

# 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

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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](mailto: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:**

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

### **REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.**

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

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## Blueline Review Routing Form

Plat Name: Wedgewood Estates		File No: <b>MLD0066-25</b>
Received by: Dave Fisher, Planner	Received from: Russell Badgley; JA Sewell & Associates	Date Received: 11/3/25

### 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

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**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.

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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 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.

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### STANDARDS REVIEW:

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<b>DOES PROJECT MEET ZONING DISTRICT MINIMUMS?</b>	<b>5-Acres</b>	<b>Rural 5 (R-5)</b>
12-660 (D) (2) (f) Site area minimum:	<b>Yes</b>	Urban services: <b>N/A</b>

### 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>No</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 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.

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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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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", written over a horizontal 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](mailto: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 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°14'45"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°07'16"W ALONG SAID NORTH RIGHT-OF-WAY, 308.55 FEET TO THE WEST RIGHT-OF-WAY OF PEND OREILLE DRIVE; THENCE S14°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

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.  
PURPOSE: 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 RIGHT 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 RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED APRIL 28, 1994, AS (INSTRUMENT) 444435, OFFICIAL RECORDS.
4. STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME REAL PROPERTY RECORDED DECEMBER 22, 1995, AS (INSTRUMENT) 477898, 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 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.

\_\_\_\_\_  
RUSSELL E. BADGLEY  
PLS 12458



SECTION 35, TWP 54N, R4E 4W, B.M.	SHEET TITLE: <b>WEDGEWOOD ESTATES</b>	PLS 12458-31-25 DATE: NONE DRAWN: REB CHECKED: TDR RECORDED: 10-01 FILED: 10-01 FILED: 10-01 FILED: 10-01
		SHT 1 of 2



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

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Author: Matt Mulder

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

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

Author: Monica Carash

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

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

Author: Sean Morgan

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

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Remove "E" to make legal description clear.

Author: david.fisher

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

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

# WEDGEWOOD ESTATES

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

### SURVEYOR'S NARRATIVE

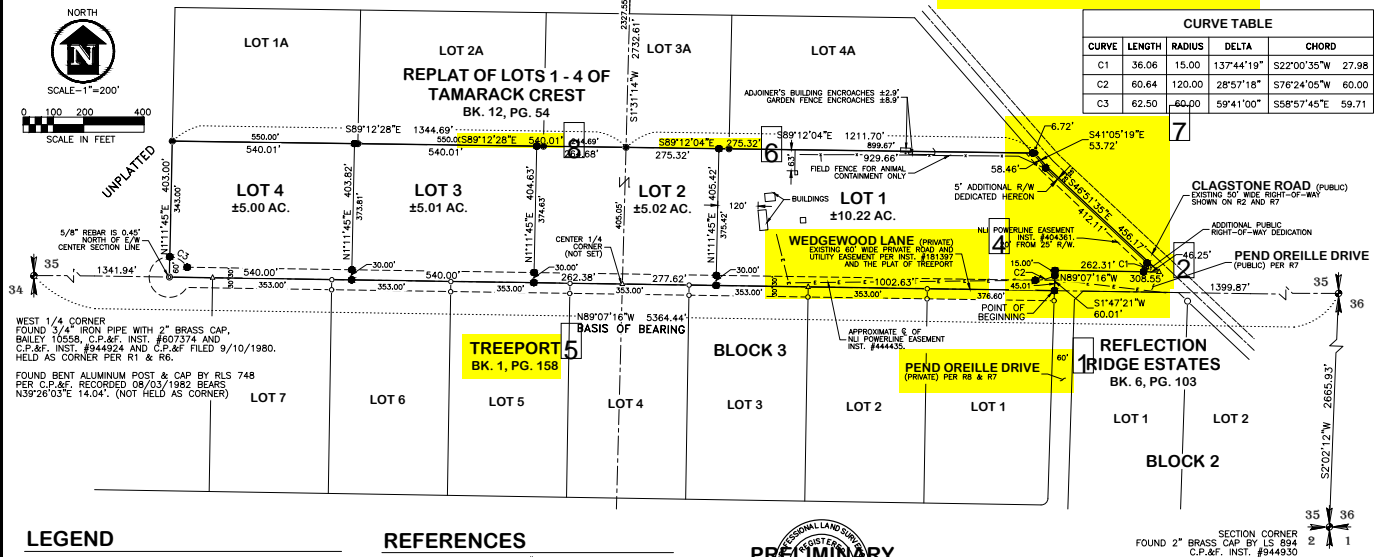
THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER R554-04-04-0354621A, AND TO DIVIDE IT INTO FOUR LOTS AS SHOWN. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS AND EXISTING SURVEY RECORDS. I FOUND NO RECORD OF THE RIGHT-OF-WAY OF CLAGSTONE ROAD. THE CENTERLINE IS DEFINED 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 1.00010681938.

### 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.
- 9) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
- 10) PROJECT IS IN FLOOD ZONE X PER FIRM PANEL 16017613506.
- 11) RIGHT-OF-WAY OF CLAGSTONE ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 12) 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.
- 13) BALDWIN LANE IS PRIVATE AND PRIVATELY MAINTAINED.



RECORDER'S  
CERTIFICATE

SECTION 35, TWP 54N, R4E, B.M.	SHEET TITLE:
	BALDWIN ESTATES
	James A. Sewell and Associates, LLC
	ENGINEERS - SURVEYORS - PLANNERS
	SANDPOINT, ID, 83864, (208)263-4160

DATE: 10-31-25  
SCALE: 1"=200'  
DRAWN: REB  
CHECKED: TOR  
PROJECT NO.: 2025-001  
JOB NO.: BALDWIN-111  
SHT. 2 OF 2

## 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 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

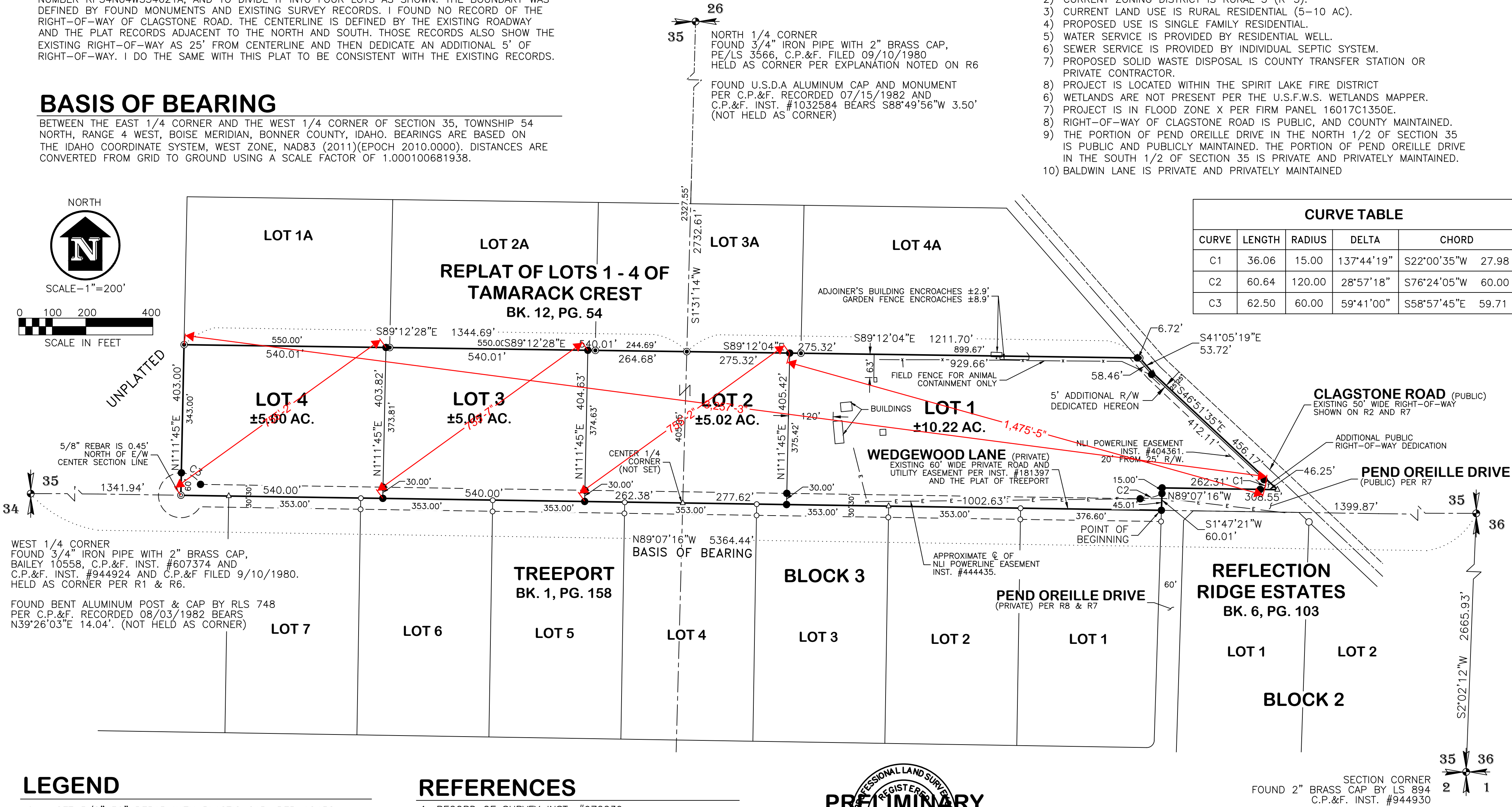
Lot 1  
445183.2 / 1475.417 = 301.734  
1475.417 / 301.734 = 4.89

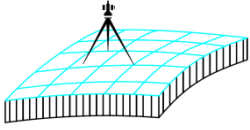
Lot 2  
218671.2 / 755.167 = 289.567  
755.167 / 289.567 = 2.608

Lot 3  
218235.6 / 755.583 = 288.831  
755.583 / 288.831 = 2.616

Lot 4  
217800 / 755.167 = 288.413  
755.167 / 288.413 = 2.618

Existing  
1099890 / 3257.25 =337.674  
3257.25 / 337.674 = 9.646





## 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)

December 9<sup>th</sup>, 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

### SURVEYOR'S NARRATIVE

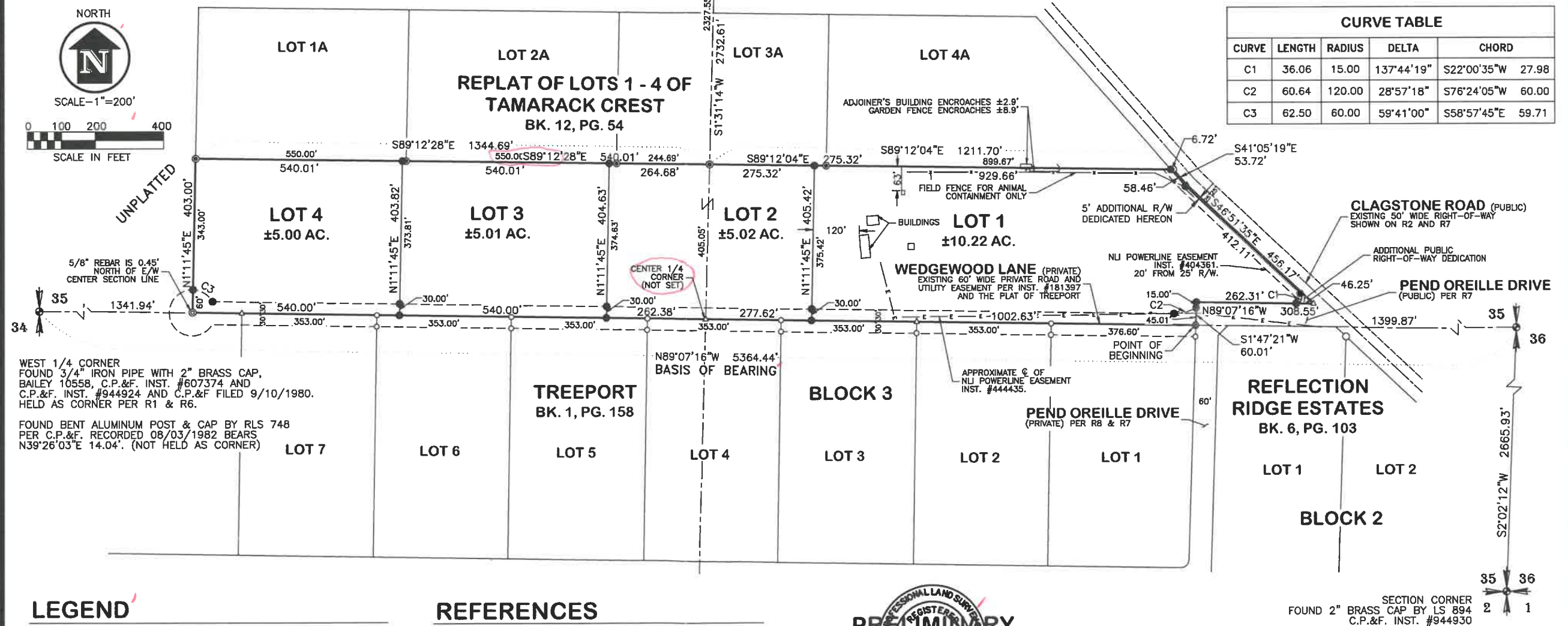
THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP54N04W354621A, AND TO DIVIDE IT INTO FOUR LOTS AS SHOWN. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS AND EXISTING SURVEY RECORDS. I FOUND NO RECORD OF THE RIGHT-OF-WAY OF CLAGSTONE ROAD. THE CENTERLINE IS DEFINED BY 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
- 9) 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



# 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°07'16"W 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.



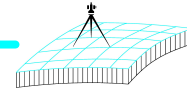
RUSSELL E. BADGLEY

PLS 12458

SECTION 35, TWP 54N, RNG 4W, B.M.	SHEET TITLE: <b>WEDGEWOOD ESTATES</b>	DATE: <b>10-31-25</b>
		SCALE: NONE
	<b>James A. Sewell and Associates, LLC</b>	DRAWN: REB
	<b>ENGINEERS - SURVEYORS - PLANNERS</b>	CHECKED: TDR
	<b>SANDPOINT, ID, 83864, (208)263-4160</b>	PROJ. NO.: 02589-25-001
		CAD FILE NO.: S-BALDWIN-MLD
		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 #	16342
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Bill To:

Sewell

Date
------

12/9/2025

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

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### COUNTY COMMISSIONERS' CERTIFICATE

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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:

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\_\_\_\_\_  
ROY BALDWIN

\_\_\_\_\_  
KAREN BALDWIN

### OWNERS' ACKNOWLEDGMENT

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

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

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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

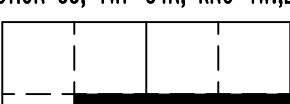

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### SURVEYOR'S CERTIFICATE

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.



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

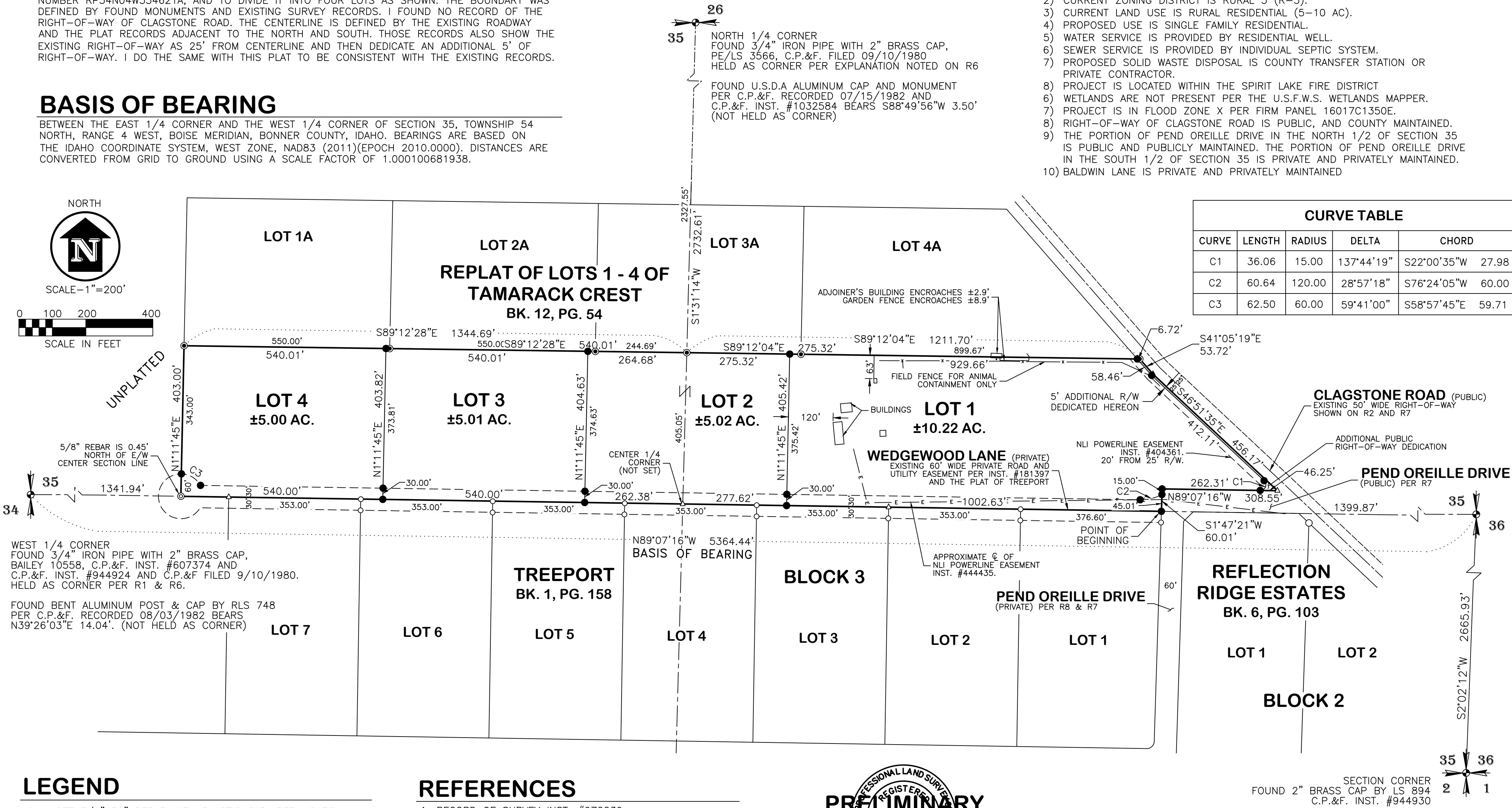
THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP54N04W354621A, AND TO DIVIDE IT INTO FOUR LOTS AS SHOWN. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS AND EXISTING SURVEY RECORDS. I FOUND NO RECORD OF THE RIGHT-OF-WAY OF CLAGSTONE ROAD. THE CENTERLINE IS DEFINED BY 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



## Wedgewood Estates – Closures

10-31-2025

### 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'