

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: Tom Wehrle

From: Kyle Snider, Planner

Date: March 10, 2026

Subject: Blue-line review for MLD0072-25: Replat of Lot 1, Block 1 of Pineview

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: **Steve Binall, PLS.**

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

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

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

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

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

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Blueline Review Routing Form

Plat Name: Replat of Lot 1, Block 1 of Pineview		File No: MLD007-25
Received by: Kyle Snider, Planner	Received from: Steve Binnall, GO Land Surveying	Date Received: 11/10/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	2/27/26	KS	Bonner County Planning Department
Comment	11/26/25	SM	Assessor's Office
X	11-19-25	MM	Bonner County Road & Bridge Department
X	11/20/20 25	MC	GIS Department
Letter	12-9-25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0072-25 **DATE OF REPORT:** 3/10/2026
APPLICANT: Tom Wehrle **PARCEL #:** RP036630010010A
SUBDIVISION NAME/LOTS: Replat of Lot 1, Block 1 of Pineview

SUMMARY OF PROPOSAL:

Divide one (1) 2.915-acre lot into two (2) 1.46-acre lots.

THE APPLICATION IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per BCRC 12-412 (Note 19): These lots will need to include the sanitary restriction lift and the plat will need to be signed by Panhandle Health District.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? 1-acre Suburban (S)
12-660 (D) (2) (f) Site area minimum: **Yes** Urban services: **Yes**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?: **No** 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: **Yes**
12-622 Submerged Lands: **N/A**

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: **Yes**

12-626.A Environmental Features: **Yes**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Suburban (S).
3. The proposed lots are accessed off Pinecrest Loop, a Bonner County owned and maintained public right-of-way.
4. The proposed lots are served by Syringa Heights Water District for water, individual septic for sewage, Avista for power, and West Side Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0714E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do contain mapped wetlands. (NWI)

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Planning Department

Bonner County Planning Department

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

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



Blueline Review Letter

March 10, 2026

Steve Binall
GO Land Surveying, PLLC
414 Euclid Ave.
Sandpoint, ID 83864

SUBJECT: MLD0072-25: Replat of Lot 1, Block 1 of Pineview

Dear Steve,

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 12/1/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0714E 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
 - Complete.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider
Planner



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

November 26, 2025

Bonner County Planning Dept
REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW
MLD0072-25
SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST

RP036630010010A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and the ownership shown on the plat and there are no obvious errors or omissions.

- This is a minor spelling error in the Surveyor's Certificate statement of purpose. "Divided" should be "Divide"

Please verify ownership 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

Thursday, November 20, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – PINEVIEW REPLAT OF LOT 1 BLOCK 1
(MLD0072-25) SECTION 20, TOWNSHIP 57N, RANGE 2W**

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

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>

REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW

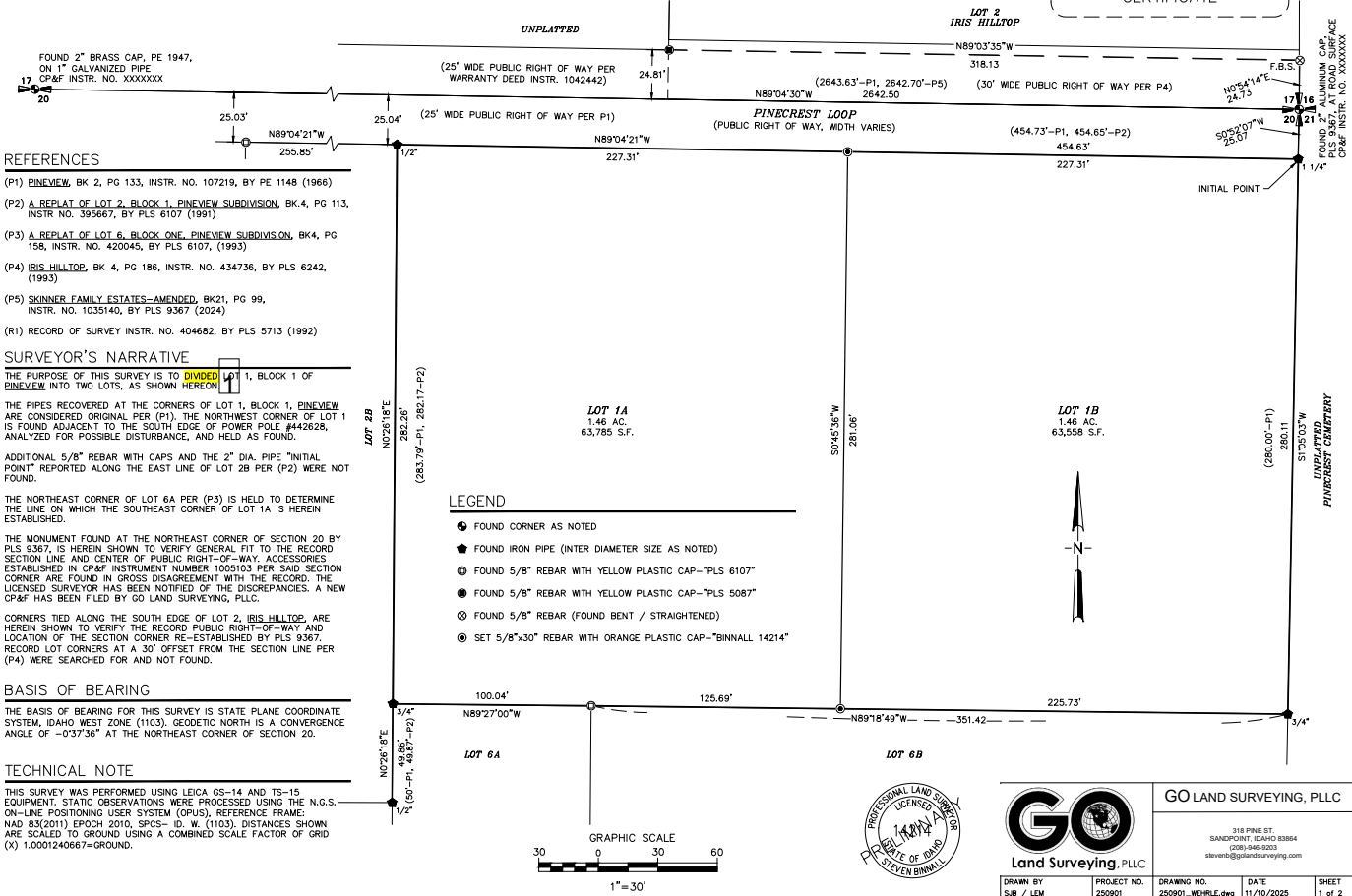
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

BOOK _____ OF PLATS, PAGE _____

INSTRUMENT NO. _____

RECORDER'S CERTIFICATE



REFERENCES

- (P1) PINEVIEW, BK 2, PG 133, INSTR. NO. 107219, BY PE 1148 (1966)
- (P2) A REPLAT OF LOT 2, BLOCK 1, PINEVIEW SUBDIVISION, BK.4, PG 113, INSTR. NO. 395667, BY PLS 6107 (1991)
- (P3) A REPLAT OF LOT 6, BLOCK ONE, PINEVIEW SUBDIVISION, BK4, PG 158, INSTR. NO. 420045, BY PLS 6107, (1993)
- (P4) IRIS HILLTOP, BK 4, PG 186, INSTR. NO. 434736, BY PLS 6242, (1993)
- (P5) SKINNER FAMILY ESTATES-AMENDED, BK21, PG 99, INSTR. NO. 1035140, BY PLS 9367 (2024)
- (R1) RECORD OF SURVEY INSTR. NO. 404682, BY PLS 5713 (1992)

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1, BLOCK 1 OF PINEVIEW INTO TWO LOTS, AS SHOWN HEREON.

THE PIPES RECOVERED AT THE CORNERS OF LOT 1, BLOCK 1, PINEVIEW ARE CONSIDERED ORIGINAL PER (P1). THE NORTHWEST CORNER OF LOT 1 IS FOUND ADJACENT TO THE SOUTH EDGE OF POWER POLE #442628, ANALYZED FOR POSSIBLE DISTURBANCE, AND HELD AS FOUND.

ADDITIONAL 5/8" REBAR WITH CAPS AND THE 2" DIA. PIPE "INITIAL POINT" REPORTED ALONG THE EAST LINE OF LOT 2B PER (P2) WERE NOT FOUND.

THE NORTHEAST CORNER OF LOT 6A PER (P3) IS HELD TO DETERMINE THE LINE ON WHICH THE SOUTHEAST CORNER OF LOT 1A IS HEREIN ESTABLISHED.

THE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 20 BY PLS 3367, IS HEREIN SHOWN TO VERIFY (GENERAL FIT) TO THE RECORD SECTION LINE AND CENTER OF PUBLIC RIGHT-OF-WAY. ACCESSORIES ESTABLISHED IN CP&F INSTRUMENT NUMBER 1005103 PER SAID SECTION CORNER ARE FOUND IN GROSS DISAGREEMENT WITH THE RECORD. THE LICENSED SURVEYOR HAS BEEN NOTIFIED OF THE DISCREPANCIES. A NEW CP&F HAS BEEN FILED BY GO LAND SURVEYING, PLLC.

CORNERS TIED ALONG THE SOUTH EDGE OF LOT 2, IRIS HILLTOP, ARE HEREIN SHOWN TO VERIFY THE RECORD PUBLIC RIGHT-OF-WAY AND LOCATION OF THE SECTION CORNER RE-ESTABLISHED BY PLS 9367. RECORD LOT CORNERS AT A 30' OFFSET FROM THE SECTION LINE PER (P4) WERE SEARCHED FOR AND NOT FOUND.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE COORDINATE SYSTEM, IDAHO WEST ZONE (1103). GEODETIC NORTH IS A CONVERGENCE ANGLE OF -0°37'36" AT THE NORTHEAST CORNER OF SECTION 20.

TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID, W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.0001240667+GROUND.




GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208) 846-9203
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 250901	DRAWING NO. 250901_WEIRLE.dwg	DATE 11/10/2025	SHEET 1 of 2
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Summary of comments: MLD0072-25 Blueline Plat.pdf

Page:1

 Number: 1 Author: Sean Morgan Date: 2025-11-26 09:20:08

sp. "DIVIDE"

REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT THOMAS L. WEHRLE AND NANCY L. WEHRLE, HUSBAND AND WIFE, ARE THE OWNERS OF LOT 1, BLOCK 1 OF PINEVIEW SUBDIVISION OF BONNER COUNTY, IDAHO, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 133, RECORDS OF BONNER COUNTY, IDAHO, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOWN AS REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW.

THOMAS L. WEHRLE _____ DATE _____

NANCY L. WEHRLE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS L. WEHRLE AND NANCY L. WEHRLE, 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO _____

RESIDING AT _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____ DAY OF _____, IN THE YEAR 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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

1

NOTES

1. WATER SERVICE WILL BE PROVIDED SYRINGA HEIGHTS WATER DISTRICT.
2. SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.
3. SOLID WASTE WILL BE DISPOSED OF AT THE LOCAL COUNTY APPROVED COLLECTION FACILITY, AND IS THE RESPONSIBILITY OF THE LOT OWNERS.
4. THE INTENDED LAND USE OF THE LOTS IS RESIDENTIAL.

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 _____, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER _____

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR THOMAS L. WEHRLE AND NANCY L. WEHRLE.

THIS ____ DAY OF _____, 2025, AT _____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER _____ DEPUTY CLERK _____

RECORDER'S
CERTIFICATE

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW 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 _____

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF THOMAS L. WEHRLE AND NANCY L. WEHRLE.

DATED THIS ____ DAY OF _____, 2025.

STEVEN J. BINNALL, _____



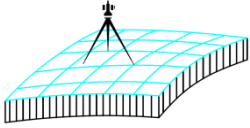
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DRAWN BY SJB / LEM	PROJECT NO. 250901	DRAWING NO. 250901_WEHRLE.dwg	DATE 11/10/2025	SHEET 2 of 2
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Sanitary restriction will need to be lifted and the plat signed by PHD.



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 9, 2025

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

Re: Plat Review – MLD0072-25 – Replat of Lot 1, Block 1 of Pineview

Dear Planning Dept.,

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

- 1) Address items marked in red.

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

Sincerely,

Tyson L.A. Glahe, PLS

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 #	16345
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Date

Bill To:

GO

12/9/2025

Project / Job #

25-001CL Review MLD0072-25 - Replat of Lo

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
MLD0072-25 - Replat of Lot 1, Block 1 of Pineview	



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%]

REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW

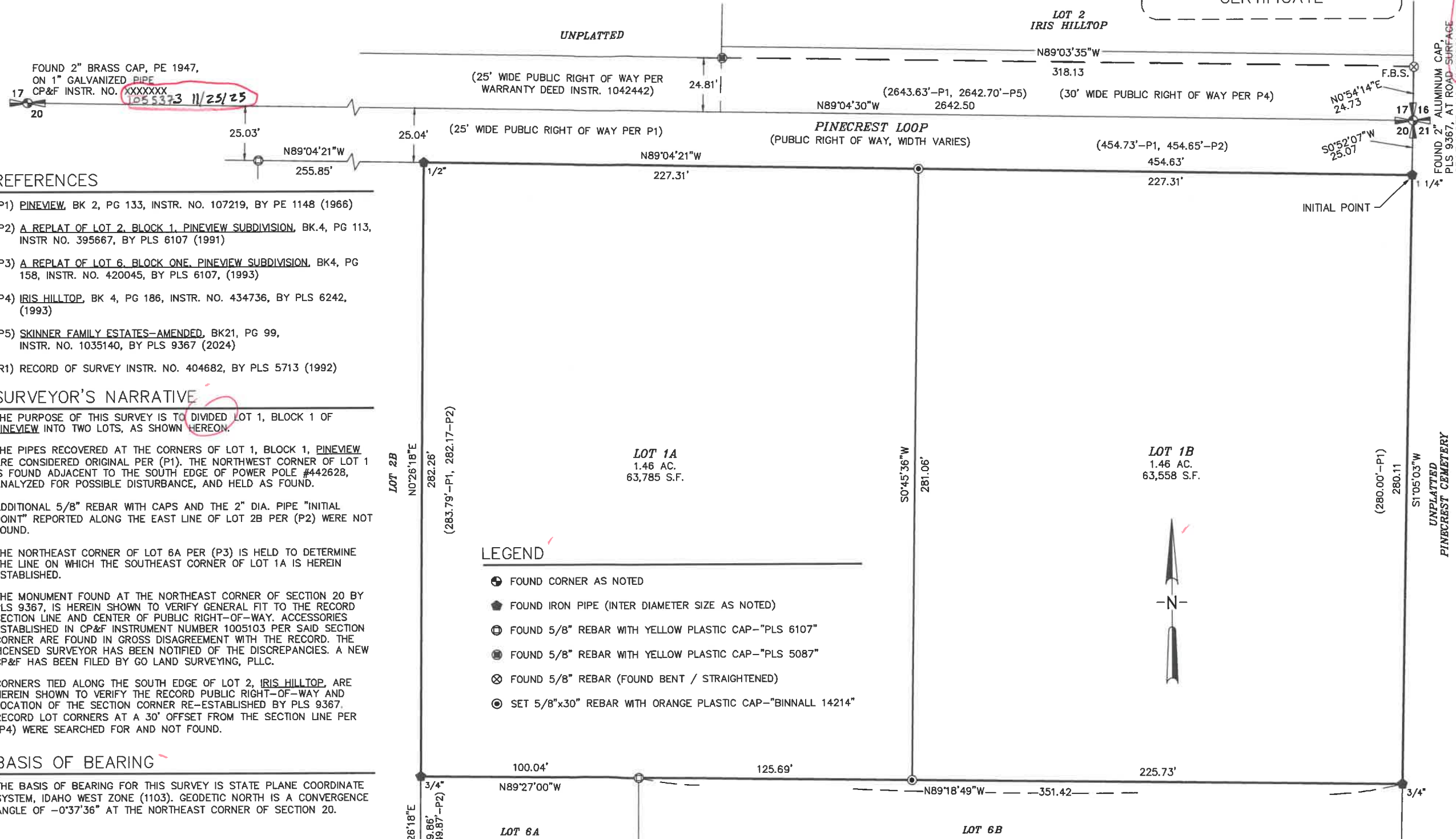
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

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TECHNICAL NOTE

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LEGEND

- FOUND CORNER AS NOTED
- ⊙ FOUND IRON PIPE (INTER DIAMETER SIZE AS NOTED)
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP-"PLS 6107"
- ⊖ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP-"PLS 5087"
- ⊗ FOUND 5/8" REBAR (FOUND BENT / STRAIGHTENED)
- ⊙ SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP-"BINNALL 14214"



GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 250901	DRAWING NO. 250901_WEHRLE.dwg	DATE 11/10/2025	SHEET 1 of 2
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REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

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THOMAS L. WEHRLE DATE

NANCY L. WEHRLE DATE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ___ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS L. WEHRLE AND NANCY L. WEHRLE, 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ___ DAY OF _____, IN THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEATH 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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

NOTES

1. WATER SERVICE WILL BE PROVIDED SYRINGA HEIGHTS WATER DISTRICT.
2. SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.
3. SOLID WASTE WILL BE DISPOSED OF AT THE LOCAL COUNTY APPROVED COLLECTION FACILITY, AND IS THE RESPONSIBILITY OF THE LOT OWNERS.
4. THE INTENDED LAND USE OF THE LOTS IS RESIDENTIAL.

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 _____, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR THOMAS L. WEHRLE AND NANCY L. WEHRLE.

THIS ___ DAY OF _____, 2025, AT _____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER

DEPUTY CLERK

RECORDER'S
CERTIFICATE

COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW 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

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF THOMAS L. WEHRLE AND NANCY L. WEHRLE.

DATED THIS ___ DAY OF _____, 2025.

STEVEN J. BINNALL



GO LAND SURVEYING, PLLC

318 PINE ST.
SANDPOINT, IDAHO 83864
(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 250901	DRAWING NO. 250901_WEHRLE.dwg	DATE 11/10/2025	SHEET 2 of 2
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Lot Closure Report - Lot : LOT 1

=====

file- C:\Users\laure\Dropbox\GO
Projects\250901_Wehrle\04-Drawing\250901_WEHRLE.msj\lc_LOT 1.txt
Friday, November 7, 2025, 3:40:12p.m.

Starting location (North, East) = (2412270.070, 2420245.220)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	S1°05'03"W	280.110	No	2411990.010	
2420239.920						
2	Line	N89°18'49"W	351.420	No	2411994.220	
2419888.525						
3	Line	N89°27'00"W	100.040	No	2411995.180	
2419788.490						
4	Line	N0°26'18"E	282.260	No	2412277.432	
2419790.649						
5	Line	S89°04'21"E	454.630	Yes	2412270.073	
2420245.220						

Ending location (North, East) = (2412270.073, 2420245.220)

Total Distance : 1468.460
Total Traverse Stations : 6
Misclosure Direction : S7°34'52"E (from ending location to starting location)
Misclosure Distance : 0.003
Error of Closure : 1:517856.3
Frontage : 454.630
Frontage/Perimeter : 31.0 percent
AREA : 127345.879 sq. ft. (straight segment added to close
traverse)
= 2.923459 Acres

Lot Closure Report - Lot : LOT 1A

=====

file- C:\Users\laure\Dropbox\GO
 Projects\250901_Wehrle\04-Drawing\250901_WEHRLE.msx\lc_LOT 1A.txt
 Friday, November 7, 2025, 3:36:21p.m.

Starting location (North, East) = (2411995.210, 2419788.551)

(In the table below, the Length of Curves refers to the chord length.
 and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	N0°26'18"E	282.260	No	2412277.462	
2419790.711						
2	Line	S89°04'21"E	227.310	Yes	2412273.782	
2420017.991						
3	Line	S0°45'36"W	281.060	No	2411992.747	
2420014.263						
4	Line	N89°18'49"W	125.690	No	2411994.253	
2419888.582						
5	Line	N89°27'00"W	100.040	No	2411995.213	
2419788.547						

Ending location (North, East) = (2411995.213, 2419788.547)

Total Distance : 1016.360
 Total Traverse Stations : 6
 Misclosure Direction : S58°26'11"E (from ending location to starting location)
 Misclosure Distance : 0.006
 Error of Closure : 1:180547.5
 Frontage : 227.310
 Frontage/Perimeter : 22.4 percent
 AREA : 63784.847 sq. ft. (straight segment added to close
 traverse)
 = 1.464299 Acres

Lot Closure Report - Lot : LOT 1B

=====

file- C:\Users\laure\Dropbox\GO
Projects\250901_Wehrle\04-Drawing\250901_WEHRLE.msj\lc_LOT 1B.txt
Friday, November 7, 2025, 3:37:11p.m.

Starting location (North, East) = (2412270.070, 2420245.220)

(In the table below, the Length of Curves refers to the chord length.
and the Bearing of Curves refers to the chord bearing.)

Leg	Segment	Bearing	Length	Front	End_Northing	End_Easting
---	-----	-----	-----	-----	-----	-----
1	Line	S1°05'03"W	280.110	No	2411990.010	
2420239.920						
2	Line	N89°18'49"W	225.730	No	2411992.714	
2420014.206						
3	Line	N0°45'36"E	281.060	No	2412273.750	
2420017.934						
4	Line	S89°04'21"E	227.310	Yes	2412270.070	
2420245.214						

Ending location (North, East) = (2412270.070, 2420245.214)

Total Distance : 1014.210
Total Traverse Stations : 5
Misclosure Direction : S89°43'55"E (from ending location to starting location)
Misclosure Distance : 0.006
Error of Closure : 1:181877.4
Frontage : 227.310
Frontage/Perimeter : 22.4 percent
AREA : 63558.367 sq. ft. (straight segment added to close
traverse)
= 1.459099 Acres

REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW

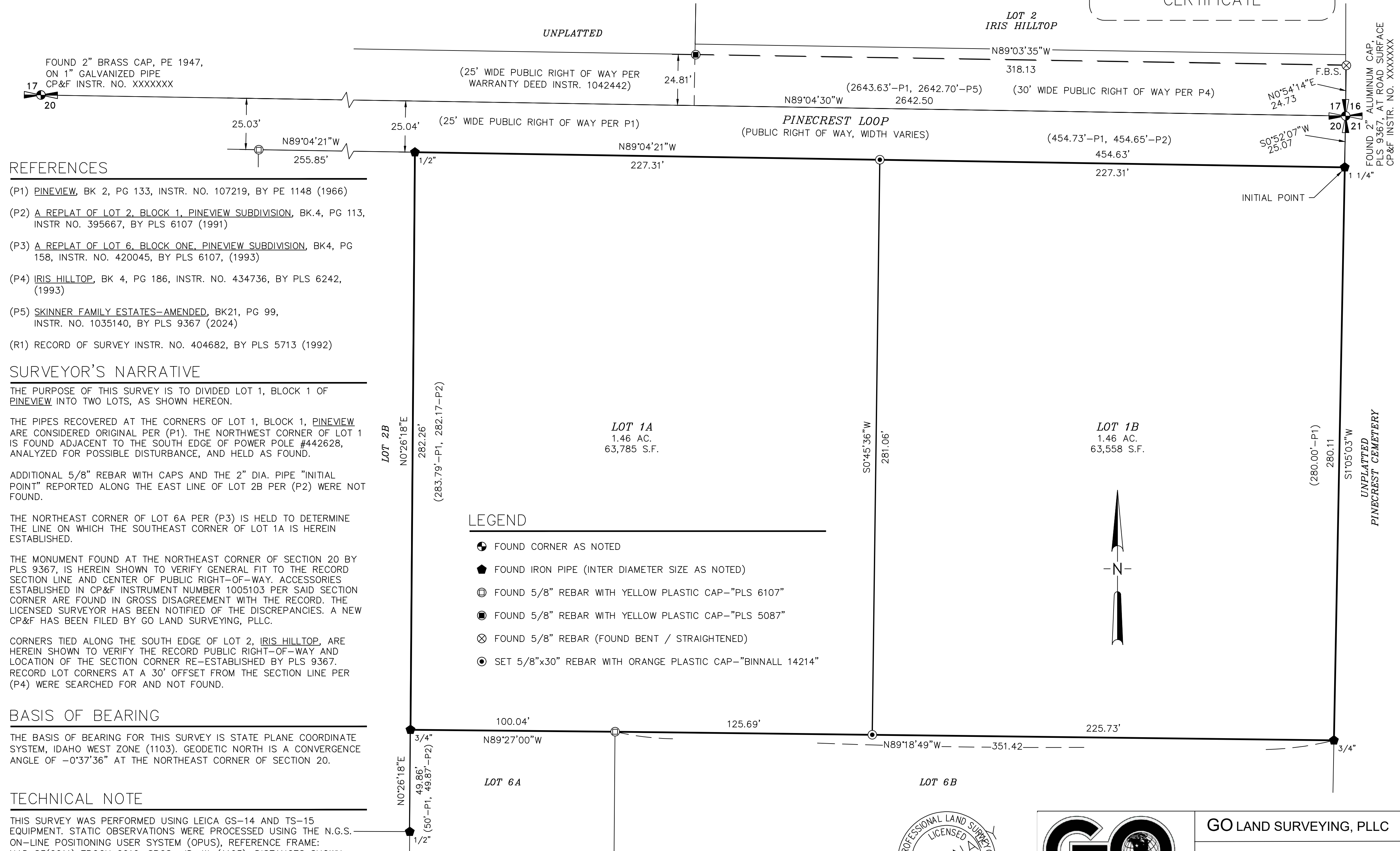
RECORDER'S CERTIFICATE

BOOK _____ OF PLATS, PAGE _____

INSTRUMENT NO. _____

RECORDER'S
CERTIFICATE

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



REFERENCES

- (P1) PINEVIEW, BK 2, PG 133, INSTR. NO. 107219, BY PE 1148 (1966)
- (P2) A REPLAT OF LOT 2, BLOCK 1, PINEVIEW SUBDIVISION, BK.4, PG 113, INSTR. NO. 395667, BY PLS 6107 (1991)
- (P3) A REPLAT OF LOT 6, BLOCK ONE, PINEVIEW SUBDIVISION, BK4, PG 158, INSTR. NO. 420045, BY PLS 6107, (1993)
- (P4) IRIS HILLTOP, BK 4, PG 186, INSTR. NO. 434736, BY PLS 6242, (1993)
- (P5) SKINNER FAMILY ESTATES-AMENDED, BK21, PG 99, INSTR. NO. 1035140, BY PLS 9367 (2024)
- (R1) RECORD OF SURVEY INSTR. NO. 404682, BY PLS 5713 (1992)

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDED LOT 1, BLOCK 1 OF PINEVIEW INTO TWO LOTS, AS SHOWN HEREON.

THE PIPES RECOVERED AT THE CORNERS OF LOT 1, BLOCK 1, PINEVIEW ARE CONSIDERED ORIGINAL PER (P1). THE NORTHWEST CORNER OF LOT 1 IS FOUND ADJACENT TO THE SOUTH EDGE OF POWER POLE #442628, ANALYZED FOR POSSIBLE DISTURBANCE, AND HELD AS FOUND.

ADDITIONAL 5/8" REBAR WITH CAPS AND THE 2" DIA. PIPE "INITIAL POINT" REPORTED ALONG THE EAST LINE OF LOT 2B PER (P2) WERE NOT FOUND.

THE NORTHEAST CORNER OF LOT 6A PER (P3) IS HELD TO DETERMINE THE LINE ON WHICH THE SOUTHEAST CORNER OF LOT 1A IS HEREIN ESTABLISHED.

THE MONUMENT FOUND AT THE NORTHEAST CORNER OF SECTION 20 BY PLS 9367, IS HEREIN SHOWN TO VERIFY GENERAL FIT TO THE RECORD SECTION LINE AND CENTER OF PUBLIC RIGHT-OF-WAY. ACCESSORIES ESTABLISHED IN CP&F INSTRUMENT NUMBER 1005103 PER SAID SECTION CORNER ARE FOUND IN GROSS DISAGREEMENT WITH THE RECORD. THE LICENSED SURVEYOR HAS BEEN NOTIFIED OF THE DISCREPANCIES. A NEW CP&F HAS BEEN FILED BY GO LAND SURVEYING, PLLC.

CORNERS TIED ALONG THE SOUTH EDGE OF LOT 2, IRIS HILLTOP, ARE HEREIN SHOWN TO VERIFY THE RECORD PUBLIC RIGHT-OF-WAY AND LOCATION OF THE SECTION CORNER RE-ESTABLISHED BY PLS 9367. RECORD LOT CORNERS AT A 30' OFFSET FROM THE SECTION LINE PER (P4) WERE SEARCHED FOR AND NOT FOUND.

BASIS OF BEARING

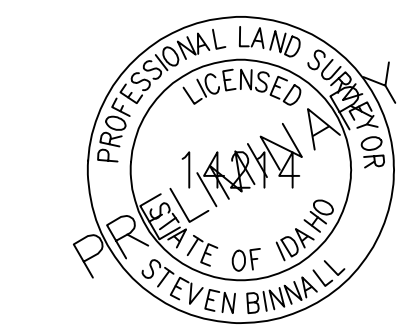
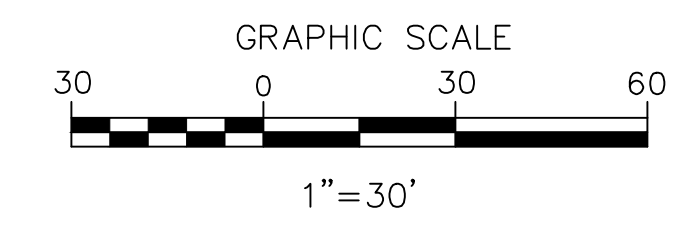
THE BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE COORDINATE SYSTEM, IDAHO WEST ZONE (1103). GEODETIC NORTH IS A CONVERGENCE ANGLE OF -0°37'36" AT THE NORTHEAST CORNER OF SECTION 20.

TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.0001240667=GROUND.

LEGEND

- FOUND CORNER AS NOTED
- ◆ FOUND IRON PIPE (INTER DIAMETER SIZE AS NOTED)
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP-"PLS 6107"
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP-"PLS 5087"
- ⊗ FOUND 5/8" REBAR (FOUND BENT / STRAIGHTENED)
- ⦿ SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP-"BINNALL 14214"



GO LAND SURVEYING, PLLC

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DRAWN BY SJB / LEM	PROJECT NO. 250901	DRAWING NO. 250901_WEHRLE.dwg	DATE 11/10/2025	SHEET 1 of 2
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REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT THOMAS L. WEHRLE AND NANCY L. WEHRLE, HUSBAND AND WIFE, ARE THE OWNERS OF LOT 1, BLOCK 1 OF PINEVIEW SUBDIVISION OF BONNER COUNTY, IDAHO, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 2 OF PLATS, PAGE 133, RECORDS OF BONNER COUNTY, IDAHO, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOWN AS REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW.

THOMAS L. WEHRLE DATE

NANCY L. WEHRLE DATE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ___ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS L. WEHRLE AND NANCY L. WEHRLE, 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ___ DAY OF _____, IN THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEATH 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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

NOTES

1. WATER SERVICE WILL BE PROVIDED SYRINGA HEIGHTS WATER DISTRICT.
2. SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.
3. SOLID WASTE WILL BE DISPOSED OF AT THE LOCAL COUNTY APPROVED COLLECTION FACILITY, AND IS THE RESPONSIBILITY OF THE LOT OWNERS.
4. THE INTENDED LAND USE OF THE LOTS IS RESIDENTIAL.

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 _____, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR THOMAS L. WEHRLE AND NANCY L. WEHRLE.

THIS ___ DAY OF _____, 2025, AT _____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____.

FEE: \$ _____.

BONNER COUNTY RECORDER DEPUTY CLERK



COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT OF LOT 1, BLOCK 1 OF PINEVIEW 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.

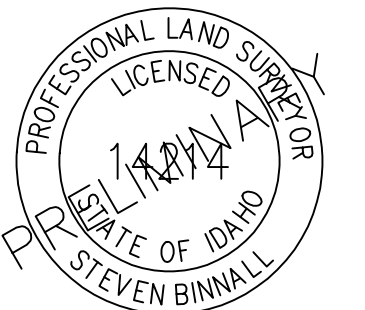
BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF THOMAS L. WEHRLE AND NANCY L. WEHRLE.

DATED THIS ___ DAY OF _____, 2025.

STEVEN J. BINNALL,



GO LAND SURVEYING, PLLC

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DRAWN BY SJB / LEM	PROJECT NO. 250901	DRAWING NO. 250901_WEHRLE.dwg	DATE 11/10/2025	SHEET 2 of 2
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