandpoint, ID 83864

**SUBJECT: MLD0051-25: Sandcreek Ranch**

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 10/7/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0515E 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,

A handwritten signature in black ink, appearing to read "D. Fisher".

Dave Fisher  
Planner



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

October 8, 2025

Bonner County Planning Dept  
SANDCREEK RANCH  
MLD0051-25  
SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST  
RP59N01W281201A (PARENT PARCEL RP59N01W280601A)

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.

The "remainder parcel" is included in the legal description. Either the remainder parcel needs to be lot 4 or the legal description needs changed to describe only the area to be platted.

Do the acreages include the public ROW? If so please provide gross and net acreages.

On the bottom right corner of page 1&2, the blocks that show where the parcel is located within the section do not match.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer  
Cadastral Technician  
Bonner County Land Records  
208-265-1440 ext. 1245  
[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, October 7, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – SANDCREEK RANCH (MLD0051-25)**  
**SECTION 28, TOWNSHIP 59N, RANGE 1W**

To Whom It May Concern:

The proposed SANDCREEK RANCH ROAD 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.

Clarify if the new road is private or public. There are discrepancies between the plat face and the Owners' Certificate.

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>

# SANDCREEK RANCH

## SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SANDCREEK RANCH" 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 60, 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_\_. APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_ M. IN BOOK \_\_\_\_ OF PLATS AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CHERYL A. SEITZ AND MICHAEL J. SEITZ, WIFE AND HUSBAND, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "SANDCREEK RANCH", LOCATED IN SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N041°13'45"E 263.00 FEET TO THE SOUTHEAST 1/4 CORNER; THENCE 263.00 FEET TO THE SOUTHEAST 1/4 CORNER; THENCE N89°24'40"E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 669.20 FEET; THENCE N121°42'5"E ALONG A LINE PARALLEL TO AND 110 FEET FROM THE CENTERLINE OF THE SPOKANE INTERNATIONAL RAILROAD, 1347.88 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N89°24'40"E ALONG SAID NORTH LINE, 398.36 FEET TO THE CENTER-NORTH 1/16 CORNER; THENCE S89°25'1"E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 1329.05 FEET; THENCE N037°58'W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 1329.05 FEET; THENCE N037°58'W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 664.70 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE S03°39'55"W ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4, 2363.37 FEET; THENCE N037°58'W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 665.70 FEET TO THE POINT OF BEGINNING. SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE 60' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

CHERYL A. SEITZ

MICHAEL J. SEITZ

### OWNERS' ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025,  
BEFORE ME, PERSONALLY APPEARED CHERYL A. SEITZ AND MICHAEL J.  
SEITZ, WIFE AND HUSBAND, KNOWN OR IDENTIFIED TO ME TO BE THE  
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT,  
AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### SUBJECT TO THE FOLLOWING

11. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN DOCUMENT. GRANTED TO: THE STATE OF AMERICA PURPOSE: ELECTRIC POWER TRANSMISSION LINE

RECORDED: MARCH 14, 1950

BOOK 16 OF MISCELLANEOUS AT PAGE(S) 591

INSTRUMENT NO.: 34026, RECORDS OF BONNER COUNTY, IDAHO.

12. TERMS AND CONDITIONS CONTAINED IN A/AN LINE EXTENSION CONTRACT.

RECORDED: MARCH 19, 1977

BOOK 62 OF MISCELLANEOUS/PAGE 388

INSTRUMENT NO.: 177792, RECORDS OF BONNER COUNTY, IDAHO.

13. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: NORTHERN LIGHTS, INC. PURPOSE: PUBLIC UTILITIES

RECORDED: MARCH 19, 1977

INSTRUMENT NO.: 183217

BOOK 64 OF MISCELLANEOUS AT PAGE(S) 422, RECORDS OF BONNER COUNTY, IDAHO.

PARTIAL RELEASE OF RIGHT-OF-WAY EASEMENT RECORDED JANUARY 8, 2007 AS INSTRUMENT NO.: 72342 RECORDS OF BONNER COUNTY, IDAHO.

14. AN OIL AND GAS LEASE WITH CERTAIN TERMS AND PROVISIONS SET FORTH THEREIN.

DATA: NOVEMBER 1, 1984

LESSOR: LEONARD A. BRACKEBUSCH AND LILLIAN PUCKETT BRACKEBUSCH, HUSBAND AND WIFE

LESSEE: MOUNTAIN & PLAINS OIL CO.

RECORDED: NOVEMBER 1, 1984

BOOK/PAGE 6 OF LEASES/PAGE 538

INSTRUMENT NO.: 271116, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH ANY AND ALL ASSIGNMENTS OF THE ABOVE-REFERENCED MINERAL AND/OR

ROYALTY INTERESTS AND THE ROYALTY BONUSES, RENTALS AND OTHER RIGHTS IN

ASSOCIATION WITH THE INTEREST, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE

SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF

THIS INTEREST.

15. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: NORTHERN LIGHTS, INC.

PURPOSE: PUBLIC UTILITIES

RECORDED: AUGUST 5, 2002

INSTRUMENT NO.: 606148, RECORDS OF BONNER COUNTY, IDAHO.

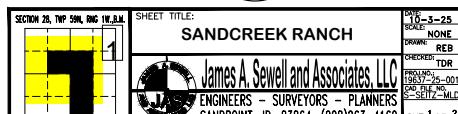
16. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED JULY 24, 2007 AS INSTRUMENT NO. 733580, RECORDS OF BONNER COUNTY, IDAHO.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS, TO THE BEST OF MY KNOWLEDGE, A TRUE AND CORRECT SURVEY OF THE LANDS IN SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 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.

PROFESSIONAL LAND SURVEYOR  
PRELIMINARY  
RUSSELL E. BADGLEY 12458 PLS 12458  
STATE OF IDAHO  
RUSSELL E. BADGLEY



# Summary of comments: MLD0051-25 Blueline Plat.pdf

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Author: Alicia Deabenderfer

 Number: 1 Page:1 Date: 2025-10-08 11:05:38

does not match page 2

Author: Matt Mulder

 Number: 2 Page:1 Date: 2025-10-07 14:18:07

Regarding the public dedication vs private label of the road. If the intent is to dedicate it to the public, it needs to be noted that: "The road is being dedicated to the public as a privately maintained public road. It has not been constructed to County standards. It will be maintained at the sole expense of the private property owners and is not eligible for County maintenance."

If being dedicated to the public, it will also need a cul-de-sac or hammerhead turn-around dedicated at the northern end.

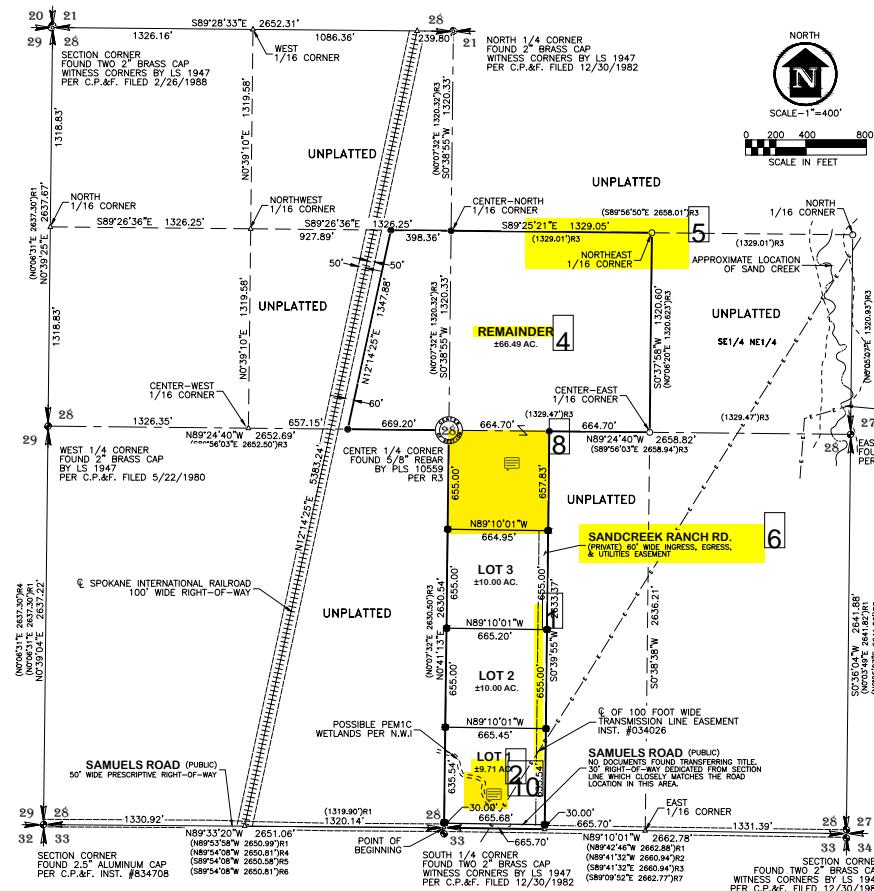
Author: Monica Carash

 Number: 3 Page:1 Date: 2025-10-07 11:23:52

Plat face shows this as being a private road.

# SANDCREEK RANCH

SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



## BASIS OF BEARING

IMPROVED PLANE COORDINATE SYSTEM FIRST ZONE, BASED ON AN OPUS SOLUTION ON LOCAL CONTROL POINT DISTANCES WERE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.00013157689.

## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP-SANDCREEK28120A AND TO DIVIDE SAND CREEK INTO THREE SEPARATE PARCELS AND THE REMAINDER AS SHOWN HEREON.

## NOTES

- ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- CURRENT ZONING DISTRICT IS AGRICULTURAL/FORESTRY (A/F-10).
- CURRENT LAND USE IS AG/FOREST LAND (10-20 AC).
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- WATER SOURCE IS UNKNOWN, POSSIBLY FROM A WELL.
- SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT
- WETLANDS ARE POSSIBLY PRESENT IN THE N.W. NWI WETLANDS MAPPER.
- PROJECT IS IN ZONE X PER FARM PANELS 16017C0515E & 16017C0505E.
- RIGHT-OF-WAY OF SAMUELS ROAD, PUBLIC, AND COUNTY MAILED.
- OWNER OF PROPERTY IS PRIVATE AND PRIVATE INFORMATION.
- THE INGRESS, EGRESS, AND UTILITIES EASEMENT IS FOR THE BENEFIT OF ALL OF THE LOTS, THE REMAINDER, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28.

## REFERENCES

1. RECORD OF SURVEY INST. #228168
2. RECORD OF SURVEY INST. #700409
3. RECORD OF SURVEY INST. #733580
4. RECORD OF SURVEY INST. #860850
5. RECORD OF SURVEY INST. #889470
6. RECORD OF SURVEY INST. #1024878
7. RECORD OF SURVEY INST. #1030861
8. RECORD OF SURVEY INST. #1052799

## LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- PREVIOUSLY SET 5/8" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10599
- ◎ FOUND 2" BRASS CAP WITNESS CORNERS
- △ COMPUTED POINT



RECORDERS  
CERTIFICATE

SECTION 28, TWP 59N, Rng 1W, B.M.	SHEET TITLE: <b>SANDCREEK RANCH</b>
1	SCALE: 1"=400'
2	DRAWN BY: <b>James A. Sewell and Associates, LLC</b>
3	CHECKED BY: <b>TD</b>
4	APPROVED BY: <b>JA</b>
5	PRINTED BY: <b>ENGINERS - SURVEYORS - PLANNERS</b>
6	SANDPOINT, ID, 83864, (208)63-4160
7	SHT. 2 OF 2

## Author: Alicia Deabenderfer

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 Number: 1 Page:2 Date: 2025-10-08 12:51:43

Does the acreages include the ROW being dedicated to the public? If so please provide gross and net acreages.

 Number: 2 Page:2 Date: 2025-10-08 12:00:02

Please provide Gross & Net acreages. For the prescriptive public ROW

 Number: 3 Page:2 Date: 2025-10-08 11:05:24

Does not match page 1

 Number: 4 Page:2 Date: 2025-10-08 11:55:30

The remainder is included in the legal description as part of the subdivision, so it should be lot 4 or would need to change the legal description to describe only the area to be platted.

## Author: Monica Carash

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 Number: 5 Page:2 Date: 2025-10-07 11:17:49

Remove bold line if not part of plat

 Number: 6 Page:2 Date: 2025-10-07 11:12:52

Sandcreek Ranch Road is not an approved road name. Applicant will need to apply for a road name.

## Author: david.fisher

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 Number: 7 Page:2 Subject: Highlight Date: 2025-11-07 13:00:51

Add FIRM Panel effective date (11-18-2009)

 Number: 8 Page:2 Subject: Highlight Date: 2025-11-07 13:01:28

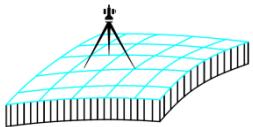
Recent recorded deed created three parcels, so the N1/2 of the W1/2 of the NW 1/4 of the SE 1/4 would be a separate parcel. This will either require it to be labeled as Lot 4, or a Waiver of Land Division submitted, creating a new legal description that combines it with the northern parcel. If Identified as lot 4, then the remainder parcel would not even need to be included on this plat. Sandcreek Ranch Rd. will also need to be shown extending to Northern Parcel is not combined. Other option would be to leave bolded, and label entire remainder as Lot 4.

 Number: 9 Page:2 Subject: Highlight Date: 2025-11-07 13:02:28

Should not include SENE Quarter of 28.

 Number: 10 Page:2 Subject: Highlight Date: 2025-11-07 13:02:47

NWI identifies two branches of wetlands in this area.



# 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](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

November 1<sup>th</sup>, 2025

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

Re: Plat Review – MLD0051-25 – Sandcreek Ranch

Dear Planning Dept.,

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

- 1) Text masked near W1/4 Sec 28.
- 2) Note or file CP&F on Center ¼.
- 3) Clarify easement and dedications for Sandcreek Ranch Rd & Samuels Rd.
- 4) Other items marked on map.

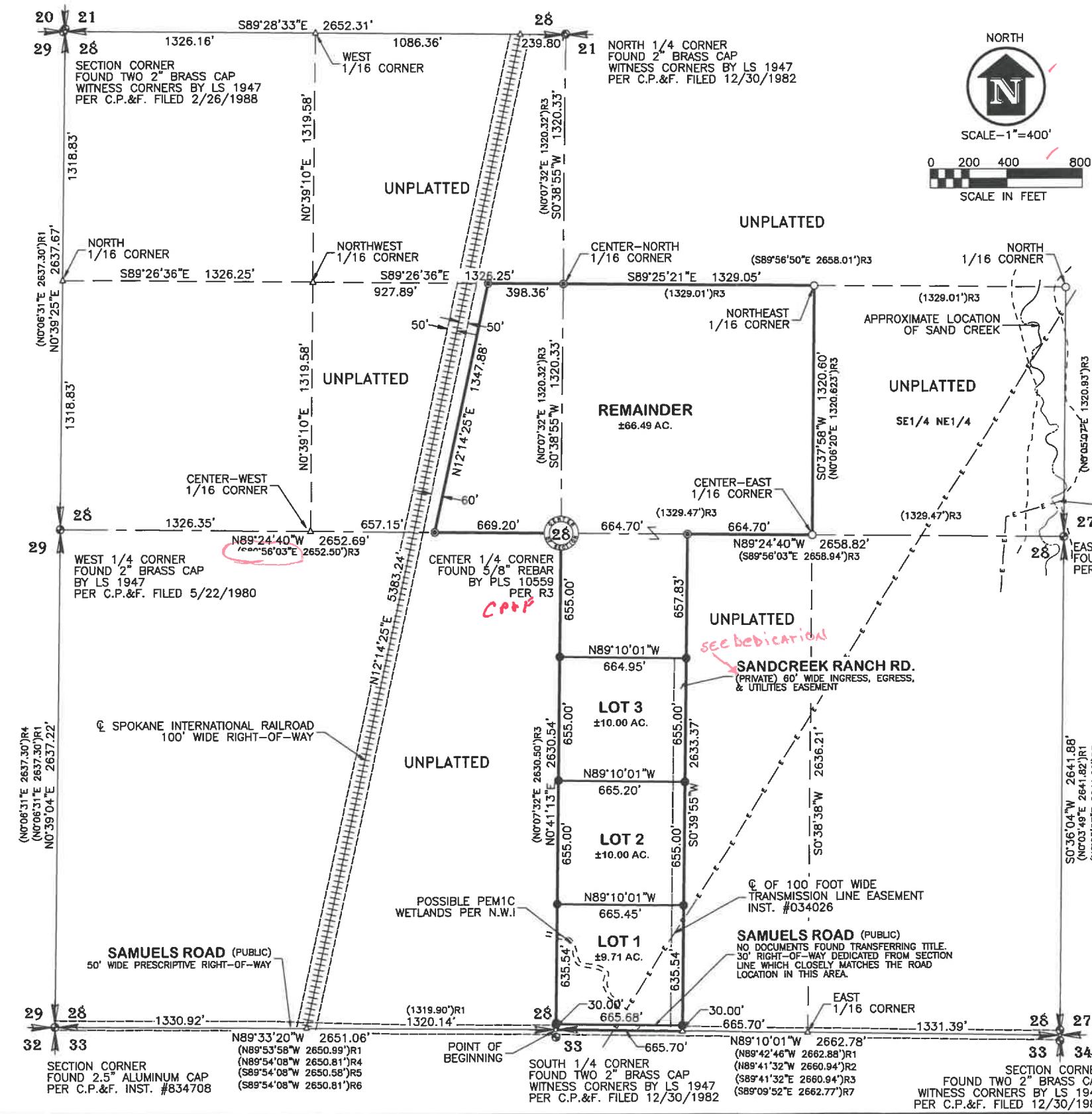
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

# SANDCREEK RANCH

## SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON AN OPUS SOLUTION ON A LOCAL CONTROL POINT. DISTANCES WERE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.000131537689.

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP59N01W281201A AND TO DIVIDE SAID PARCEL INTO THREE SEPARATE PARCELS AND THE REMAINDER AS SHOWN HEREON.

### NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS AGRICULTURAL/FORESTRY (A/F-10).
- 3) CURRENT LAND USE IS AG/FOREST LAND (10-20 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE NORTH SIDE FIRE DISTRICT
- 9) WETLANDS ARE POSSIBLY PRESENT PER THE U.S.F.W.S. NWI WETLANDS MAPPER.
- 10) PROJECT IS IN ZONE X PER FIRM PANELS 16017C0515E & 16017C0505E.
- 11) RIGHT-OF-WAY OF SAMUELS ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 12) SANDCREEK RANCH RD. IS PRIVATE AND PRIVATELY MAINTAINED.
- 13) THE INGRESS, EGRESS, AND UTILITIES EASEMENT IS FOR THE BENEFIT OF ALL OF THE LOTS, THE REMAINDER, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28.

### REFERENCES

1. RECORD OF SURVEY INST. #228168
2. RECORD OF SURVEY INST. #700409
3. RECORD OF SURVEY INST. #733580
4. RECORD OF SURVEY INST. #860850
5. RECORD OF SURVEY INST. #989470
6. RECORD OF SURVEY INST. #1024878
7. RECORD OF SURVEY INST. #1030861
8. RECORD OF SURVEY INST. #1052799

### LEGEND

- ..... SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ..... PREVIOUSLY SET 5/8" REBAR WITH PLASTIC CAP, REB 12458
- ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10599
- ..... FOUND 2" BRASS CAP WITNESS CORNERS
- △ ..... COMPUTED POINT



SECTION 28, TWP 59N, RNG 1W, B.M.	SHEET TITLE: SANDCREEK RANCH
DATE: 10-3-25	
SCALE: 1"=400'	
DRAWN: REB	
CHECKED: TDR	
PROJ. NO.: 19637-25-001	
CADD FILE NO.: S-SEITZ-MLD	
JAMES A. SEWELL AND ASSOCIATES, LLC	
ENGINEERS - SURVEYORS - PLANNERS	
SANDPOINT, ID, 83864, (208)263-4160	
SHT 2 OF 2	

# SANDCREEK RANCH

## SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SANDCREEK RANCH" 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS

### COUNTY TREASURER'S CERTIFICATE

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

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

BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_ .M. IN  
BOOK \_\_\_\_ OF PLATS AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL  
AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CHERYL A. SEITZ AND MICHAEL J. SEITZ, WIFE AND HUSBAND, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "SANDCREEK RANCH", LOCATED IN SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE NO°41'13"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4, 2630.54 FEET TO THE CENTER 1/4 CORNER; THENCE N89°24'40"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 669.20 FEET; THENCE N12°14'25"E ALONG A LINE PARALLEL TO AND 110 FEET FROM THE CENTERLINE OF THE SPOKANE INTERNATIONAL RAILROAD, 1347.88 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S89°26'36"E ALONG SAID NORTH LINE, 398.36 FEET TO THE CENTER-NORTH 1/16 CORNER; THENCE S89°25'21"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1329.05 FEET TO THE NORTHEAST 1/16 CORNER; THENCE S0°37'58"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1320.60 FEET TO THE CENTER-EAST 1/16 CORNER; THENCE N89°24'40"W ALONG THE SOUTH LINE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 664.70 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE S0°39'55"W ALONG THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 2633.37 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE N89°10'01"W ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 665.70 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE 60' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC. *Labeled PVT on Pg 2*

*TO (LOTS 1-3)?*

CHERYL A. SEITZ

MICHAEL J. SEITZ

### OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED CHERYL A. SEITZ AND MICHAEL J. SEITZ, WIFE AND HUSBAND, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE 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

### SUBJECT TO THE FOLLOWING

11. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN DOCUMENT.  
GRANTED TO: UNITED STATES OF AMERICA  
PURPOSE: ELECTRIC POWER TRANSMISSION LINE  
RECORDED: MARCH 14, 1950  
BOOK 16 OF MISCELLANEOUS AT PAGE(S) 591  
INSTRUMENT NO.: 34026, RECORDS OF BONNER COUNTY, IDAHO.

12. TERMS AND CONDITIONS CONTAINED IN A/AN LINE EXTENSION CONTRACT.  
RECORDED: AUGUST 6, 1976  
BOOK/PAGE: 62 OF MISCELLANEOUS/PAGE 388  
INSTRUMENT NO.: 177792, RECORDS OF BONNER COUNTY, IDAHO.

13. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
GRANTED TO: NORTHERN LIGHTS, INC.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: JANUARY 19, 1977  
INSTRUMENT NO.: 183217  
BOOK 64 OF MISCELLANEOUS AT PAGE(S) 422, RECORDS OF BONNER COUNTY, IDAHO.  
PARTIAL RELEASE OF RIGHT-OF-WAY EASEMENT RECORDED JANUARY 8, 2007 AS INSTRUMENT NO. 720542 RECORDS OF BONNER COUNTY, IDAHO.

14. AN OIL AND GAS LEASE WITH CERTAIN TERMS AND PROVISIONS SET FORTH THEREIN.  
DATED: NOVEMBER 29, 1982  
LESSOR: LEONARD A. BRACKEBUSCH AND LILLIAN PUCKETT BRACKEBUSCH, HUSBAND AND WIFE  
LESSEE: MOUNTAIN & PLAINS OIL CO.  
RECORDED: JUNE 16, 1983  
BOOK/PAGE: 6 OF LEASES/PAGE 538  
INSTRUMENT NO.: 271116, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH ANY AND ALL ASSIGNMENTS OF THE ABOVE-REFERENCED MINERAL AND/OR ROYALTY INTEREST, AND THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH THIS INTEREST, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.

15. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
GRANTED TO: NORTHERN LIGHTS, INC.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: AUGUST 5, 2002  
INSTRUMENT NO.: 606148, RECORDS OF BONNER COUNTY, IDAHO.

16. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED JULY 24, 2007 AS INSTRUMENT NO. 733580, RECORDS OF BONNER COUNTY, IDAHO.

### 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 28, TOWNSHIP 59 NORTH, RANGE 1 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.

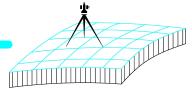
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.



SECTION 28, TWP 59N, RNG 1W, B.M.	SHEET TITLE: <b>SANDCREEK RANCH</b>
DATE: 10-3-25 SCALE: NONE DRAWN: REB CHECKED: TDR PROJ. NO.: 19637-25-001 CAD FILE NO.: S-SEITZ-MLD	
JAMES A. SEWELL AND ASSOCIATES, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	
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 #	16161
-----------	-------

Bill To:

Sewell

Date
------

11/5/2025

Project / Job #

25-001BW Review MLD0051-25 - Sandcreek Ra

Please submit payment by: 11/5/2025

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0051-25 - Sandcreek Ranch	



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

# SANDCREEK RANCH

## SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SANDCREEK RANCH" 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS

### COUNTY TREASURER'S CERTIFICATE

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

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

BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_ .M. IN  
BOOK \_\_\_\_ OF PLATS AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL  
AND ASSOCIATES, LLC. AS INSTRUMENT NO.\_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

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BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N0°41'13"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4, 2630.54 FEET TO THE CENTER 1/4 CORNER; THENCE N89°24'40"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 669.20 FEET; THENCE N12°14'25"E ALONG A LINE PARALLEL TO AND 110 FEET FROM THE CENTERLINE OF THE SPOKANE INTERNATIONAL RAILROAD, 1347.88 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S89°26'36"E ALONG SAID NORTH LINE, 398.36 FEET TO THE CENTER-NORTH 1/16 CORNER; THENCE S89°25'21"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1329.05 FEET; THE NORTHEAST 1/16 CORNER; THENCE S0°37'58"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1320.60 FEET; THE CENTER-EAST 1/16 CORNER; THENCE N89°24'40"W ALONG THE SOUTH LINE SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 664.70 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE S0°39'55"W ALONG THE EAST LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 2633.37 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4; THENCE N89°10'01"W ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 665.70 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE 60' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

CHERYL A. SEITZ

MICHAEL J. SEITZ

### OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025,  
BEFORE ME PERSONALLY APPEARED CHERYL A. SEITZ AND MICHAEL J.  
SEITZ, WIFE AND HUSBAND, KNOWN OR IDENTIFIED TO ME TO BE THE  
PERSONS WHOSE NAMES ARE 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

### SUBJECT TO THE FOLLOWING

11. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN DOCUMENT.  
GRANTED TO: UNITED STATES OF AMERICA  
PURPOSE: ELECTRIC POWER TRANSMISSION LINE  
RECORDED: MARCH 14, 1950  
BOOK 16 OF MISCELLANEOUS AT PAGE(S) 591  
INSTRUMENT NO.: 34026, RECORDS OF BONNER COUNTY, IDAHO.

12. TERMS AND CONDITIONS CONTAINED IN A/AN LINE EXTENSION CONTRACT.  
RECORDED: AUGUST 6, 1976  
BOOK/PAGE: 62 OF MISCELLANEOUS/PAGE 388  
INSTRUMENT NO.: 177792, RECORDS OF BONNER COUNTY, IDAHO.

13. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
GRANTED TO: NORTHERN LIGHTS, INC.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: JANUARY 19, 1977  
INSTRUMENT NO.: 183217  
BOOK 64 OF MISCELLANEOUS AT PAGE(S) 422, RECORDS OF BONNER COUNTY, IDAHO.  
PARTIAL RELEASE OF RIGHT-OF-WAY EASEMENT RECORDED JANUARY 8, 2007 AS  
INSTRUMENT NO. 720542 RECORDS OF BONNER COUNTY, IDAHO.

14. AN OIL AND GAS LEASE WITH CERTAIN TERMS AND PROVISIONS SET FORTH THEREIN.  
DATED: NOVEMBER 29, 1982  
LESSOR: LEONARD A. BRACKEBUSCH AND LILLIAN PUCKETT BRACKEBUSCH, HUSBAND AND WIFE  
LESSEE: MOUNTAIN & PLAINS OIL CO.  
RECORDED: JUNE 16, 1983  
BOOK/PAGE: 6 OF LEASES/PAGE 538  
INSTRUMENT NO.: 271116, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH ANY AND ALL ASSIGNMENTS OF THE ABOVE-REFERENCED MINERAL AND/OR  
ROYALTY INTEREST, AND THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN  
CONNECTION WITH THIS INTEREST, TOGETHER WITH THE APPURTEnant RIGHTS TO USE THE  
SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF  
THIS INTEREST.

15. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
GRANTED TO: NORTHERN LIGHTS, INC.  
PURPOSE: PUBLIC UTILITIES  
RECORDED: AUGUST 5, 2002  
INSTRUMENT NO.: 606148, RECORDS OF BONNER COUNTY, IDAHO.

16. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY  
RECORD OF SURVEY RECORDED JULY 24, 2007 AS INSTRUMENT NO. 733580, RECORDS OF  
BONNER COUNTY, IDAHO.

### 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 28, TOWNSHIP 59 NORTH, RANGE 1 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.

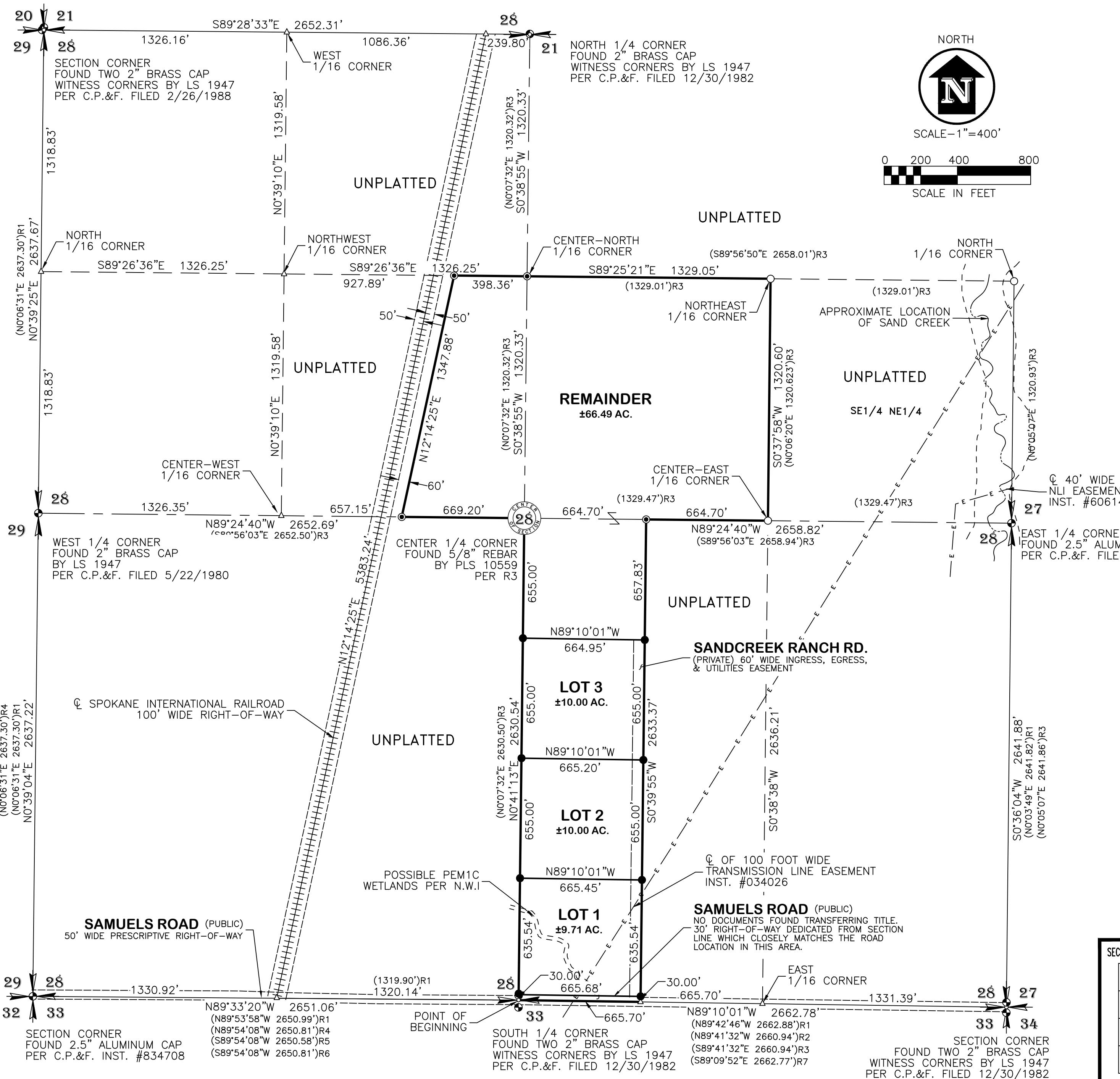
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.



SECTION 28, TWP 59N, RNG 1W, B.M.	SHEET TITLE: <b>SANDCREEK RANCH</b>	DATE: 10-3-25
		SCALE: NONE
JAMES A. SEWELL James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		DRAWN: REB
JAS		CHECKED: TDR
JAMES A. SEWELL James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		PROJ. NO.: 19637-25-001
		CAD. FILE NO.: S-SEITZ-MLD
		SHUT 1 OF 2

# SANDCREEK RANCH

## SECTION 28, TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



SEITZ MLD

SANDCREEK RANCH 10-02-2025

Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 1391893.62'

Error distance: 0.01'

Error direction: N88°58'24"E

Area: 4210692.82 Sq. Ft.

Point of Beginning

Easting: 2449243.71'

Northing: 2466372.04'

Side 1: Line

Direction: N0°41'13"E

Distance: 2630.54'

Side 2: Line

Direction: N89°24'40"W

Distance: 669.20'

Side 3: Line

Direction: N12°14'25"E

Distance: 1347.88'

Side 4: Line

Direction: S89°26'36"E

Distance: 398.36'

Side 5: Line

Direction: S89°25'21"E

Distance: 1329.05'

Side 6: Line

Direction: S0°37'58"W

Distance: 1320.60'

Side 7: Line

Direction: N89°24'40"W

Distance: 664.70'

Side 8: Line

Direction: S0°39'55"W

Distance: 2633.37'

Side 9: Line

Direction: N89°10'01"W  
Distance: 665.70'  
Easting: 2449243.71'  
Northing: 2466372.04'

#### Mapcheck 2: LOT 1

##### Closure Summary

Precision, 1 part in: 251361.29'  
Error distance: 0.01'  
Error direction: N87°11'14"E  
Area: 422994.65 Sq. Ft.

##### Point of Beginning

Easting: 2449244.06'  
Northing: 2466402.04'

##### Side 1: Line

Direction: N0°41'13"E  
Distance: 635.54'

##### Side 2: Line

Direction: S89°10'01"E  
Distance: 665.45'

##### Side 3: Line

Direction: S0°39'55"W  
Distance: 635.54'

##### Side 4: Line

Direction: N89°10'01"W  
Distance: 665.68'  
Easting: 2449244.08'  
Northing: 2466402.04'

#### Mapcheck 3: LOT 2

##### Closure Summary

Precision, 1 part in: 1096973.63'  
Error distance: 0.00'  
Error direction: N72°47'47"W  
Area: 435785.25 Sq. Ft.

##### Point of Beginning

Easting: 2449251.68'  
Northing: 2467037.53'

Side 1: Line

Direction: N0°41'13"E  
Distance: 655.00'

Side 2: Line

Direction: S89°10'01"E  
Distance: 665.20'

Side 3: Line

Direction: S0°39'55"W  
Distance: 655.00'

Side 4: Line

Direction: N89°10'01"W  
Distance: 665.45'  
Easting: 2449251.68'  
Northing: 2467037.53'

Mapcheck 4: LOT 3

Closure Summary

Precision, 1 part in: 1096765.92'  
Error distance: 0.00'  
Error direction: N72°47'47"W  
Area: 435621.50 Sq. Ft.

Point of Beginning

Easting: 2449259.54'  
Northing: 2467692.48'

Side 1: Line

Direction: N0°41'13"E  
Distance: 655.00'

Side 2: Line

Direction: S89°10'01"E  
Distance: 664.95'

Side 3: Line

Direction: S0°39'55"W  
Distance: 655.00'

Side 4: Line

Direction: N89°10'01"W  
Distance: 665.20'  
Easting: 2449259.53'  
Northing: 2467692.48'

## Mapcheck 5: REMAINDER

### Closure Summary

Precision, 1 part in: 672935.39'

Error distance: 0.01'

Error direction: S80°15'16"E

Area: 2896302.87 Sq. Ft.

### Point of Beginning

Easting: 2449267.39'

Northing: 2468347.43'

### Side 1: Line

Direction: N0°41'13"E

Distance: 655.00'

### Side 2: Line

Direction: N89°24'40"W

Distance: 669.20'

### Side 3: Line

Direction: N12°14'25"E

Distance: 1347.88'

### Side 4: Line

Direction: S89°26'36"E

Distance: 398.36'

### Side 5: Line

Direction: S89°25'21"E

Distance: 1329.05'

### Side 6: Line

Direction: S0°37'58"W

Distance: 1320.60'

### Side 7: Line

Direction: N89°24'40"W

Distance: 664.70'

### Side 8: Line

Direction: S0°39'55"W

Distance: 657.83'

### Side 9: Line

Direction: N89°10'01"W

Distance: 664.95'

Easting: 2449267.40'

Northing: 2468347.43'