

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: Roy & Karen Baldwin

From: Dave Fisher, Planner

Date: December 11, 2025

Subject: Blue-line review for MLD0066-25: Wedgewood Estates

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.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Russell Badgley; James A. Sewell & Associates**.

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.
- ✓ 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.

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: Wedgewood Estates	File No: MLD0066-25
Received by: Dave Fisher, Planner	Received from: Russell Badgley; JA Sewell & Associates

Blueline Review

Completed	Date	Initial	Department/ Office
X	12/11/25	DF	Bonner County Planning Department
X	11/6/25	SM	Assessor's Office
X	11/4/25	MM	Bonner County Road & Bridge Department
X	11/4/25	MC	GIS Department
X	12/9/25	LB	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0066-25 **DATE OF REPORT:** 12/11/2025
APPLICANT: Roy & Karen Baldwin **PARCEL #:** RP54N04W354621A
SUBDIVISION NAME/LOTS: Wedgewood Estates

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 25.25-acre parcel into three (3) 5-acre lots, and one (1) 10.22-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 Bonner County GIS; an approved road name to be reflected on the final plat.
- 4 Per BCRC 12-646 (H); Accurate outline of all property that is offered for dedication for public use to be included.
- 5 Per BCRC 12-646 (G); All streets to bear official road name, and correct statuses.
- 6 Per BCRC 12-646 (L); All FEMA Flood Hazard information to be included.
- 7 Per BCRC 12-647 (I); Lienholder endorsement to be included.

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: N/A

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	N/A	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	No
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		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 will be served by individual well for water and individual septic system for sewage.
4. The proposed lots will be served by Spirit Lake Fire District and Northern Lights Inc.
5. The proposed lots do not contain frontage on a waterbody.
6. The proposed lots do not contain submerged lands or wetlands.
7. The proposed lots are accessed by Clagstone Road, a Bonner County owned and maintained, public right-of-way.
8. The proposed lots do not contain slopes over 30%.
9. Proposed Lot 1 has a depth to width ratio of 4.89:1, where 4.2:1 is the maximum allowable.
10. The existing depth to width of the parcel is 9.646:1, so creating 3 parcels with conforming depth to width, the remaining parcel is improving this non-conformity.

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

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1500 Highway 2, Suite 208, Sandpoint, Idaho 83864
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Blueline Review Letter

December 11, 2025

Russell Badgley
James A. Sewell & Associates
1319 N Division Ave
Sandpoint, ID 83864

SUBJECT: MLD0066-25: Wedgewood Estates

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 11/4/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1350E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Dave Fisher
Planner

A handwritten signature in black ink, appearing to read "Dave Fisher". It is positioned above a horizontal line that extends from the end of the "Sincerely" line.



Office of
Dennis Engelhardt
Bonner County Assessor

1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

October 30, 2025

Bonner County Planning Dept
WEDGEWOOD ESTATES
MLD0066-25
SECTION 35, TOWNSHIP 54 NORTH, RANGE 4 WEST

RP54N04W354621A

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.

In the legal description under the Owners' Certificate there is a stray "E" on the second to the last bearing angle - please verify and correct as appropriate

There appears to be a couple of redundant calls on the face of the plat along the north boundary of Lots 1&2, please clarify or remove.

Treeport plat referenced on the face of the plat is in Book 3/Page 158, please correct

Please consider an exploded detail on the plat face of the easterly end of the property to better display the information and detail in the corners

Please make corrections to the plat prior to printing mylar.

Thank you,
Sean Morgan
Cadastral Technician
Bonner County Land Records
208-265-1440 ext. 1329
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

Tuesday, November 4, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – WEDGEWOOD ESTATES (MLD0066-25)
SECTION 35, TOWNSHIP 54N, RANGE 4W**

To Whom It May Concern:

The proposed Wedgewood 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.

Please see notes on 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>

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 HEREN 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 SHED, OR MAKE ANY OTHER FACILITY, 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°27'16" W ALONG THE E/W CENTER SECTION LINE, 1,390.87 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 1/4 CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THENCE S 22° 35' E THENCE CONTINUING S 22° 35' E, 1,033.00 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 SECTION LINE, 1,211.70 FEET TO THE WEST RIGHT-OF-WAY OF CLACETONE ROAD; THENCE S 22° 35' E, ALONG SAID RIGHT-OF-WAY, 53.72 FEET; THENCE S45°1'35" E ALONG SAID RIGHT-OF-WAY, 456.17 FEET, TO THE NORTH RIGHT-OF-WAY OF PEND OREILLE DRIVE; THENCE N89°07'16" W ALONG SAID NORTH RIGHT-OF-WAY, 308.5 FEET TO THE WEST RIGHT-OF-WAY OF PEND OREILLE DRIVE; THENCE S147°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.

CLACETONE ROAD IS HEREBY DEDICATED TO THE PUBLIC AS A 20' 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 AS THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREBINTO 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

1. 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: PURSUANT TO INGRESS AND EGRESS, OVER AND ACROSS ALL ROADS PRESENTLY EXISTING, EASEMENT CORRECTION, RECORDED JANUARY 24, 1983, AS (INSTRUMENT) 265110, OFFICIAL RECORDS.
2. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHTS OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED APRIL 16, 1992, AS (INSTRUMENT) 404361, OFFICIAL RECORDS.
3. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHTS OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED APRIL 26, 1994, AS (INSTRUMENT) 444435, OFFICIAL RECORDS.
4. 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.
5. DEED OF TRUST TO SECURE AN INDEBTEDNESS OF \$103,500.00, DATED JANUARY 4, 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, THE BMO FORT SERIES 1 TRUST, AS (INSTRUMENT) 1047272, OFFICIAL RECORDS. THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED BY RECORDING U.S. PATENT AND TRADEMARK OFFICE, AS (INSTRUMENT) 1047876, OFFICIAL RECORDS. THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WAS ASSIGNED BY RECORDING U.S. PATENT AND TRADEMARK OFFICE, AS (INSTRUMENT) 1052247, NATIONAL ASSOCIATION AS TRUSTEE FOR BMO DOME SERIES 1 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. THE PLAT IS A CORRECT SURVEY 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.

PRELIMINARY
RUSSELL E. BADGLEY 12458 PLS 12458
STATE OF IDAHO
RUSSELL E. BADGLEY

SECTION 35, TWP 54N, Rng 4W, B.M.	Sheet Title: WEDGEWOOD ESTATES	Scale: 1:31-25 None Drain: Reb Checklist: TOR
REC'D. FOR: JAMES A. SEWELL AND ASSOCIATES, LLC ENGINERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)63-4160	PROJ. NO.: 100000000001 Cust. File No.: 1052247 Sht. 1 of 2	

Summary of comments: MLD0066-25 Blueline Plat-Reviewed.pdf

Author: Matt Mulder

Number: 1 Page:1 Date: 2025-11-04 11:49:38

Specify that it is only the additional 5ft strip of ROW along Clagstone Rd being dedicated, rather than the 30ft callout.

Author: Monica Carash

Number: 2 Page:1 Date: 2025-11-04 10:44:46

They cannot dedicate the whole Clagstone Road as they do not own it.

Author: Sean Morgan

Number: 3 Page:1 Date: 2025-11-06 08:55:57

Remove "E" to make legal description clear.

Author: david.fisher

Number: 4 Page:1 Subject: Highlight Date: 2025-12-11 10:52:58

With Lienholder listed, and lands being dedicated, there must be an Endorsement for Lienholder approval.

Author: Matt Mulder

 Number: 1 Page:2 Date: 2025-11-04 12:01:18

All sections of Pend Oreille Drive shown on this survey are public and County maintained; not private as shown. The Treeport Plat dedicated it to the public.

 Number: 2 Page:2 Date: 2025-11-04 11:50:46

A detail showing the small triangular piece being dedicated to the public at the road intersection would be helpful.

Author: Monica Carash

 Number: 3 Page:2 Date: 2025-11-04 10:42:27

Note 10 refers to Baldwin Lane. there is no road with this name in Bonner County.

 Number: 4 Page:2 Date: 2025-11-04 10:39:10

Wedgewood Lane is not an approved reserved road name. Must apply for an approved road name.

Author: Sean Morgan

 Number: 5 Page:2 Date: 2025-11-06 10:22:15

Treeport plat is in Book 3/Page 158, please correct.

 Number: 6 Page:2 Date: 2025-11-06 10:16:14

Stray call? please clarify or remove as needed.

 Number: 7 Page:2 Date: 2025-11-06 09:20:32

Consider exploded detail of these corners to provide clarity of the details

 Number: 8 Page:2 Date: 2025-11-06 10:15:55

Stray call? please clarify or remove as needed.

Author: david.fisher

 Number: 9 Page:2 Subject: Highlight Date: 2025-12-11 10:43:02

Add effective date of 11/18/2009.

 Number: 10 Page:2 Subject: Highlight Date: 2025-12-19 09:30:33

Correct numbering

WEDGEWOOD ESTATES

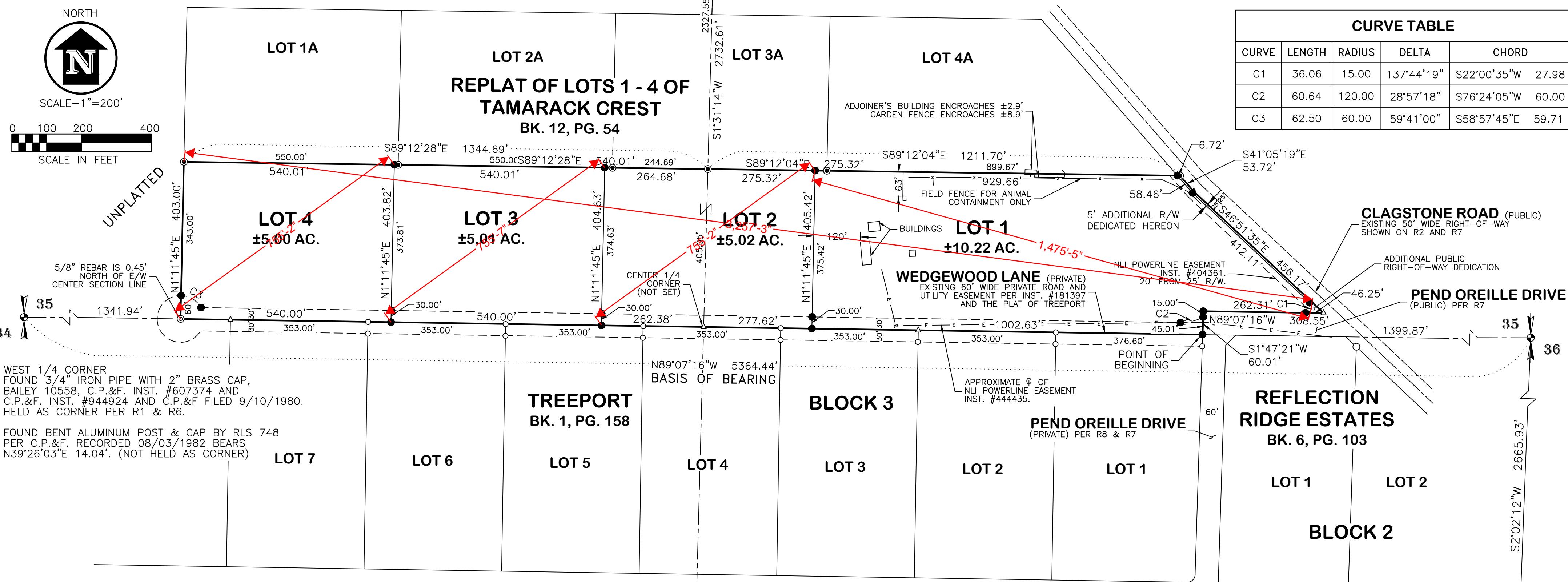
SECTION 35, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP54N04W354-621A, 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.



LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1/2" REBAR PER PLAT OF TREPORT
- ◎ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 4182
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6603
- ◎ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10559
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

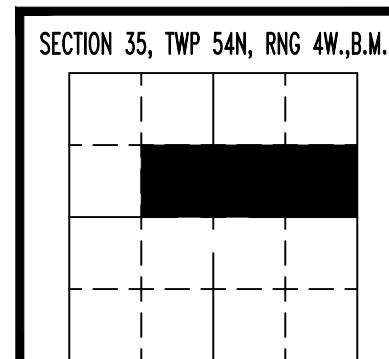
REFERENCES

1. RECORD OF SURVEY INST. #972239
2. A REPLAT OF LOTS 1 - 4 OF TAMARACK CREST, BK. 12, PG. 54, INST. #906903
3. THE PLAT OF TAMARACK CREST, BK. 10, PG. 81, INST. #802133
4. RECORD OF SURVEY INST. #715797
5. RECORD OF SURVEY INST. #715796
6. AMENDED RECORD OF SURVEY INST. #614536
7. PLAT OF REFLECTION RIDGE ESTATES, BK. 6, PG. 103, INST. #569323
8. PLAT OF TREPORT, BK. 1, PG. 158, INST. #236153



RECORDED'S
CERTIFICATE

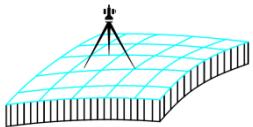
SECTION CORNER
FOUND 2" BRASS CAP BY LS 894
C.P.&F. INST. #944930



SECTION TITLE:
BALDWIN ESTATES

DATE: 10-31-25
SCALE: 1"=200'
DRAWN: REB
CHECKED: TDR
PROJ. NO.: 02599-25-001
CAD FILE NO.: S-BALDWIN-MLD
SHT. 2 OF 2

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
SANDPOINT, ID, 83864, (208)263-4160



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

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

December 9th, 2025

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

Re: Plat Review – MLD0066-25 – Wedgewood Estates

Dear Planning Dept.,

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

- 1) Show and describe corner info, CP&F on E1/4 and C1/4.
- 2) Contact PLS 10559 if showing their corner out of position.
- 3) Other items marked in red.

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

Sincerely,

Tyson L.A. Glahe, PLS

WEDGEWOOD ESTATES

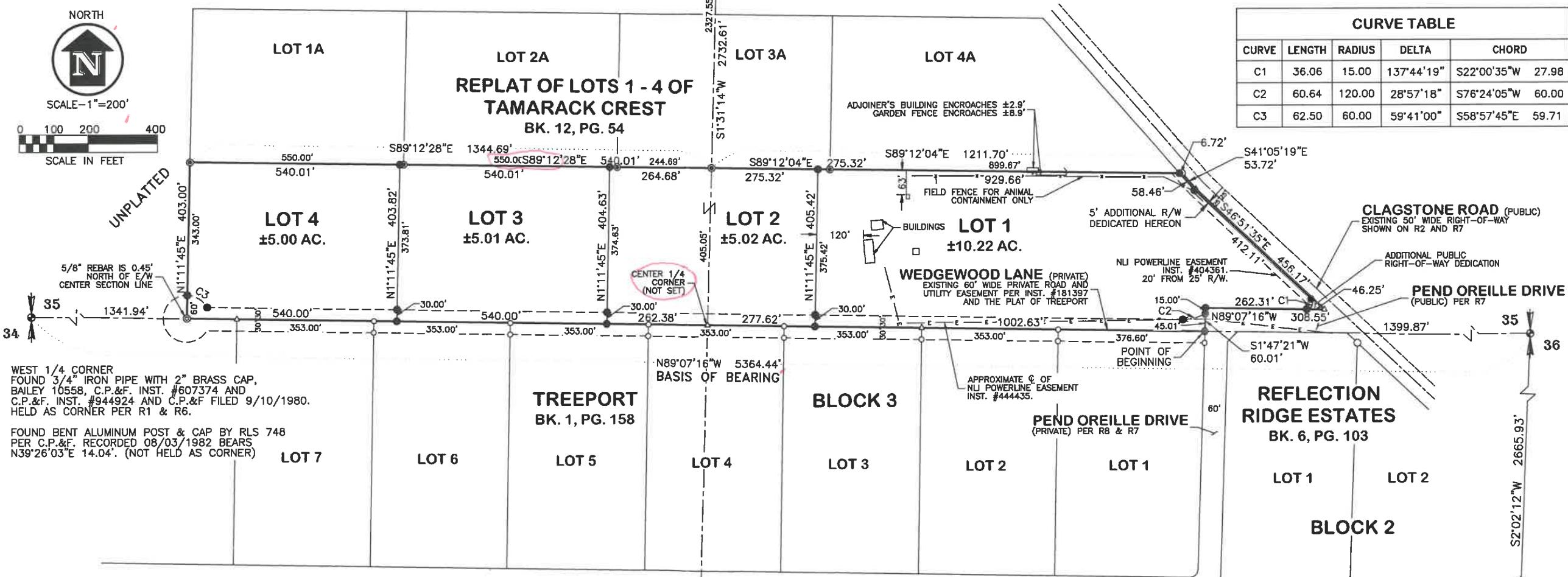
SECTION 35, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

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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

- ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- WATER SERVICE IS PROVIDED BY RESIDENTIAL 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 SPIRIT LAKE FIRE DISTRICT
- WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- PROJECT IS IN FLOOD ZONE X PER FIRM PANEL 1601701350E.
- RIGHT-OF-WAY OF CLAGSTONE ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 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.
- BALDWIN LANE IS PRIVATE AND PRIVATELY MAINTAINED



RECORDED'S
CERTIFICATE

SECTION CORNER
FOUND 2" BRASS CAP BY LS 894
C.P.&F. INST. #944930

SECTION 35, TWP 54N, RNG 4W, B.M.	SHEET TITLE: BALDWIN ESTATES
RECORDED BY: James A. Sewell and Associates, LLC	
ENGINEERS - SURVEYORS - PLANNERS	
SANDPOINT, ID, 83864, (208)263-4160	
SHT 2 OF 2	

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 N11°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°07'16W 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.

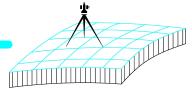
DATED THIS ____ DAY OF _____, 2025.



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

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

16342

Date

12/9/2025

Bill To:

Sewell

Project / Job #

25-001CH Review MLD0066-25 - Wedgewood Es

Please submit payment by: 12/9/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0066-25 - Wedgewood Estates	



Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

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

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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.
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TRUSTOR: ROY BALDWIN AND KAREN BALDWIN, HUSBAND AND WIFE
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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.

PRELIMINARY
12458
RUSSELL E. BADGLEY PLS 12458
REGISTERED SURVEYOR
STATE OF IDAHO
RUSSELL E. BADGLEY

SECTION 35, TWP 54N, RNG 4W, B.M.	SHEET TITLE: WEDGEWOOD ESTATES	DATE: 10-31-25
RECORDED BY: JAMES A. SEWELL AND ASSOCIATES, LLC		SCALE: NONE
INSTRUMENT NO.: 02599-25-001		DRAWN: REB
CAD FILE NO.: S-BALDWIN-MLD		CHECKED: TDR
ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		SHT 1 OF 2

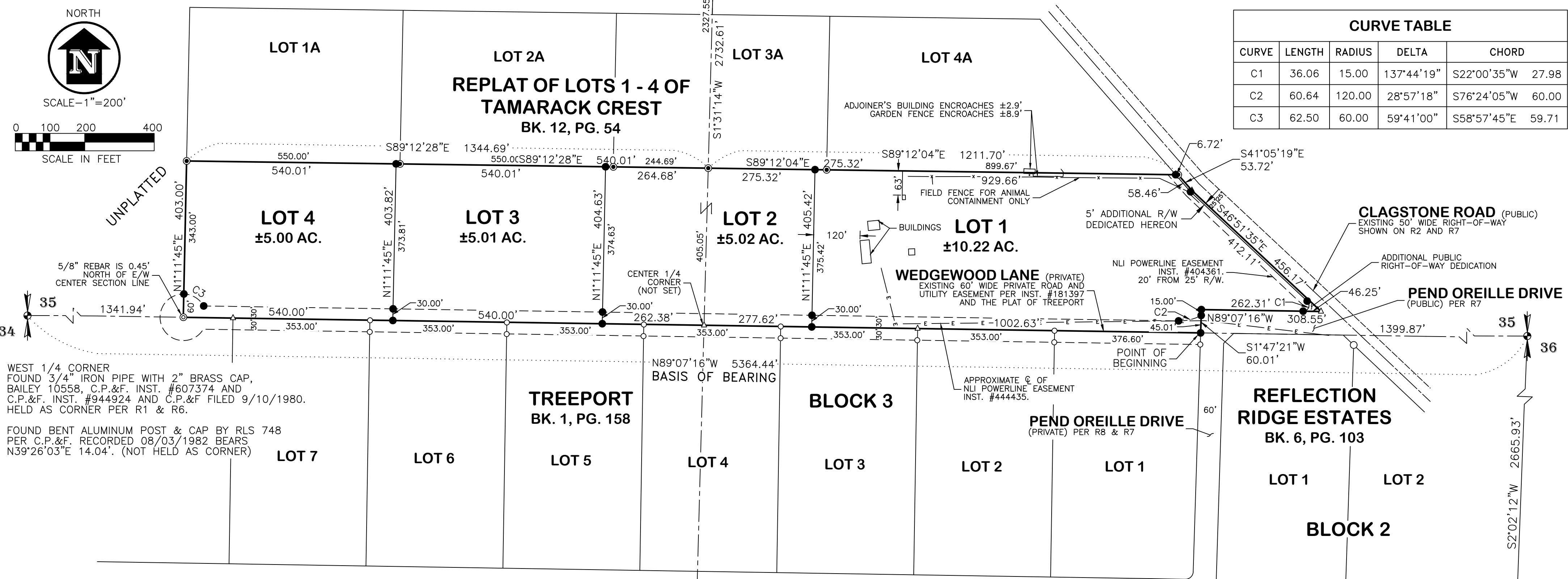
WEDGEWOOD ESTATES

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.



LEGEND

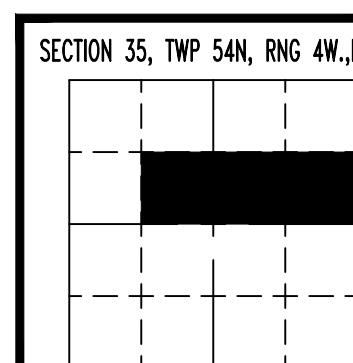
- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1/2" REBAR PER PLAT OF TREEPORT
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 4182
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6603
- ◎ FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 10559
- △ COMPUTED POINT
- ()..... RECORD DIMENSION PER REFERENCE SHOWN

REFERENCES

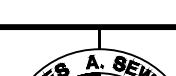
1. RECORD OF SURVEY INST. #972239
2. A REPLAT OF LOTS 1 - 4 OF TAMARACK CREST, BK. 12. PG. 54, INST. #906903
3. THE PLAT OF TAMARACK CREST, BK. 10, PG. 81, INST. #802133
4. RECORD OF SURVEY INST. #715797
5. RECORD OF SURVEY INST. #715796
6. AMENDED RECORD OF SURVEY INST. #614536
7. PLAT OF REFLECTION RIDGE ESTATES, BK. 6, PG. 103 INST. #569323
8. PLAT OF TREEPORT, BK. 1, PG. 158, INST. #236153



RECORDER'S CERTIFICATE



SHEET TITLE: **BAIRDWIN ESTATES**

.M.	SHEET TITLE:	DATE: 10-31-25
BALDWIN ESTATES		SCALE: 1"=200'
		DRAWN: REB
		CHECKED: TDR
		PROJ.NO.: 02599-25-00
		CAD FILE NO. S-BALDWIN-MLD
		SHT <u>2</u> OF <u>2</u>
 <p>James A. Sewell and Associates, LLC</p> <p>ENGINEERS – SURVEYORS – PLANNERS</p> <p>SANDPOINT, ID, 83864, (208)263-4160</p>		

Mapcheck 1: Boundary**Closure Summary**

Precision, 1 part in: 541337.50'

Error distance: 0.01'

Error direction: S61°27'26"E

Area: 1102907.66 Sq. Ft.

Point of Beginning

Easting: 2369832.96'

Northing: 2305058.84'

Side 1: Line

Direction: N89°07'16"W

Distance: 2622.63'

Side 2: Line

Direction: N1°11'45"E

Distance: 403.00'

Side 3: Line

Direction: S89°12'28"E

Distance: 1344.69'

Side 4: Line

Direction: S89°12'04"E

Distance: 1211.70'

Side 5: Line

Direction: S41°05'19"E

Distance: 53.72'

Side 6: Line

Direction: S46°51'35"E

Distance: 456.17'

Side 7: Line

Direction: N89°07'16"W

Distance: 308.55'

Side 8: Line

Direction: S1°47'21"W

Distance: 60.01'

Easting: 2369832.97'

Northing: 2305058.84'

Mapcheck 2: Lot 1

Closure Summary

Precision, 1 part in: 267369.43'

Error distance: 0.01'

Error direction: S62°19'34"E

Area: 445219.65 Sq. Ft.

Point of Beginning

Easting: 2369832.96'

Northing: 2305058.84'

Side 1: Line

Direction: N89°07'16"W

Distance: 1002.63'

Side 2: Line

Direction: N1°11'45"E

Distance: 405.42'

Side 3: Line

Direction: S89°12'04"E

Distance: 929.66'

Side 4: Line

Direction: S41°05'19"E

Distance: 58.46'

Side 5: Line

Direction: S46°51'35"E

Distance: 412.11'

Side 6: Curve

Curve direction: Clockwise

Radius: [15.00']

Arc length: 36.06'

Delta angle: 137°44'19"

Tangent: [38.81']

Chord direction: S22°00'35"W

Chord distance: 27.98'

Side 7: Line

Direction: N89°07'16"W

Distance: 262.31'

Side 8: Line

Direction: S1°47'21"W

Distance: 60.01'
Easting: 2369832.97'
Northing: 2305058.84'

Mapcheck 3: Lot 2

Closure Summary

Precision, 1 part in: 263245.23'
Error distance: 0.01'
Error direction: S44°22'03"W
Area: 218711.00 Sq. Ft.

Point of Beginning

Easting: 2368830.45'
Northing: 2305074.22'

Side 1: Line

Direction: N89°07'16"W
Distance: 277.62'

Side 2: Line

Direction: N89°07'16"W
Distance: 262.38'

Side 3: Line

Direction: N1°11'45"E
Distance: 404.63'

Side 4: Line

Direction: S89°12'28"E
Distance: 264.68'

Side 5: Line

Direction: S89°12'04"E
Distance: 275.32'

Side 6: Line

Direction: S1°11'45"W
Distance: 405.42'
Easting: 2368830.44'
Northing: 2305074.22'

Mapcheck 4: Lot 3

Closure Summary

Precision, 1 part in: 224390.04'
Error distance: 0.01'

Error direction: N36°29'57"E

Area: 218281.97 Sq. Ft.

Point of Beginning

Easting: 2368290.51'

Northing: 2305082.51'

Side 1: Line

Direction: N89°07'16"W

Distance: 540.00'

Side 2: Line

Direction: N1°11'45"E

Distance: 403.82'

Side 3: Line

Direction: S89°12'28"E

Distance: 540.01'

Side 4: Line

Direction: S1°11'45"W

Distance: 404.63'

Easting: 2368290.52'

Northing: 2305082.51'

Mapcheck 5: Lot 4

Closure Summary

Precision, 1 part in: 326177.59'

Error distance: 0.01'

Error direction: S56°01'36"E

Area: 217839.18 Sq. Ft.

Point of Beginning

Easting: 2367750.57'

Northing: 2305090.79'

Side 1: Line

Direction: N89°07'16"W

Distance: 540.00'

Side 2: Line

Direction: N1°11'45"E

Distance: 403.00'

Side 3: Line

Direction: S89°12'28"E

Distance: 540.01'

Side 4: Line

Direction: S1°11'45"W

Distance: 403.82'

Easting: 2367750.58'

Northing: 2305090.79'