



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Wedgewood Estates

APPLICANT INFORMATION:

Landowner's name: Roy and Karen Baldwin

Mailing address:

City: Athol

State: ID

Zip code: 83801

Telephone: (Roy) (Karen)

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Russell Badgley

Company name: James A Sewell & Associates, LLC

Mailing address: 1319 N Division Ave

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-263-4160

Fax:

E-mail: rbadgley@jasewell.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Jim Wilson, Brother In-Law

Company name:

Mailing address: 1795 W Pole Green Ave

City: Post Falls

State: ID

Zip code: 83854

Telephone: 208-651-7984

Fax:

E-mail: jgwilson1@frontier.com

PARCEL INFORMATION:

Section #: 35

Township: 54N

Range: 4W

Parcel acreage: 25.25 Ac.

Parcel # (s): RP54N04W354621A

Current zoning: Rural 4 (R-5)

Current use: Rural Residential (5-10 AC)

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 10.22	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.02	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage: 5.01		
Lot #4	Proposed acreage: 5.00		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C1350E
Other pertinent information (attach additional pages if needed): _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Combination of Public Road/Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: Clagstone Rd.(60' R/W) and public portion of Pend Oreille Drive(60' R/W) are paved surfaces. The existing private easement(Inst. #181397, 60' R/W) is currently a gravel and dirt road. _____ _____	
List existing access and utility easements on the subject property. Inst. # 181397, Inst. #404361, Inst. #444435 _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights Inc.

Which fire district will serve the project site? Spirit Lake Fire District

Sewage disposal will be provided by:☐ Existing Community System☐ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Individual Septic Individual Septic

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details:

Note: Please attach the necessary proof of urban services if required.

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:



Date:

10-30-25

Landowner's signature:



Date:

10-30-25

WEDGEWOOD ESTATES

SECTION 35, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "WEDGEWOOD ESTATES" 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 ROY BALDWIN AND KAREN BALDWIN, HUSBAND AND WIFE, 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 "WEDGEWOOD ESTATES", LOCATED IN SECTION 35, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE N89°07'16"W ALONG THE E/W CENTER SECTION LINE, 1,399.87 FEET TO THE WEST RIGHT-OF-WAY OF PEND OREILLE DRIVE, AND THE POINT OF BEGINNING; THENCE CONTINUING N89°07'16"W ALONG THE E/W CENTER SECTION LINE, 2,622.63 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE N1°11'45"E ALONG SAID EAST LINE, 403.00 FEET TO THE SOUTHWEST CORNER OF THE "REPLAT OF LOTS 1-4 OF TAMARACK CREST", BK. 12, PG. 54; THENCE S89°12'28"E ALONG THE SOUTH BOUNDARY OF SAID REPLAT, 1,344.69 FEET TO THE N/S CENTER SECTION LINE; THENCE S89°12'04"E ALONG SAID SOUTH BOUNDARY, 1,211.70 FEET TO THE WEST RIGHT-OF-WAY OF CLAGSTONE ROAD; THENCE S41°05'19"E ALONG SAID RIGHT-OF-WAY, 53.72 FEET; THENCE S46°51'35"E ALONG SAID RIGHT-OF-WAY, 456.17 FEET, TO THE NORTH RIGHT-OF-WAY OF PEND OREILLE DRIVE; THENCE N89°07'16WE ALONG SAID NORTH RIGHT-OF-WAY, 308.55 FEET TO THE WEST RIGHT-OF-WAY OF PEND OREILLE DRIVE; THENCE S1°47'21"W ALONG SAID WEST RIGHT-OF-WAY, 60.01 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.

CLAGSTONE ROAD IS HEREBY DEDICATED TO THE PUBLIC AS A 30' WIDE RIGHT-OF-WAY FROM THE CENTERLINE. ADDITIONAL RIGHT-OF-WAY IS ALSO HEREBY DEDICATED AT THE ENTRANCE OF PEND OREILLE DRIVE AS SHOWN.

ROY BALDWIN

KAREN BALDWIN

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED ROY BALDWIN AND KAREN BALDWIN, HUSBAND AND WIFE, 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

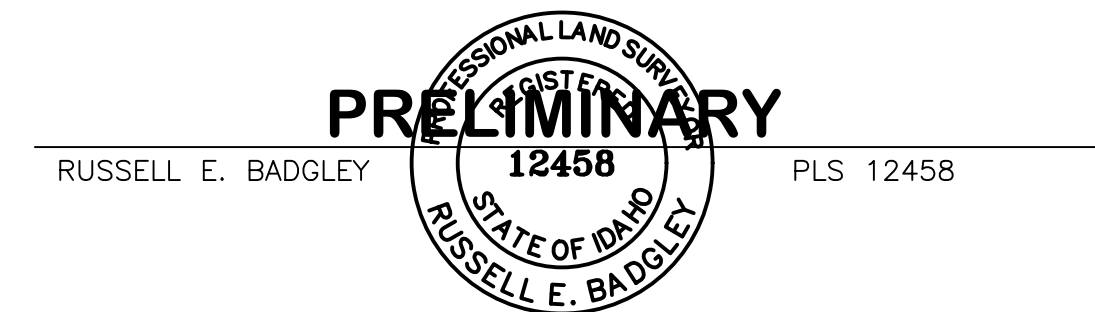
SUBJECT TO THE FOLLOWING

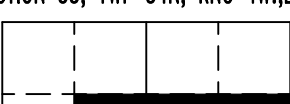

- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED AND RESERVED IN A DOCUMENT RECORDED NOVEMBER 15, 1976, AS (INSTRUMENT) 181397, OFFICIAL RECORDS: PURPOSE: INGRESS AND EGRESS, OVER AND ACROSS ALL ROADS PRESENTLY EXISTING. EASEMENT CORRECTION, RECORDED JANUARY 24, 1983, AS (INSTRUMENT) 265110 OFFICIAL RECORDS.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED APRIL 16, 1992, AS (INSTRUMENT) 404361, OFFICIAL RECORDS.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED APRIL 28, 1994, AS (INSTRUMENT) 444435, OFFICIAL RECORDS.
- STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME REAL PROPERTY RECORDED DECEMBER 22, 1995, AS (INSTRUMENT) 477998, OFFICIAL RECORDS. AND RE-RECORDED OCTOBER 1, 1996, AS (INSTRUMENT) 492623, OFFICIAL RECORDS.
- DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$103,500.00, DATED JANUARY 9, 1996, RECORDED JANUARY 18, 1996, AS (INSTRUMENT) 479184, OFFICIAL RECORDS. TRUSTOR: ROY BALDWIN AND KAREN BALDWIN, HUSBAND AND WIFE TRUSTEE: SANDPOINT TITLE INSURANCE BENEFICIARY: WASHINGTON MUTUAL BANK THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED OF RECORD TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, BY ASSIGNMENT RECORDED MAY 23, 2025, AS (INSTRUMENT) 1047272, OFFICIAL RECORDS. THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED OF RECORD TO U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BM-SC FORT SERIES I TRUST, BY ASSIGNMENT RECORDED JUNE 6, 2025, AS (INSTRUMENT) 1047876, OFFICIAL RECORDS. THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED OF RECORD TO U.S. BANK TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR BM-SC DOME SERIES I TRUST, BY ASSIGNMENT RECORDED SEPTEMBER 19, 2025, AS (INSTRUMENT) 1052247, OFFICIAL RECORDS

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 35, TOWNSHIP 54 NORTH, RANGE 4 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 35, TWP 54N, RNG 4W.,B.M.	SHEET TITLE: WEDGEWOOD ESTATES	DATE: 10-31-25
		SCALE: NONE
	 James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	DRAWN: REB
		CHECKED: TDR
PROJ. NO.: 02599-25-001 CAD FILE NO.: S-BALDWIN-MLD		
SHT. <u>1</u> OF <u>2</u>		

WEDGEWOOD ESTATES

SECTION 35, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP54N04W354621A, AND TO DIVIDE IT INTO FOUR LOTS AS SHOWN. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS AND EXISTING SURVEY RECORDS. I FOUND NO RECORD OF THE RIGHT-OF-WAY OF CLAGSTONE ROAD. THE CENTERLINE IS DEFINED BY THE EXISTING ROADWAY AND THE PLAT RECORDS ADJACENT TO THE NORTH AND SOUTH. THOSE RECORDS ALSO SHOW THE EXISTING RIGHT-OF-WAY AS 25' FROM CENTERLINE AND THEN DEDICATE AN ADDITIONAL 5' OF RIGHT-OF-WAY. I DO THE SAME WITH THIS PLAT TO BE CONSISTENT WITH THE EXISTING RECORDS.

BASIS OF BEARING

BETWEEN THE EAST 1/4 CORNER AND THE WEST 1/4 CORNER OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEARINGS ARE BASED ON THE IDAHO COORDINATE SYSTEM, WEST ZONE, NAD83 (2011)(EPOCH 2010.0000). DISTANCES ARE CONVERTED FROM GRID TO GROUND USING A SCALE FACTOR OF 1.000100681938.

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 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 SPIRIT LAKE FIRE DISTRICT
- 6) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- 7) PROJECT IS IN FLOOD ZONE X PER FIRM PANEL 16017C1350E.
- 8) RIGHT-OF-WAY OF CLAGSTONE ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 9) THE PORTION OF PEND OREILLE DRIVE IN THE NORTH 1/2 OF SECTION 35 IS PUBLIC AND PUBLICLY MAINTAINED. THE PORTION OF PEND OREILLE DRIVE IN THE SOUTH 1/2 OF SECTION 35 IS PRIVATE AND PRIVATELY MAINTAINED.
- 10) BALDWIN LANE IS PRIVATE AND PRIVATELY MAINTAINED

