



BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0054-22

RECEIVED:

R E C E I V E D
MAY 24 2022
BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Wild Goos Terrace

APPLICANT INFORMATION:

Landowner's name: Sean & Laura Hammond

Mailing address: [REDACTED]

City: Priest River

State: ID

Zip code: 83856

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm

Company name: Whiskey Rock Planning + Consulting

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9944

Fax: [REDACTED]

E-mail: jeremy@whiskeyrockplanning.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax: [REDACTED]

E-mail:

PARCEL INFORMATION:

Section #: 1

Township: 55N

Range: 4W

Parcel acreage: 4.39 Acres

Parcel # (s): RP55N04W010002A

Legal description: 1-55N-4W E2NE OF GOV LOT 1 LESS WILLOW BAY RD ROW 50% INT EACH

Current zoning: Recreation

Current use: Vacant

What zoning districts border the project site? Recreation

North: Recreation

East: Rural-5

South: Recreation

West: Recreation

Comprehensive plan designation: Resort Community

Uses of the surrounding land (describe lot sizes, structures, uses):

North: Undeveloped +/- 4 acre river front lot

South: Vacant 3.56 acre lot

East: Single Family Residential 2.63 acre lot

West: Single Family Residential 5 acre lot

Within Area of City Impact: Yes: No: If yes, which city?:

Detailed Directions to Site: U.S. 2/200 to Priest River. South on Wisconsin St. and east onto Dufort Road. Willow Bay Road on left after intersection with Vay Road.

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A

This application is for : 4 lot MLD. Min 1 acre each.

Proposed lots:

Depth to Width Ratio (D:W)

Lot #1	Proposed acreage: 1.10	328' Deep by 146' Wide Ratio 2.24
Lot #2	Proposed acreage: 1.03	326' Deep by 157' Wide Ratio 2.07
Lot #3	Proposed acreage: 1.22	336' Deep by 157' Wide Ratio 2.14
Lot #4	Proposed acreage: 1.12	335' Deep by 146' Wide Ratio 2.29
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: The proposal request is to break the existing 4.394 acre parcel into 4 lots.

Lots would front and be accessed from Will Bay Road by driveways.

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

The site is a sloping bench (south to north) less than 4% grade.

Water courses (lakes, streams, rivers & other bodies of water):

There are no water courses or other water features on the property.

Springs & wells: There are no springs or wells on the property. The owner plans on installing one or more wells in the future.

Existing structures (size & use): The parcel is vacant.

Land cover (timber, pastures, etc): 2nd growth scrub pine.

Are wetlands present on site? Yes No

Source of information: National Wetland Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP:

Other pertinent information (attach additional pages if needed): N/A

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

Public Road Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Willow Bay Road, Public. Gravel. +/- 25' width.

Combination of Public Road/Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

See attached Alta Title Report

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System – List type & proposed ownership:

Individual system – List type: To be installed with PHD approval/permitting.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

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

Yes No

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System – List type & proposed ownership: _____

Individual well Owners will drill one or more wells prior to BLP application.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

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

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

Owner's Representative signature: jonathan grimm Date: 5.23.22
Whiskey Rock Planning + Consulting

Date: _____



BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0054-22

RECEIVED:

R E C E I V E D
MAY 24 2022
BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Wild Goos Terrace

APPLICANT INFORMATION:

Landowner's name: Sean & Laura Hammond

Mailing address: [REDACTED]

City: Priest River

State: ID

Zip code: 83856

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm

Company name: Whiskey Rock Planning + Consulting

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9944

Fax: [REDACTED]

E-mail: jeremy@whiskeyrockplanning.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax: [REDACTED]

E-mail:

PARCEL INFORMATION:

Section #: 1

Township: 55N

Range: 4W

Parcel acreage: 4.39 Acres

Parcel # (s): RP55N04W010002A

Legal description: 1-55N-4W E2NE OF GOV LOT 1 LESS WILLOW BAY RD ROW 50% INT EACH

Current zoning: Recreation

Current use: Vacant

What zoning districts border the project site? Recreation

North: Recreation

East: Rural-5

South: Recreation

West: Recreation

Comprehensive plan designation: Resort Community

Uses of the surrounding land (describe lot sizes, structures, uses):

North: Undeveloped +/- 4 acre river front lot

South: Vacant 3.56 acre lot

East: Single Family Residential 2.63 acre lot

West: Single Family Residential 5 acre lot

Within Area of City Impact: Yes: No: If yes, which city?:

Detailed Directions to Site: U.S. 2/200 to Priest River. South on Wisconsin St. and east onto Dufort Road. Willow Bay Road on left after intersection with Vay Road.

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A

This application is for : 4 lot MLD. Min 1 acre each.

Proposed lots:

Depth to Width Ratio (D:W)

Lot #1	Proposed acreage: 1.10	328' Deep by 146' Wide Ratio 2.24
Lot #2	Proposed acreage: 1.03	326' Deep by 157' Wide Ratio 2.07
Lot #3	Proposed acreage: 1.22	336' Deep by 157' Wide Ratio 2.14
Lot #4	Proposed acreage: 1.12	335' Deep by 146' Wide Ratio 2.29
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: The proposal request is to break the existing 4.394 acre parcel into 4 lots.

Lots would front and be accessed from Will Bay Road by driveways.

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

The site is a sloping bench (south to north) less than 4% grade.

Water courses (lakes, streams, rivers & other bodies of water):

There are no water courses or other water features on the property.

Springs & wells: There are no springs or wells on the property. The owner plans on installing one or more wells in the future.

Existing structures (size & use): The parcel is vacant.

Land cover (timber, pastures, etc): 2nd growth scrub pine.

Are wetlands present on site? Yes No

Source of information: National Wetland Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP:

Other pertinent information (attach additional pages if needed): N/A

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

Public Road Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Willow Bay Road, Public. Gravel. +/- 25' width.

Combination of Public Road/Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing:

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

See attached Alta Title Report

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System – List type & proposed ownership:

Individual system – List type: To be installed with PHD approval/permitting.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

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

Yes No

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System – List type & proposed ownership: _____

Individual well Owners will drill one or more wells prior to BLP application.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

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

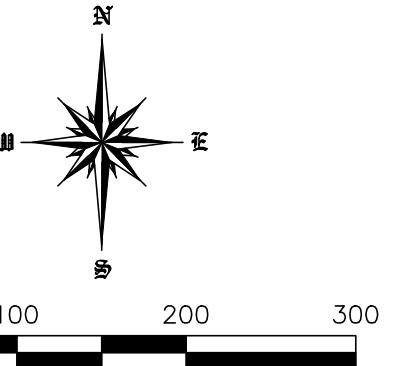
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Owner's Representative signature: jonathan grimm Date: 5.23.22
Whiskey Rock Planning + Consulting

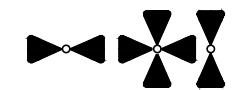
Date: _____

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PREVIOUSLY SET PLS 14879
- FOUND REBAR AND CAP, PLS 5087
- FOUND REBAR AND CAP, PLS 974
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 926127, 8/14/2018.
- (P1) PLAT OF STEELE'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 968131, RECORDS OF BONNER CO., ID.
- (P2) PLAT OF RIVERFJORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
- (P3) PLAT OF THE CROSSING, BK. 8 OF PLATS, PG. 124, INST. NO. 721139, RECORDS OF BONNER CO., ID.
- (P4) PLAT OF WILLOW BAY VIEW LOTS, BK. 5 OF PLATS, PG. 69, INST. NO. 466917, RECORDS OF BONNER CO., ID.

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000933290. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1,2,3 AND 4.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP
16017C0895E EFFECTIVE 11/18/2009



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDA
	1	55 N	4 W		OREGON WASHINGTON

WILD GOOSE TERRACE

*GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474*

Scale:	1"=100'	
Checked By: TLAG	Drawn By: KJ/TRP	
Date: 5/10/2022	Sheet: 1 of 2	

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSBAND AND WIFE AND MACIAS INVESTMENT PROPERTIES L.L.C., A LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "SUBDIVISION NAME" BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1, NORTH 88°26'37" W, 334.50 FEET TO THE NORTHEAST CORNER OF THE PLAT OF STEELE'S HOMESTEAD AS RECORDED IN BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 1, SOUTH 88°26'37" E, 146.39 FEET TO A POINT ON THE RIGHT-OF-WAY OF WILLOW BAY ROAD AS RECORDED IN RECORD OF SURVEY INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 58°37'30" E, 177.89 FEET;
- 2) SOUTH 00°48'20" W, 135.15 FEET;
- 3) SOUTH 88°29'24" E, 5.00 FEET;
- (4) SOUTH 00°48'23" W, 437.63 FEET TO THE NORTHEAST CORNER OF TRACT E OF THE CROSSING, AS RECORDED IN BOOK 8 OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID RIGHT OF WAY OF WILLOW BAY ROAD AND ALONG THE NORTH LINE OF SAID TRACT E, NORTH 88°44'38" W, 234.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT E AND THE NORTHEAST CORNER OF BLOCK 8 OF THE CROSSING;

THENCE ALONG SAID NORTH LINE OF BLOCK 8, NORTH 87°19'24" W, 69.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF STEELE'S HOMESTEAD;

THENCE LEAVING SAID NORTH LINE OF BLOCK 8 OF THE CROSSING AND ALONG THE EAST LINE OF LOT 3 OF STEELE'S HOMESTEAD, NORTH 00°45'45" E, 661.13 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SAID SECTION 1, BEGINNING AT THE NORTHEAST SECTION CORNER OF SECTION 1:

THENCE SOUTH 00°48'20" W, 39.05 FEET;
THENCE NORTH 58°37'30" W, 78.52 FEET;
THENCE SOUTH 88°26'37" E, 67.62 FEET;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SEAN HAMMOND _____ DATE _____

DATE _____

LAURA HAMMOND _____ DATE _____

DATE _____

ACKNOWLEDGMENT

MACIAS INVESTMENT PROPERTIES L.L.C.
STATE OF _____, MANAGING MEMBER
COUNTY OF _____

DATE

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NAME, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF MACIAS INVESTMENT PROPERTIES L.L.C. WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID L.L.C.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 22445278, DATED FEBRUARY 17, 2022.

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING AS RESERVED BY HUMBIRD LUMBER CO. IN DEED RECORDED AUGUST 13, 1948 AS INST. NO. 28560, BOOK 78 OF DEEDS AT PAGE 113, RECORDS OF BONNER COUNTY, IDAHO.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY ON WARRANTY DEED RECORDED AUGUST 24, 1979 AS INST. NO. 218539, RECORDS OF BONNER COUNTY, IDAHO. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, ZONING REGULATIONS AND A CONDITION AND COVENANT THAT NO PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF GOV'T LOT 1 IS TO BE USED FOR TREATMENT OR DISPOSAL OF SEWAGE.
3. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON A RECORD OF SURVEY RECORDED AUGUST 14, 2018 AS INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO.
4. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON THE PLAT OF STEELE'S HOMESTEAD RECORDED OCTOBER 20, 2020 AS INST. NO. 968131, BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO. EXCEPTION IS FOR LOCATION OF MONUMENTS ONLY.

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 5, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE _____



1/4	Section	Township	Range	MONTANA	IDAHO
1	55	4	W	OREGON	WASHINGTON
PROJECT #: 22-036 HAMMOND WILLOW BAY	DRAWING NAME: 22-036 HAMMOND MLD				

PLACE RECORDING
LABEL HERE

WILD GOOSE TERRACE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: N/A
Checked By: TLAG Drawn By: TRP
Plot Date: 4/15/2022 Sheet: 2 of 2

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SUBDIVISION NAME" AND CHECKED THE REPLAT 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 _____, 2022.

BONNER COUNTY SURVEYOR _____

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PANHANDLE HEALTH DISTRICT

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY XX

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF _____,
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE

Lot 1

Polyline Report

Tue May 10 12:01:22 2022

Northing Easting Bearing Distance

2364738.219 2379026.729

S 88°26'37" E 146.390

2364734.243 2379173.064

S 00°45'45" W 326.765

2364407.507 2379168.715

N 89°18'54" W 146.375

2364409.257 2379022.350

N 00°45'45" E 328.992

2364738.219 2379026.729

Closure Error Distance> 0.00000

Total Distance> 948.521

Polyline Area: 47993 sq ft, 1.10 acres

Lot 2

Polyline Report Tue May 10 12:01:36 2022

Northing Easting Bearing Distance

2364418.329 2379306.739

S 89°18'54" E 157.920

2364416.441 2379464.648

N 00°48'23" E 100.748

2364517.179 2379466.066

N 88°29'24" W 5.000

2364517.311 2379461.068

N 00°48'20" E 135.150

2364652.448 2379462.968

N 58°37'30" W 177.892

2364745.065 2379311.088

S 00°45'45" W 326.765

2364418.329 2379306.739

Closure Error Distance > 0.00000

Total Distance > 903.475

Polyline Area: 43560 sq ft, 1.00 acres

Lot 2 – Triangle

Polyline Report

Tue May 10 11:36:24 2022

Northing Easting Bearing Distance

2364700.348 2379547.651

 N 00°48'20" E 39.050

2364739.394 2379548.200

 N 88°26'37" W 67.615

2364741.230 2379480.609

 S 58°37'30" E 78.524

2364700.348 2379547.651

Closure Error Distance> 0.00000

Total Distance> 185.189

Polyline Area: 1320 sq ft, 0.03 acres

Lot 3

Polyline Report

Tue May 10 12:01:50 2022

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364026.233 2379302.277

S 88°44'38" E 157.667

2364022.777 2379459.906

N 00°48'23" E 336.886

2364359.629 2379464.648

N 89°18'54" W 157.920

2364361.517 2379306.739

S 00°45'45" W 335.314

2364026.233 2379302.277

Closure Error Distance> 0.00000

Total Distance> 987.787

Polyline Area: 53033 sq ft, 1.22 acres

Lot 4

Polyline Report

Tue May 10 12:02:00 2022

Northing Easting Bearing Distance

2364365.972 2379019.645

S 89°18'54" E 146.375

2364364.223 2379166.010

S 00°45'45" W 335.314

2364028.939 2379161.547

N 88°44'38" W 77.120

2364030.629 2379084.446

N 87°19'24" W 69.296

2364033.866 2379015.225

N 00°45'45" E 332.136

2364365.972 2379019.645

Closure Error Distance> 0.00000

Total Distance> 960.242

Polyline Area: 48915 sq ft, 1.12 acres

Parent Parcel

Boundary Report

Tue May 10 11:32:51 2022

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364025.669 2379760.217

N 00°45'45" E 661.128

2364686.738 2379769.015

S 88°26'37" E 146.390

2364682.762 2379915.351

S 58°37'30" E 177.892

2364590.145 2380067.231

S 00°48'20" W 135.150

2364455.008 2380065.331

S 88°29'24" E 5.000

2364454.876 2380070.329

S 00°48'23" W 437.634

2364017.286 2380064.169

N 88°44'38" W 234.787

2364022.433 2379829.438

N 87°19'24" W 69.296

2364025.669 2379760.217

Closure Error Distance> 0.00000

Total Distance> 1867.277

Polyline Area: 193502 sq ft, 4.44 acres

INVOICE (INV-00008409)
FOR BONNER COUNTY PLANNING DEPARTMENT

BILLING CONTACT

Jeremy Grimm
Whiskey Rock Planning + Consulting
614 Creekside Ln
Sandpoint, Id 83864



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00008409	07/19/2022	07/19/2022	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
MLD0054-22	Final Plat: County Surveyor's fee	\$308.14
190 Graham Ave Priest River, ID 83856	SUB TOTAL	\$308.14

REMITTANCE INFORMATION	TOTAL	\$308.14
Bonner County Planning Department 1500 Highway 2, Suite 208 Sandpoint, Idaho 83864		

INVOICE (INV-00007864)
FOR BONNER COUNTY PLANNING DEPARTMENT

BILLING CONTACT

Jeremy Grimm
Whiskey Rock Planning + Consulting
218 Cedar St, 208
Sandpoint, Id 83864



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00007864	05/24/2022	05/24/2022	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
MLD0054-22	GIS Review Fee \$40	\$40.00
	Minor Land Division, 1-4 Lots, base fee	\$450.00
	Minor Land Division, 1-4 Lots, per lot fee	\$100.00
	Technology Fee	\$25.00
190 Graham Ave Priest River, ID 83856	SUB TOTAL	\$615.00

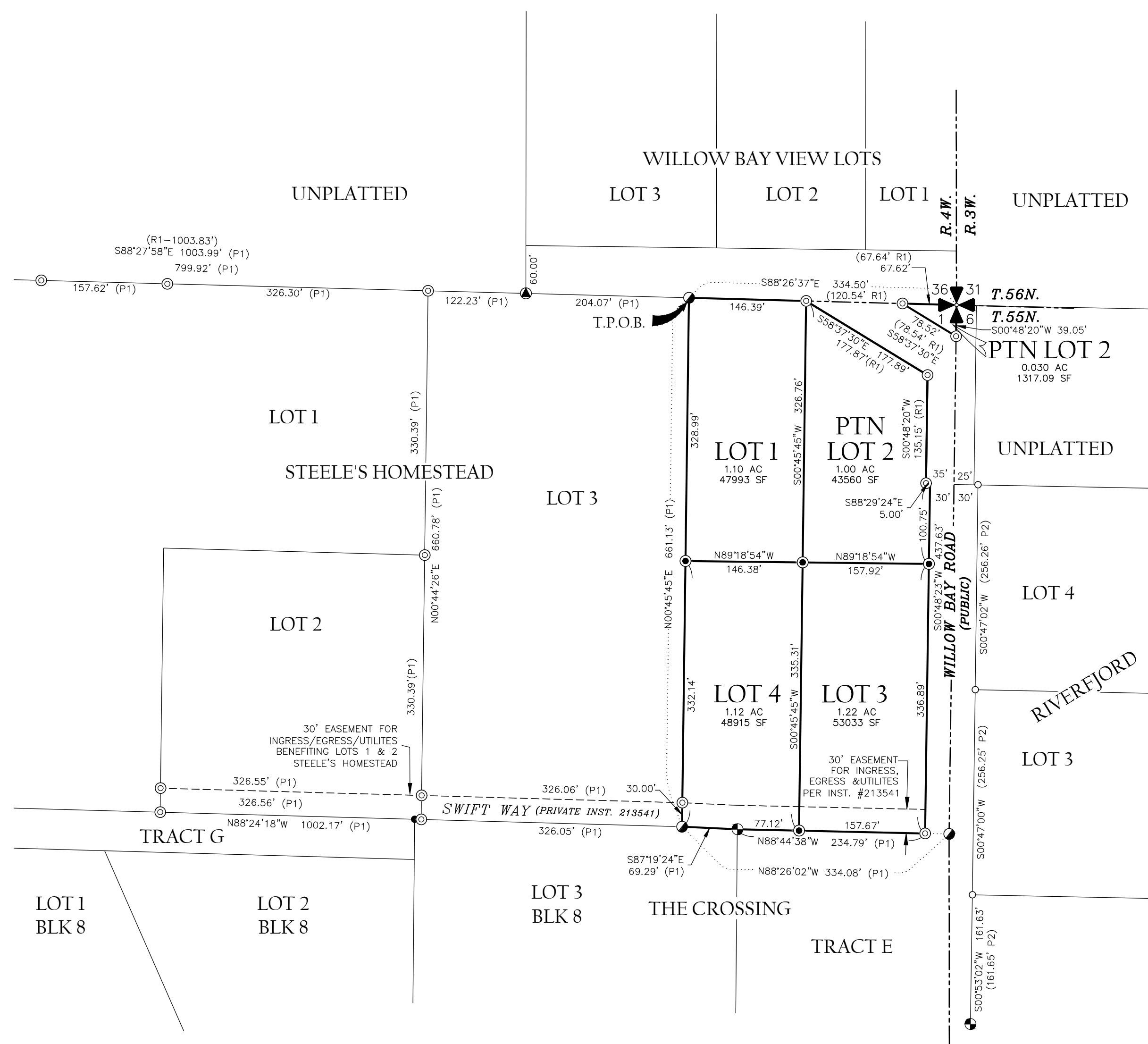
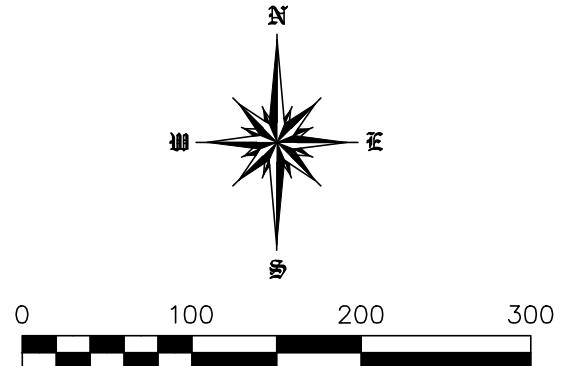
REMITTANCE INFORMATION

Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, Idaho 83864

TOTAL \$615.00

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" x 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PREVIOUSLY SET PLS 14879
- FOUND REBAR AND CAP, PLS 5087
- FOUND REBAR AND CAP, PLS 974
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 926127, 8/14/2018.
- (P1) PLAT OF STEELE'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 968131, RECORDS OF BONNER CO., ID.
- (P2) PLAT OF RIVERFJORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
- (P3) PLAT OF THE CROSSING, BK. 8 OF PLATS, PG. 124, INST. NO. 721139, RECORDS OF BONNER CO., ID.
- (P4) PLAT OF WILLOW BAY VIEW LOTS, BK. 5 OF PLATS, PG. 69, INST. NO. 466917, RECORDS OF BONNER CO., ID.

METHOD OF SURVEY

THE SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) – US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000933290. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

PLACE RECORDING
LABEL HERE

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1,2,3 AND 4.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP 16017C0895E, EFFECTIVE 11/18/2009.



1/4	SECTION	TOWNSHIP	RANGE
████████	1	55 N	4 W

PROJECT #: 22-036 HAMMOND WILLOW BAY
DRAWING NAME: 22-036 HAMMOND MLD

WILD GOOSE TERRACE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'
Checked By: TLAG Drawn By: KJ/TRP
Date: 5/10/2022 Sheet: 1 of 2

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSBAND AND WIFE AND MACIAS INVESTMENT PROPERTIES L.L.C., A LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "SUBDIVISION NAME" BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1, NORTH 88°26'37" W, 334.50 FEET TO THE NORTHEAST CORNER OF THE PLAT OF STEELE'S HOMESTEAD AS RECORDED IN BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 1, SOUTH 88°26'37" E, 146.39 FEET TO A POINT ON THE RIGHT-OF-WAY OF WILLOW BAY ROAD AS RECORDED IN RECORD OF SURVEY INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 58°37'30" E, 177.89 FEET;
- 2) SOUTH 00°48'20" W, 135.15 FEET;
- 3) SOUTH 88°29'24" E, 5.00 FEET;
- (4) SOUTH 00°48'23" W, 437.63 FEET TO THE NORTHEAST CORNER OF TRACT E OF THE CROSSING, AS RECORDED IN BOOK 8 OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID RIGHT OF WAY OF WILLOW BAY ROAD AND ALONG THE NORTH LINE OF SAID TRACT E, NORTH 88°44'38" W, 234.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT E AND THE NORTHEAST CORNER OF BLOCK 8 OF THE CROSSING;

THENCE ALONG SAID NORTH LINE OF BLOCK 8, NORTH 87°19'24" W, 69.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF STEELE'S HOMESTEAD;

THENCE LEAVING SAID NORTH LINE OF BLOCK 8 OF THE CROSSING AND ALONG THE EAST LINE OF LOT 3 OF STEELE'S HOMESTEAD, NORTH 00°45'45" E, 661.13 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SAID SECTION 1, BEGINNING AT THE NORTHEAST SECTION CORNER OF SECTION 1:

THENCE SOUTH 00°48'20" W, 39.05 FEET;
THENCE NORTH 58°37'30" W, 78.52 FEET;
THENCE SOUTH 88°26'37" E, 67.62 FEET;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SEAN HAMMOND _____ DATE _____

DATE _____

LAURA HAMMOND _____ DATE _____

DATE _____

ACKNOWLEDGMENT

MACIAS INVESTMENT PROPERTIES L.L.C.
STATE OF _____, MANAGING MEMBER
COUNTY OF _____

DATE

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NAME, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF MACIAS INVESTMENT PROPERTIES L.L.C. WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID L.L.C.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 22445278, DATED FEBRUARY 17, 2022.

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING AS RESERVED BY HUMBIRD LUMBER CO. IN DEED RECORDED AUGUST 13, 1948 AS INST. NO. 28560, BOOK 78 OF DEEDS AT PAGE 113, RECORDS OF BONNER COUNTY, IDAHO.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY ON WARRANTY DEED RECORDED AUGUST 24, 1979 AS INST. NO. 218539, RECORDS OF BONNER COUNTY, IDAHO. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, ZONING REGULATIONS AND A CONDITION AND COVENANT THAT NO PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF GOV'T LOT 1 IS TO BE USED FOR TREATMENT OR DISPOSAL OF SEWAGE.
3. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON A RECORD OF SURVEY RECORDED AUGUST 14, 2018 AS INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO.
4. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON THE PLAT OF STEELE'S HOMESTEAD RECORDED OCTOBER 20, 2020 AS INST. NO. 968131, BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO. EXCEPTION IS FOR LOCATION OF MONUMENTS ONLY.

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 5, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879



1/4	Section	Township	Range	MONTANA	IDAHO
1	55	4	W	OREGON	WASHINGTON
PROJECT #: 22-036 HAMMOND WILLOW BAY	DRAWING NAME: 22-036 HAMMOND MLD				

PLACE RECORDING
LABEL HERE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SUBDIVISION NAME" AND CHECKED THE REPLAT 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 _____, 2022.

BONNER COUNTY SURVEYOR _____

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PANHANDLE HEALTH DISTRICT

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY XX

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF _____,
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

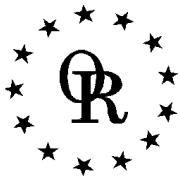
\$ _____ FEE

PLACE RECORDING
LABEL HERE

WILD GOOSE TERRACE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: N/A
Checked By: TLAG Drawn By: TRP
Plot Date: 4/15/2022 Sheet: 2 of 2



ALTA COMMITMENT FOR TITLE INSURANCE

Issued By

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida **Corporation (the "Company")**, **commits to issue the Policy according to the terms and provisions of this Commitment**. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

*400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111*

By




President

Attest



Secretary

Issued through the office of:
First American Title Company
414 Church Street, Suite 200
Sandpoint, ID 83864
(208)263-6833



Authorized Signature

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) **"Knowledge" or "Known":** Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) **"Land":** The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) **"Mortgage":** A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) **"Policy":** Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) **"Proposed Insured":** Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) **"Proposed Policy Amount":** Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) **"Public Records":** Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) **"Title":** The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without.

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I – Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) **When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.**

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent and Office: First American Title Company, 414 Church Street, Suite 200, P.O. Box 802, Sandpoint, ID 83864 (208)263-6833

Issuing Office's ALTA ® Registry ID: 0000879

Loan ID No.:

Issuing Office Commitment/File No.: 986519-C

Property Address: NKA Gov Lot 1, Willow Bay Road, Priest River, ID 83856

Revision No.:

SCHEDULE A

1. Commitment Date: June 07, 2021 at 7:30 A.M.

2. Policy (or Policies) to be issued: Premium Amount reflects applicable rate

(a) 2006 ALTA ® Standard Owner's Policy

Proposed Insured: Sean Hammond and Laura Hammond

Proposed Policy Amount: \$275,000.00

Premium Amount \$ 1,238.00
\$

(b) 2006 ALTA ® Loan Policy

Proposed Insured:

Proposed Policy Amount: \$0.00

Premium Amount \$
\$

(c) ALTA ® Policy

Proposed Insured:

Proposed Policy Amount: \$

Premium Amount \$
\$

Endorsements:

3. The estate or interest in the Land described or referred to in this Commitment is fee simple.

4. The Title is, at the Commitment Date, vested in:

Willow Brook Landing LLP, an Idaho limited liability partnership

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

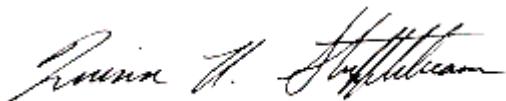
Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

5. The Land is described as follows:

THE EAST HALF OF NORTHEAST QUARTER OF GOVERNMENT LOT 1, SECTION 1,
TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, STATE OF
IDAHO.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHTS OF WAY
ALONG THE NORTH EAST BOUNDARIES.



By:

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached.)

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the Power of Attorney must be submitted for review prior to closing.
6. Idaho Code §31-3504 permits the state or counties that provide indigent medical assistance to a lien upon real property of the person provided assistance. We require the attached affidavit to be completed prior to recording to eliminate an exception to such lien.
7. With respect to Willow Brook Landing LLP a Limited Partnership, we require:
 1. A copy of the registration indicating the Limited Partnership is in good standing in its state of domicile.
 2. A full copy of the partnership agreement and any amendments.
 3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction.
 4. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance

Issued By

Old Republic National Title Insurance Company

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any liens, or rights to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

8. 2021 taxes are an accruing lien, not yet due and payable until the fourth Monday in November of the current year. The first one-half is not delinquent until after December 20 of the current year, the second one-half is not delinquent until after June 20 of the following year.

Taxes which may be assessed and entered on the property roll for 2021 with respect to new improvements and first occupancy, which may be included on the regular property, which are an accruing lien, not yet due and payable.

General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:

Year	Original Amount	Amount Paid	Parcel Number
2020	\$466.94	\$466.94	RP55N04W010002A

Homeowners Exemption is not in effect for 2020.

Circuit breaker is not in effect for 2020.

Agricultural Exemption is not in effect for 2020.

9. Easement for Ingress, Egress and Utilities granted to Richard E. Steele and Mildred T. Steele, recorded May 2, 1979, as Instrument No. 213541.
10. Provisions in deed to William M. Luman and Virginia A. Luman, recorded August 24, 1979, as Instrument No. 218539.
11. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded October 8, 1980, as instrument number 233854, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
12. All matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded August 14, 2018, as instrument number 926127, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
13. Easement for Right of Way granted to Public, recorded March 6, 2018, as Instrument No. 918665 and Re-Recorded November 5, 2020 as Instrument No. 969501.
14. Reservations in United States Patent.

This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

INFORMATIONAL NOTES

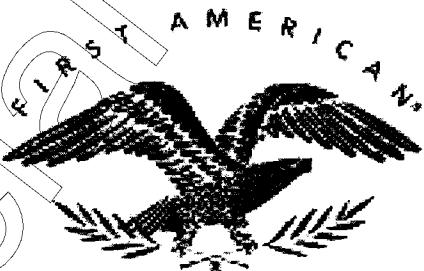
This page is only a part of a 2016 ALTA ® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Instrument # 996445
Bonner County, Sandpoint, Idaho
11/29/2021 03:02:04 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - KOOTENAI
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy bbroehl
Index to: WARRANTY DEED

Warranty Deed



First American

File Number: W 6747

WHEN RECORDED MAIL TO:
Macias Investment Properties, LLC

7115 N Chestnut Ave, Suite 101
Fresno, CA 93720

W 6747

Space Above This Line for Recorder's Use Only

WARRANTY DEED

For Value Received, **Sean Hammond and Laura Hammond, husband and wife**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Sean Hammond and Laura Hammond, husband and wife as to an undivided 50% interest and Macias Investment Properties LLC, as to an undivided 50% interest**, hereinafter called the Grantee, whose current address is **190 Graham Ave, Priest River , ID 83856**, the following described premises, situated in **Bonner County, Idaho**, to-wit:

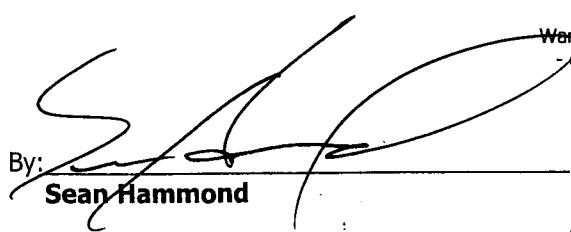
**THE EAST HALF OF NORTHEAST QUARTER OF GOVERNMENT LOT 1, SECTION 1,
TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, STATE OF
IDAHO.**

**LESS AND EXCEPT ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHTS OF WAY
ALONG THE NORTH EAST BOUNDARIES.**

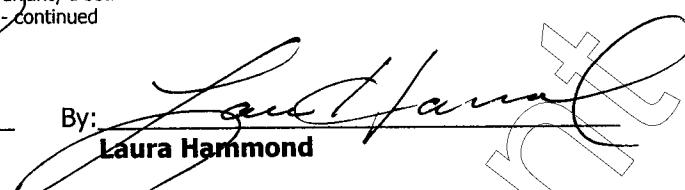
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

**THIS INSTRUMENT FILED FOR RECORD
BY FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE**

By: 
Sean Hammond

Warranty Deed
-Continued

By: 
Laura Hammond

STATE OF Idaho)
ss.
COUNTY OF Kootenai)

On this 29th day of November 2021, before me, a Notary Public in and for said State, personally appeared **Sean Hammond and Laura Hammond**, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary Public of Idaho
Residing at: Coeur d'Alene, ID
Commission Expires: 08/03/2027 3/25/2025
See

STACY A. TILSON
Notary Public - State of Idaho
Commission Number 28886
My Commission Expires 03-25-2025

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364025.669	2379760.217		
		N 00°45'45"	E 661.128
2364686.738	2379769.015		
		S 88°26'37"	E 146.390
2364682.762	2379915.351		
		S 58°37'30"	E 177.892
2364590.145	2380067.231		
		S 00°48'20"	W 135.150
2364455.008	2380065.331		
		S 88°29'24"	E 5.000
2364454.876	2380070.329		
		S 00°48'23"	W 437.634
2364017.286	2380064.169		
		N 88°44'38"	W 234.787
2364022.433	2379829.438		
		N 87°19'24"	W 69.296
2364025.669	2379760.217		

Closure Error Distance> 0.00000

Total Distance> 1867.277

Polyline Area: 193502 sq ft, 4.44 acres

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364418.329	2379306.739		
		S 89°18'54" E	157.920
2364416.441	2379464.648		
		N 00°48'23" E	100.748
2364517.179	2379466.066		
		N 88°29'24" W	5.000
2364517.311	2379461.068		
		N 00°48'20" E	135.150
2364652.448	2379462.968		
		N 58°37'30" W	177.892
2364745.065	2379311.088		
		S 00°45'45" W	326.765
2364418.329	2379306.739		

Closure Error Distance> 0.00000

Total Distance> 903.475

Polyline Area: 43560 sq ft, 1.00 acres

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364700.348	2379547.651		
		N 00°48'20" E	39.050
2364739.394	2379548.200		
		N 88°26'37" W	67.615
2364741.230	2379480.609		
		S 58°37'30" E	78.524
2364700.348	2379547.651		

Closure Error Distance> 0.00000

Total Distance> 185.189

Polyline Area: 1320 sq ft, 0.03 acres

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364026.233	2379302.277		
		S 88°44'38" E	157.667
2364022.777	2379459.906		
		N 00°48'23" E	336.886
2364359.629	2379464.648		
		N 89°18'54" W	157.920
2364361.517	2379306.739		
		S 00°45'45" W	335.314
2364026.233	2379302.277		

Closure Error Distance> 0.00000

Total Distance> 987.787

Polyline Area: 53033 sq ft, 1.22 acres

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364365.972	2379019.645		
		S 89°18'54" E	146.375
2364364.223	2379166.010		
		S 00°45'45" W	335.314
2364028.939	2379161.547		
		N 88°44'38" W	77.120
2364030.629	2379084.446		
		N 87°19'24" W	69.296
2364033.866	2379015.225		
		N 00°45'45" E	332.136
2364365.972	2379019.645		

Closure Error Distance> 0.00000

Total Distance> 960.242

Polyline Area: 48915 sq ft, 1.12 acres

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364365.972	2379019.645		
		S 89°18'54" E	146.375
2364364.223	2379166.010		
		S 00°45'45" W	335.314
2364028.939	2379161.547		
		N 88°44'38" W	77.120
2364030.629	2379084.446		
		N 87°19'24" W	69.296
2364033.866	2379015.225		
		N 00°45'45" E	332.136
2364365.972	2379019.645		

Closure Error Distance> 0.00000

Total Distance> 960.242

Polyline Area: 48915 sq ft, 1.12 acres

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364738.219	2379026.729		
		S 88°26'37" E	146.390
2364734.243	2379173.064		
		S 00°45'45" W	326.765
2364407.507	2379168.715		
		N 89°18'54" W	146.375
2364409.257	2379022.350		
		N 00°45'45" E	328.992
2364738.219	2379026.729		

Closure Error Distance> 0.00000

Total Distance> 948.521

Polyline Area: 47993 sq ft, 1.10 acres

BONNER COUNTY

FINAL PLAT REVIEW

Plat Name: Wild Goose Terrace	File No: MLD0054-22	
Date Received: 05/25/22	Received by: CC	Received from: Jeremy Grimm

BLUE LINE REVIEW

COMPLETED	DATE	INITIAL	DEPARTMENT/OFFICE
-----------	------	---------	-------------------

X	7/13/2022	CC	Bonner County Planning Dept.
See letter	5/26/2022	HN	Assessor's Office
Comment	6-2-22	MM	Bonner County Road & Bridge
X	5/25/2022	MC	GIS
X	07/14/2022		County Surveyor



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469
E-mail: gisgroup@bonnercountyid.gov

Wednesday, May 25, 2022

Bonner County Planning Department

**RE: PLAT REVIEW – WILD GOOSE TERRACE (MLD0054-22)
SECTION 1, TOWNSHIP 55N, RANGE 4W**

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,

Mike Bolling
Director, GIS
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Office of
Donna Gow
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440 Fax 208-265-1451

May 26, 2022

Bonner County Planning Department
WILD GOOSE TERRACE
MLD0054-22
SECTIONS 1, TOWNSHIP 55 NORTH, RANGE 4 WEST
RP55N04W010002A

To whom this may concern:

I have reviewed the Owner's Certificate of the above named preliminary plat and did not find any obvious errors with the ownership.

There is text overlap of a signature line and an acknowledgment block.

Include the name of the managing member who will be signing on behalf of the LLC.

See plat comments.

Please verify ownership again when this plat goes to mylar.

Thank you,

Hannah Nishek
GIS Technician
Bonner County GIS
208-265-1469
landrecords@bonnercountyid.gov



Tyson Lewis <tyson.lewis@bonnercountyid.gov>

MLD0054-22 Wild Goose Terrace Mylar Review

1 message

Tyson Lewis <tyson.lewis@bonnercountyid.gov>

Wed, Feb 22, 2023 at 11:46
AM

To: Katie Keeney <kkeeney@glaheinc.com>, "Manager (Glahe)" <manager@glaheinc.com>, GIS <gisgroup@bonnercountyid.gov>, Land Records <landrecords@bonnercountyid.gov>, Matt Mulder <matt.mulder@bonnercountyid.gov>
Cc: Swati Rastogi <swati.rastogi@bonnercountyid.gov>, Robert Winningham <robertb.winningham@bonnercountyid.gov>, Alexander Feyen <alexander.feyen@bonnercountyid.gov>

Hello all,

MLD0054-22 Wild Goose Terrace is ready for mylar review. Please find the attached mylar and collective report for your reference and review.

Thank you,

Tyson Lewis

Planner I

Monday, Tuesday, Thursday 9:00am-4:00pm

Wednesday 12:00pm-4:00pm

Planning Department Bonner County, ID

(208) 265-1458

2 attachments

MLD0054-22 Mylar.pdf
7417K

MLD0054-22 Collective Report.pdf
2612K



Chad Chambers <chad.chambers@bonnercountyid.gov>

Re: MLD0054-22 Wild Goose Terrace - Collective Report

1 message

Chad Chambers <chad.chambers@bonnercountyid.gov>

Thu, Jul 21, 2022 at 8:09 AM

To: Laura ann Hammond <[REDACTED]>, Jeremy grimm <jeremy@whiskeyrockplanning.com>

Cc: Jacob Gabell <jacob.gabell@bonnercountyid.gov>

Good Morning Sean & Laura (and cc Jeremy),

Please see the attached collective report (and County Surveyor invoice) for the above referenced file.

Thank you,

Chad

Chad Chambers | Planner

Bonner County Planning Department

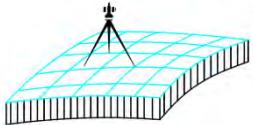
Phone: (208) 265-1458

2 attachments

MLD0054-22 Collective Report.pdf
2612K

MLD0054-22 County Surveyor Invoice.pdf
70K

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

July 14, 2022

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

Re: Plat Review – MLD0054-22 Wild Goose Terrace

Dear Planning Dept.,

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

- 1) Northeast corner of Section 1 requires a CP&F.
- 2) Show the east line of Tract E as marked on plat.
- 3) Name of Subdivision in the Owners' Certificate.
- 4) Spell out West in bearing call as marked on plat.
- 5) Change distance to 69.29 feet as marked on plat.
- 6) Acknowledgement over signature line for owner needs to be move.
- 7) Name call out as marked on plat.
- 8) Subdivision name in County Surveyor's Certificate.
- 9) Correct section number in the Surveyor's Certificate.
- 10) Sewage Disposal By call out as marked on plat.

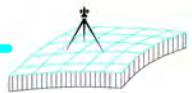
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Scott L. Toldness, 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 # 12227

Date

Bill To:

Glahe

7/19/2022

Project / Job #

22-001ZAQ Surveyor Review Wild Goose

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review Copies & Recording Fees	265.00 43.14
MLD0054-22 - Wild Goose	



Payments/Credits \$0.00

Balance Due \$308.14

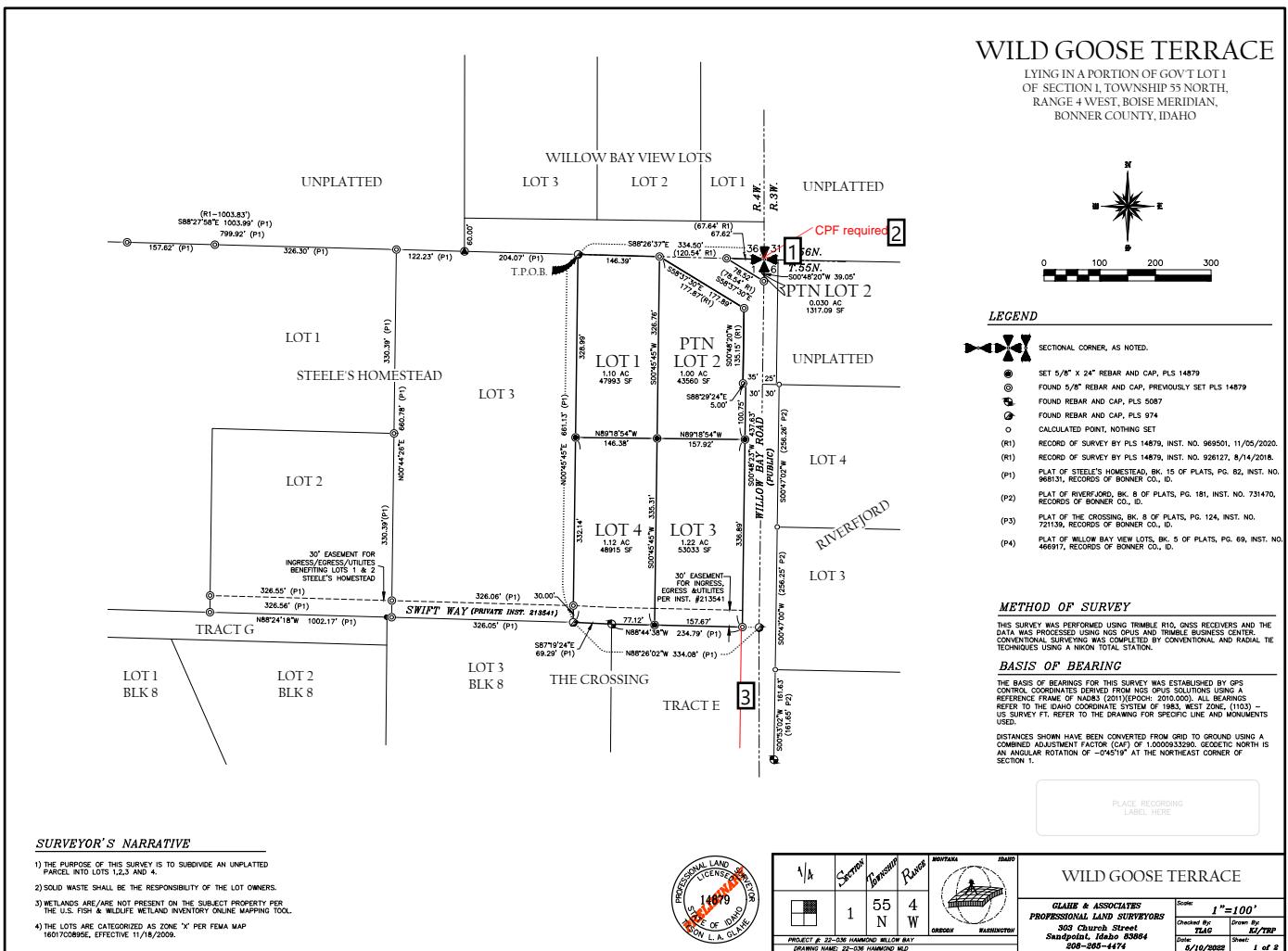
Please submit payment by: 8/3/2022

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE WITHIN 15 DAYS FOLLOWING THE BILLING DATE.

BILLS 30 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 PAYMENTS OVER \$250.00



Summary of Comments on Page 1

Page: [1] Page 1

 Number: 1 Author: SToldness Subject: Line Date: 7/14/2022 1:26:45 PM

 Number: 2 Author: SToldness Subject: Typewritten Text Date: 7/14/2022 1:26:48 PM

CPF required

 Number: 3 Author: SToldness Subject: Line Date: 7/14/2022 1:38:38 PM

WILD GOOSE TERRACE

LYING IN A PORTION OF GOVT LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSBAND AND WIFE AND MACIAS INVESTMENT PROPERTIES LLC, NAME OF MANAGING MEMBER, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS PLAT, AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "SUBDIVISION NAME" B1, A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BONNER COUNTY, IDAHO, THE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, NORTH 88°26'37" W, 33.51 FEET TO THE NORTHEAST CORNER OF THE PLAT OF STEELE'S HOMESTEAD AS RECORDED IN BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 1, SOUTH 88°26'37" EAST, 146.39 FEET TO A POINT ON THE RIGHT-OF-WAY OF WILLOW BAY ROAD AS RECORDED IN RECORD OF SURVEY INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 58°37'30" EAST, 177.89 FEET;
- 2) SOUTH 00°48'20" WEST, 135.10 FEET;
- 3) SOUTH 88°22'24" EAST, 5.00 FEET;
- (4) SOUTH 00°45'23" WEST, 437.63 FEET TO THE NORTHEAST CORNER OF TRACT E OF THE CROSSING, AS RECORDED IN BOOKS OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID RIGHT OF WAY OF WILLOW BAY ROAD AND ALONG THE NORTH LINE OF SAID TRACT E, NORTH 88°43'38" WEST, 234.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT E AND THE NORTHEAST CORNER OF BLOCK 8 OF THE CROSSING AS RECORDED IN BOOK 15 OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID NORTH LINE OF BLOCK 8, NORTH 87°19'24" WEST, 69.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF STEELE'S HOMESTEAD;

THENCE LEAVING SAID NORTH LINE OF BLOCK 8 OF THE CROSSING AND ALONG THE EAST LINE OF LOT 3 OF STEELE'S HOMESTEAD, NORTH 00°45'45" EAST, 661.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SAID SECTION 1, BEGINNING AT THE NORTHEAST SECTION CORNER OF SECTION 1;

THENCE SOUTH 00°48'20" WEST, 39.05 FEET;

THENCE NORTH 58°37'30" WEST, 78.52 FEET;

THENCE SOUTH 88°26'37" EAST, 67.62 FEET;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SEAN HAMMOND _____ DATE _____

8

DATE

LAURA HAMMOND _____ DATE _____

DATE

ACKNOWLEDGMENT

MACIAS INVESTMENT PROPERTIES LLC

NAME, MANAGING MEMBER

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE

THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED

NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE

THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED [REDACTED], KNOWN OR IDENTIFIED TO ME TO BE
THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____

2022.

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

TYSON L.A. GLAHE, PLS 14879 DATE _____
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 DATE _____



DATE

11/19/2022

TYSON L.A. GLAHE

PLS 14879

TYSON L.A. GLAHE

PROFESSIONAL LAND SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERIN PLAT "SUBDIVISION NAME" AND
CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE
DOCUMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE
BEEN MET.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY
COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PANHANDLE HEALTH DISTRICT

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATE OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY XX

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HERIN DESCRIBED PROPERTY HAVE
BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M.
IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF _____.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

COUNTY RECORDER BY DEPUTY

\$ _____ FEE

PLACE RECORDING
LABEL HERE

WILD GOOSE TERRACE

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

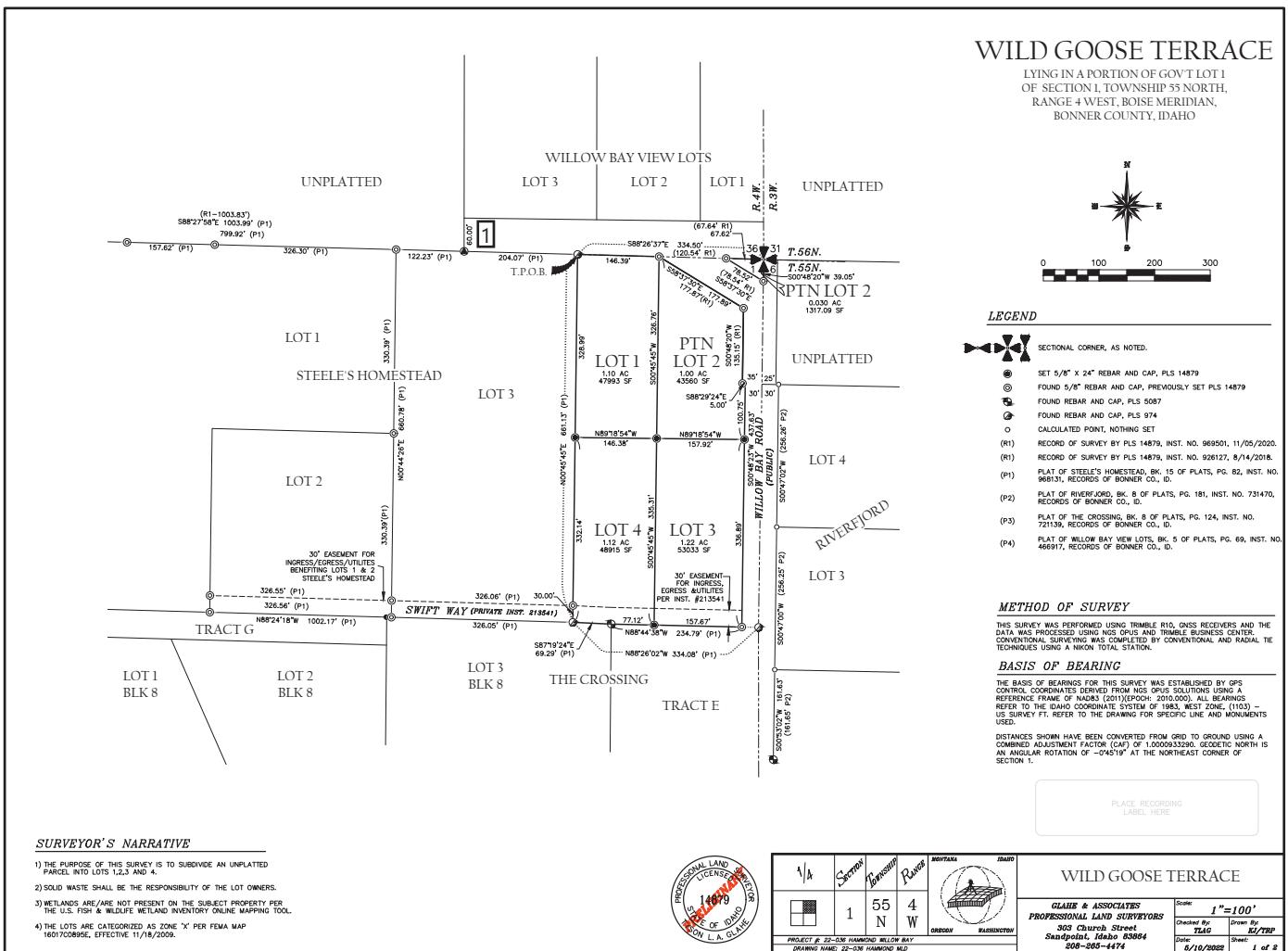
TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF IDAHO
LAW AND THE SURVEYOR HAS PLACED AND SET THE MONUMENTS FOR THE LOT CORNERS PROPERLY
SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW
AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879
TYSON L.A. GLAHE
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
11/19/2022
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT
WAS PREPARED BY [REDACTED] 11/19/2022, IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY
LOCATED IN

<input type="radio"/>	Number: 1	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:28:36 PM
<input type="radio"/>	Number: 2	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:32:28 PM
<input type="radio"/>	Number: 3	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:28:42 PM
<input type="radio"/>	Number: 4	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:28:54 PM
<input type="checkbox"/>	Number: 5	Author: SToldness	Subject: Typewritten Text	Date: 7/14/2022 1:41:32 PM
	.29			
<input type="checkbox"/>	Number: 6	Author: SToldness	Subject: Line	Date: 7/14/2022 1:41:03 PM
<input type="radio"/>	Number: 7	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:29:27 PM
<input type="radio"/>	Number: 8	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:29:01 PM
<input type="checkbox"/>	Number: 9	Author: SToldness	Subject: Typewritten Text	Date: 7/14/2022 1:31:48 PM
	1			
<input checked="" type="checkbox"/>	Number: 10	Author: SToldness	Subject: Line	Date: 7/14/2022 1:31:59 PM
<input type="radio"/>	Number: 11	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:31:33 PM



Summary of Comments on Page 1

Page: [1] Page 1

 Number: 1 Author: Matt Mulder
Indicate that this area is also Public ROW.

Date: 6/2/2022 7:17:03 AM

WILD GOOSE TERRACE

LYING IN A PORTION OF GOVT LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSBAND AND WIFE AND MACIAS INVESTMENT PROPERTIES LLC, THE CO-OWNING MEMBER, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "SUBDIVISION NAME" BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BONNER COUNTY, IDAHO, AND THE SAME IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, NORTH 88°26'37" WEST, 134.50 FEET TO THE NORTHEAST CORNER OF THE PLAT OF STEELE'S HOMESTEAD, AS RECORDED IN BOOK 15 OF PLATS, PAGE 82, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 1, SOUTH 88°26'37" EAST, 146.39 FEET TO A POINT ON THE RIGHT-OF-WAY OF WILLOW BAY ROAD AS RECORDED IN RECORD OF SURVEY INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 58°37'30" EAST, 177.89 FEET;
- 2) SOUTH 00°48'20" WEST, 136.15 FEET;
- 3) SOUTH 88°22'24" EAST, 5.00 FEET;
- (4) SOUTH 00°48'23" WEST, 437.63 FEET TO THE NORTHEAST CORNER OF TRACT E OF THE CROSSING, AS RECORDED IN BOOKS OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID RIGHT OF WAY OF WILLOW BAY ROAD AND ALONG THE NORTH LINE OF SAID TRACT E, NORTH 88°4'38" WEST, 234.79 FEET TO THE NORTHEWEST CORNER OF SAID TRACT E AND THE NORTHEAST CORNER OF BLOCK 8 OF THE CROSSING, AS RECORDED IN BOOKS OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID NORTH LINE OF BLOCK 8, NORTH 87°19'24" WEST, 69.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF STEELE'S HOMESTEAD;

THENCE LEAVING SAID NORTH LINE OF BLOCK 8 OF THE CROSSING AND ALONG THE EAST LINE OF LOT 3 OF STEELE'S HOMESTEAD, NORTH 00°45'45" EAST, 661.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SAID SECTION 1, BEGINNING AT THE NORTHEAST SECTION CORNER OF SECTION 1;

THENCE SOUTH 00°48'20" WEST, 39.05 FEET;

THENCE NORTH 58°37'30" WEST, 78.52 FEET;

THENCE SOUTH 88°26'37" EAST, 67.62 FEET;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SEAN HAMMOND _____ DATE _____

LAURA HAMMOND _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 22445278, DATED FEBRUARY 17, 2022.

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING AS RESERVED BY HUMBIRD LUMBER CO. IN THE PLAT OF STEELE'S HOMESTEAD RECORDED AS INST. NO. 28560, BOOK 78 OF DEEDS AT PAGE 113, RECORDS OF BONNER COUNTY, IDAHO.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY ON WARRANTY DEED RECORDED AUGUST 24, 1979 AS INST. NO. 218539, RECORDS OF BONNER COUNTY, IDAHO. THE PLAT OF STEELE'S HOMESTEAD RECORDED OCTOBER 20, 2020 AS INST. NO. 968131, RECORDS OF BONNER COUNTY, IDAHO, WHICH REQUIRES THAT NO PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF GOVT LOT 1 IS TO BE USED FOR TREATMENT OR DISPOSAL OF WASTE.
3. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON A RECORD OF SURVEY RECORDED AUGUST 14, 2018 AS INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO.
4. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON THE PLAT OF STEELE'S HOMESTEAD RECORDED OCTOBER 20, 2020 AS INST. NO. 968131, BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO. EXCEPTION IS FOR LOCATION OF MONUMENTS ONLY.

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR _____

SURVEYOR'S CERTIFICATE

TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 5, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE STANDARDS SET THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____



TYSON L.A. GLAHE, PLS 14879 DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERIN PLAT, DIVISION NAME _____, AND CHECKED THE REPLAT 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 _____, 2022.

BONNER COUNTY SURVEYOR _____

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PANHANDLE HEALTH DISTRICT

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY XX

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HERIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF _____.

COUNTY RECORDER BY DEPUTY _____

\$ _____ FEE

PLACE RECORDING
LABEL HERE

WILD GOOSE TERRACE

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS		Score: N/A
3000 Ch. Rd. Sandpoint, Idaho 83864	Checked By: TRP	Drawn By: TRP
208-205-4474	Plot Date: 4/16/2022	Sheet: 2 of 2

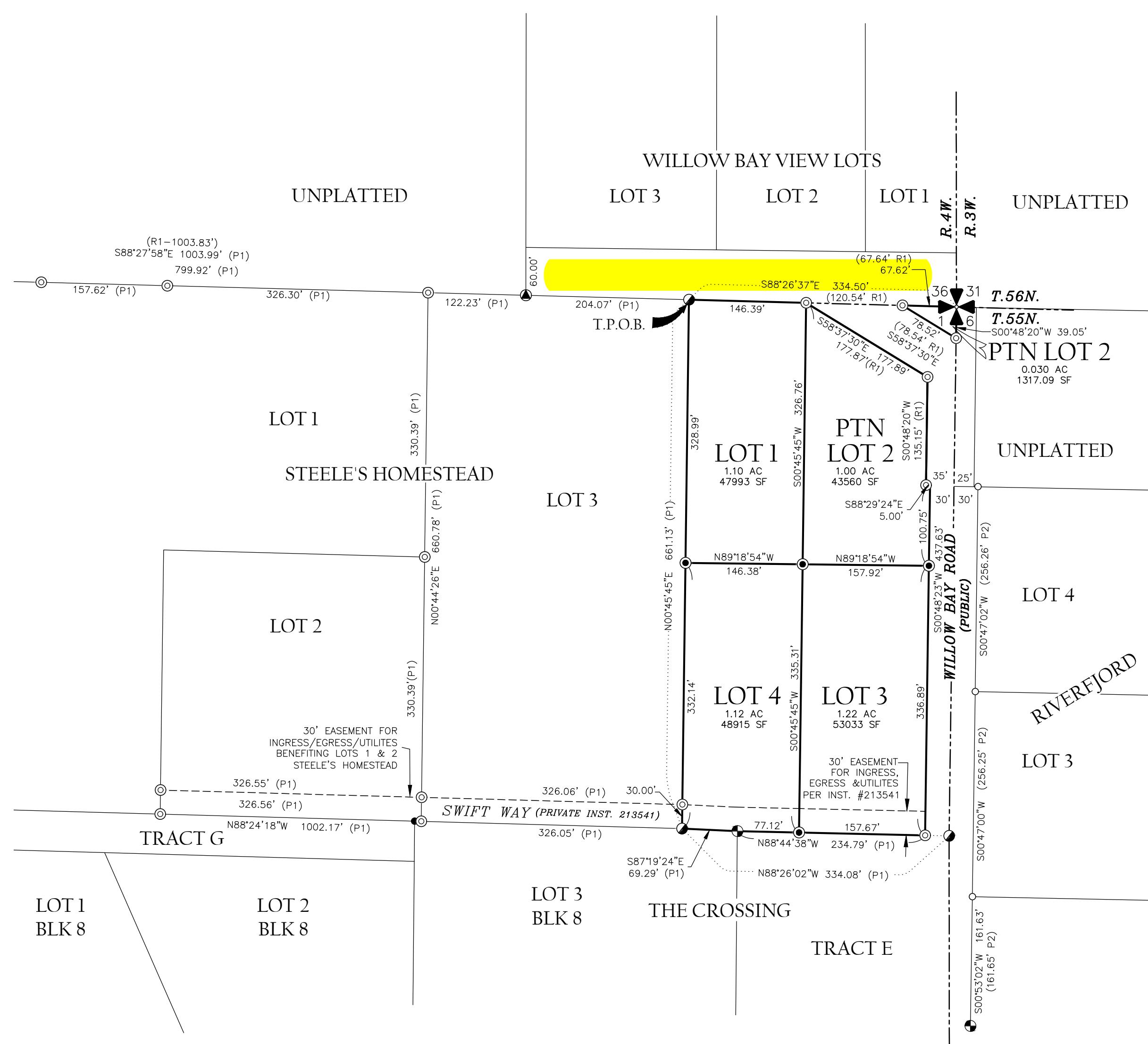
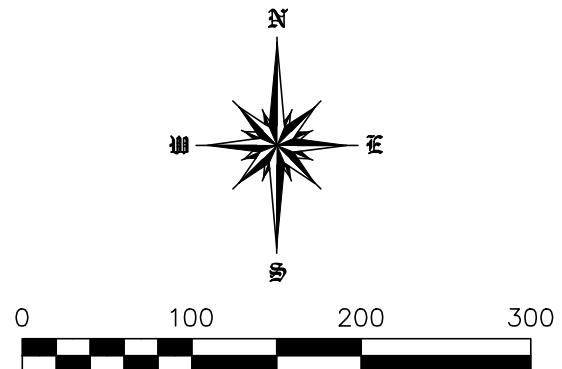
1/4	Section	Township	Range	MONTANA	IDAHO
1	55	4	W	60820N WASHINGT	
	N				

PROJECT # 22-036 HAMMOND WILLOW BAY
DRAWING NAME 22-036 HAMMOND 402

 Number: 1	Author: Hannah Nishek	Date: 5/26/2022 8:06:22 AM
Update		
 Number: 2	Author: Hannah Nishek	Date: 5/26/2022 8:05:46 AM
Specify name of managing member		
 Number: 3	Author: Hannah Nishek	Date: 5/26/2022 8:07:29 AM
Spell out West for consistency?		
 Number: 4	Author: Hannah Nishek	Date: 5/26/2022 8:04:54 AM
Text overlaps		

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND

	SECTIONAL CORNER, AS NOTED.
	SET 5/8" x 24" REBAR AND CAP, PLS 14879
	FOUND 5/8" REBAR AND CAP, PREVIOUSLY SET PLS 14879
	FOUND REBAR AND CAP, PLS 5087
	FOUND REBAR AND CAP, PLS 974
	CALCULATED POINT, NOTHING SET
(R1)	RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
(R1)	RECORD OF SURVEY BY PLS 14879, INST. NO. 926127, 8/14/2018.
(P1)	PLAT OF STEELE'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 968131, RECORDS OF BONNER CO., ID.
(P2)	PLAT OF RIVERFJORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
(P3)	PLAT OF THE CROSSING, BK. 8 OF PLATS, PG. 124, INST. NO. 721139, RECORDS OF BONNER CO., ID.
(P4)	PLAT OF WILLOW BAY VIEW LOTS, BK. 5 OF PLATS, PG. 69, INST. NO. 466917, RECORDS OF BONNER CO., ID.

METHOD OF SURVEY

THE SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000933290. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

PLACE RECORDING
LABEL HERE

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1,2,3 AND 4.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP 16017C0895E, EFFECTIVE 11/18/2009.



1/4	SECTION	TOWNSHIP	RANGE
	1	55 N	4 W

MONTANA
IDAHO
OREGON
WASHINGTON

PROJECT #: 22-036 HAMMOND WILLOW BAY
DRAWING NAME: 22-036 HAMMOND MLD

WILD GOOSE TERRACE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'
Checked By: TLAG Drawn By: KJ/TRP
Date: 5/10/2022 Sheet: 1 of 2

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSBAND AND WIFE AND MACIAS INVESTMENT PROPERTIES L.L.C., A LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "SUBDIVISION NAME" BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SECTION 1, NORTH 88°26'37" W, 334.50 FEET TO THE NORTHEAST CORNER OF THE PLAT OF STEELE'S HOMESTEAD AS RECORDED IN BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 1, SOUTH 88°26'37" E, 146.39 FEET TO A POINT ON THE RIGHT-OF-WAY OF WILLOW BAY ROAD AS RECORDED IN RECORD OF SURVEY INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 58°37'30" E, 177.89 FEET;
- 2) SOUTH 00°48'20" W, 135.15 FEET;
- 3) SOUTH 88°29'24" E, 5.00 FEET;
- (4) SOUTH 00°48'23" W, 437.63 FEET TO THE NORTHEAST CORNER OF TRACT E OF THE CROSSING, AS RECORDED IN BOOK 8 OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID RIGHT OF WAY OF WILLOW BAY ROAD AND ALONG THE NORTH LINE OF SAID TRACT E, NORTH 88°44'38" W, 234.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT E AND THE NORTHEAST CORNER OF BLOCK 8 OF THE CROSSING;

THENCE ALONG SAID NORTH LINE OF BLOCK 8, NORTH 87°19'24" W, 69.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF STEELE'S HOMESTEAD;

THENCE LEAVING SAID NORTH LINE OF BLOCK 8 OF THE CROSSING AND ALONG THE EAST LINE OF LOT 3 OF STEELE'S HOMESTEAD, NORTH 00°45'45" E, 661.13 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SAID SECTION 1, BEGINNING AT THE NORTHEAST SECTION CORNER OF SECTION 1:

THENCE SOUTH 00°48'20" W, 39.05 FEET;
THENCE NORTH 58°37'30" W, 78.52 FEET;
THENCE SOUTH 88°26'37" E, 67.62 FEET;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SEAN HAMMOND _____ DATE _____

DATE _____

LAURA HAMMOND _____ DATE _____

DATE _____

ACKNOWLEDGMENT

MACIAS INVESTMENT PROPERTIES L.L.C.
STATE OF _____, MANAGING MEMBER

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NAME, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF MACIAS INVESTMENT PROPERTIES L.L.C. WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID L.L.C.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 22445278, DATED FEBRUARY 17, 2022.

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING AS RESERVED BY HUMBIRD LUMBER CO. IN DEED RECORDED AUGUST 13, 1948 AS INST. NO. 28560, BOOK 78 OF DEEDS AT PAGE 113, RECORDS OF BONNER COUNTY, IDAHO.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY ON WARRANTY DEED RECORDED AUGUST 24, 1979 AS INST. NO. 218539, RECORDS OF BONNER COUNTY, IDAHO. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, ZONING REGULATIONS AND A CONDITION AND COVENANT THAT NO PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF GOV'T LOT 1 IS TO BE USED FOR TREATMENT OR DISPOSAL OF SEWAGE.
3. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON A RECORD OF SURVEY RECORDED AUGUST 14, 2018 AS INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO.
4. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON THE PLAT OF STEELE'S HOMESTEAD RECORDED OCTOBER 20, 2020 AS INST. NO. 968131, BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO. EXCEPTION IS FOR LOCATION OF MONUMENTS ONLY.

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 5, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE _____



1/4	Section	Township	Range	MONTANA	IDAHO
1	55	4	W	OREGON	WASHINGTON
PROJECT #: 22-036 HAMMOND WILLOW BAY	DRAWING NAME: 22-036 HAMMOND MLD				

PLACE RECORDING
LABEL HERE

WILD GOOSE TERRACE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: N/A
Checked By: TLAG Drawn By: TRP
Plot Date: 4/15/2022 Sheet: 2 of 2

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SUBDIVISION NAME" AND CHECKED THE REPLAT 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 _____, 2022.

BONNER COUNTY SURVEYOR _____

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PANHANDLE HEALTH DISTRICT

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY XX

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

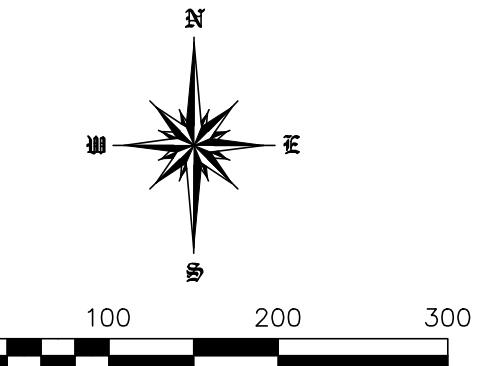
FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF _____,
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

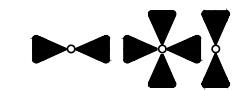
\$ _____ FEE

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PREVIOUSLY SET PLS 14879
- FOUND REBAR AND CAP, PLS 5087
- FOUND REBAR AND CAP, PLS 974
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 926127, 8/14/2018.
- (P1) PLAT OF STEELE'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 968131, RECORDS OF BONNER CO., ID.
- (P2) PLAT OF RIVERFJORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
- (P3) PLAT OF THE CROSSING, BK. 8 OF PLATS, PG. 124, INST. NO. 721139, RECORDS OF BONNER CO., ID.
- (P4) PLAT OF WILLOW BAY VIEW LOTS, BK. 5 OF PLATS, PG. 69, INST. NO. 466917, RECORDS OF BONNER CO., ID.

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

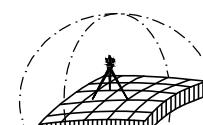
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000933290. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1,2,3 AND 4.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP 16017C0895E, EFFECTIVE 11/18/2009.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDA	
	1	55 N	4 W		OREGON	WASHINGTON
PROJECT #: 22-036 HAMMOND WILLOW BAY			DRAWING NAME: 22-036 HAMMOND, MID			

WILD GOOSE TERRACE

*GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474*

Scale:	1"=100'	
Checked By: TLAG	Drawn By: KJ/TRP	
Date: 5/10/2022	Sheet: 1 of 2	



Panhandle Health District

Healthy People in Healthy Communities

Public Health

Panhandle Health District

Environmental Health
2101 W. Pine St.
Sandpoint ID 83864
Phone: 208-265-6384
Fax: 208-265-8550
www.phd1.idaho.gov

9/13/2022

Sean & Laura Hammond
Priest River, ID 83856

RE: Wild Goose Terrace Subdivision, PHD # 22-09-03584

To All Concerned:

The residential subdivision known as *Wild Goose Terrace* consisting of 4 lots on 4.39 acres located in Township 55 North, Range 4 West, Section 1 within Bonner County in the State of Idaho has been reviewed by Panhandle Health District (PHD). PHD will grant final plat approval when the following conditions are satisfied:

- Test holes must be dug and approved drainfield sites must be located for all lots within the subdivision. **(Completed on 9/2/22)**
- The water source must be stated on the plat as part of the owner's certificate block as required by Idaho Code §50-1334. **(Incomplete)**
- PHD must receive all documentation required for a Subdivision served by a Shared Well Water System. Since this proposal involves a shared well, the following will be required before sanitary restrictions can be lifted:
 1. Provide water right(s) documentation from the Idaho Department of Water Resources (Idaho Code §42-201; §42-229).
 2. Provide certification that there is sufficient contributed capital available to allow the shared well water system to be constructed and provide water service without further connection charges or fees to the landowners of the lots, except for connection of laterals, meters, or other equipment exclusively for the lot owner's own use (I.C. §50-1334(c)).
 3. Provide documentation and analysis of the proposed shared well water system meeting the Well Construction Standards Rules (IDAPA 37.03.09): • Source production capacities (IDAPA 37.03.09.025.01.c). • Linear distances between well(s) and features of concern including subsurface disposal system(s) identified in the following rules: IDAPA 37.03.09, and IDAPA 58.01.03.
 4. Distribution system pipe sizes will be indicated as meeting good engineering practice.
 5. Linear and elevation differences between connections, storage, and source will be indicated.
 6. Provide a Mylar plat with the appropriate Certificate of Approval and Owner Certification of Water Supply on the face of the plat.
- The following language for the Sanitary Restriction/Certificate of Approval as required by Idaho Code §50-1326 to §50-1329 must be included in the signature block of the plat:

CERTIFICATE OF APPROVAL

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on Health District approval of the lots for subsurface sewage disposal, approval of the shared well water system and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that the shared well water system is approved based upon compliance with minimum construction, siting and capacity guidelines and requirements. Because the water system is not a public water supply regulated by the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), neither the Department of Environmental Quality nor the Health District

has reviewed the shared well water system for compliance with the requirements for such public water supplies, including without limitation the applicable capacity, quality, construction and other engineering standards. Buyer is further cautioned that through growth, the new shared well water system may become regulated in the future under the Idaho Rules for Public Drinking Water Systems as a community water system. Building construction can be allowed with appropriate building permits if the shared well water system has been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions necessary to satisfy sanitary restrictions, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or septic facilities shall be allowed.

Date: _____ Health District Signature: _____

- Copies of the plat including signature page(s) must be supplied to PHD. **(Incomplete)**
- All fees pertinent to PHD's subdivision review process must be paid. **(Complete)**

If the above conditions are satisfied PHD will lift the sanitary restrictions when the final plat/mylar is signed. Please note that plat approval does not guarantee these lots are buildable. If you have any questions or require additional information, please call Panhandle Health District.

PHD recommends that the suitable drainfield sites are located on the face of the plat. It is the owner's responsibility to always protect and preserve the approved drainfield and replacement areas.

Sincerely,



Aubrey Naylor
Environmental Health Specialist

cc: Bonner County Planning Department
Jeremy grimm: jeremy@whiskeyrockplanning.com



Panhandle Health District

We Protect Healthy Communities

Public Health

Panhandle Health District



Owner:

SEAN HAMMOND

PRIEST RIVER ID 83856
US

Applicant:

Whiskey Rock Planning
218 Cedar Street
Suite 208
Sandpoint ID 83864
United States

PRELIMINARY SOIL ANALYSIS

Preliminary Soil Analysis # 22-09-03584

Report Date: 09/13/2022

Note: This Speculative Site Evaluation indicates potential suitability of soils for on-site sewage disposal. Approval to construct a sewage disposal system can only be granted by a valid Septic Permit.

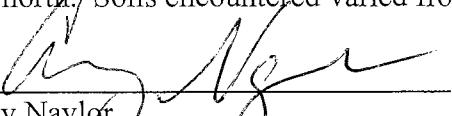
Parcel # RP55N04W010002A

Township: 55N **Range:** 4W **Section:** 1

Acre(s): 4.39

Site Summary -

The subject property is located on Willow Bay Road in Priest River, Idaho. The parent parcel number is RP55N04W010002A. The 4.39-acre lot is going to be split into four 1+/- acre parcels. 3 testholes were dug on 9/2/22 on proposed lots 1, 2, and 3. A testhole was dug and a permit previously issued on lot 4 under PHD # 22-09-152023. The property is partially forested and slopes downhill toward the Pend Orielle River to the north. Soils encountered varied from B-1 Sandy Loam to A2b Loamy Sands.


Aubrey Naylor
Environmental Health Specialist

Preliminary Soil Analysis Information

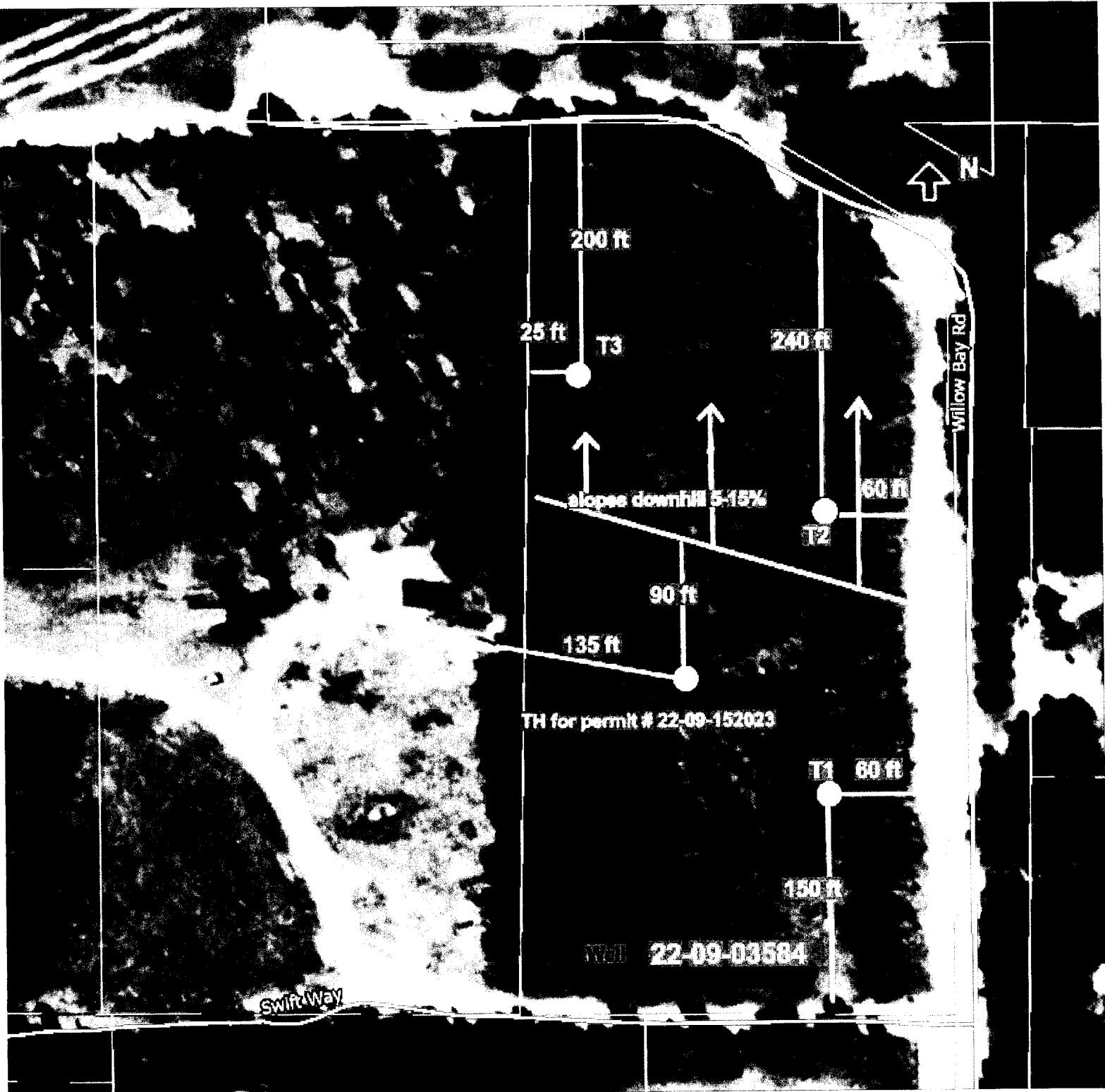
22-09-03584

OBSERVATIONS/ FEATURES OF CONCERN

Neighboring Well(s):	Shared well located in NE corner of lot 4, greater than 100ft to any proposed drainfield	Slopes:	slopes downhill to the river 4-15%
Scars:	N/O	Permanent/ Intermittent Surface Water:	Pend Orielle River approx. 800 ft to the north, Hoodoo Creek approx. 1200 ft to east
Temporary Surface Water:	N/O	Normal Ground Water:	N/O
Seasonal Ground Water:	N/O	Rock Outcrops:	N/O
Limiting Layer(s):	N/O		

TEST HOLE INFORMATION

<u>Test Hole:</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	<u>Other Descriptor:</u>
1	0-48" B-1 Sandy Loam 48-96" A2b Loamy Sand, 35-60% rock	B-1	Gravel
<u>Test Hole:</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	
2	0-31" B-1 Sandy Loam 31-96" A2b Loamy Sand	A-2b	
<u>Test Hole: (2)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	
3	0-31" B-1 Sandy Loam 31-96" A2b Loamy Sand	A-2b	
<u>Test Hole: (3)</u>	<u>Soil Profile:</u>	<u>Soil Design Sub-Group:</u>	
4	see PHD # 22-09-152023	A-2b	



PHD Land App# 22-09-03584

9/13/22
Amy N



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

July 21, 2022

Jeremy Grimm | Whiskey Rock Planning & Consulting
614 Creekside Lane
Sandpoint, ID 83864

SUBJECT: File#MLD0054-22 – Wild Goose Terrace

Dear Jeremy Grimm,

I have reviewed the above-named plat and find that the following should be addressed:

- Complete the corrections and additions included with the blue-line review detailed in this report.
- Submit the fee for the County Surveyor.
- **Submit the digital .dwg file for the Final Plat at time of Mylar submittal.**
- Planning
 - The sanitary restriction shall be lifted in accord with BCRC 12-412 (19).
 - Provide either a will-serve letter or a written shared well agreement to be recorded at the time in which the plat is recorded.
 - Water and Sewer Note: Remove the Sewage Disposal by XX; clarify that sewage disposal will be provided by individual drain fields/septic systems.
 - The first part of the ACKNOWLEDGEMENT on Sheet 2 is disorganized. Please revise this so that there isn't a line crossing through 'MANAGING MEMBER'
- Floodplain
 - JRJ, 7.13.2022: Parcel is within SFHA Zone X per FIRM Panel 16017C0895E, Effective Date 11/18/2009.
 - No further floodplain review is required on this proposal.
- Assessors
 - I have reviewed the Owner's Certificate of the above named preliminary plat and did not find any obvious errors with the ownership.
 - There is text overlap of a signature line and an acknowledgement block.
 - Include the name of the managing member who will be signing on behalf of the LLC.
 - See plat comments.
- GIS
 - 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.
- Road and Bridge
 - See plat map comments.
- County Surveyor
 - See letter from County Surveyor.

Thank you for your submittal and the opportunity to review.

Sincerely,

Chad Chambers | Planner



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458 or Fax: 866-537-4935

Email: planning@bonnercountyid.gov Website: www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0054-22 **DATE OF REPORT:** 7/21/2022

APPLICANT: Sean & Laura Hammond **PARCEL #:** RP55N04W010002A

SUBDIVISION NAME/LOTS: Wild Goose Terrace

SUMMARY OF PROPOSAL:

The applicant is requesting to divide one (1) 4.39-acre lot into four (4) lots, one (1) 1.10-acre lot, one (1) 1-acre lot, one (1) 1.22-acre lot, and one (1) 1.12-acre lot. The property is zoned Recreation. Services to the property include individual wells, septic systems and Northern Lights Inc. for power. The proposed lots will be accessed by a combination of Willow Bay Road, a public R-O-W with varying widths, and Swift Way, a 30' easement. The proposed lots are situated in a portion of Section 1, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho.

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:

- 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 The applicant shall submit either a will-service letter or shared well agreement for the new lots.
- 4 The Panhandle Health Sanitary Restriction shall be lifted in accord with BCRC 12-412 (19).

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? Yes.

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Zone: Recreation

12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	N/A
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
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	No
		12-626.A Environmental Features:	No

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 property is zoned Recreation and is in the Resort Community Comprehensive Land Use Plan Designation.
3. Services to the property include individual wells, septic systems, and Northern Lights Inc. for power.
4. The proposed lots will be accessed by a combination of Willow Bay Road, a public R-O-W with varying widths, and Swift Way, a 30' easement.
5. The proposed lots are situated in the Sagle Fire Taxing District.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with the Bonner County Revised Code Title 12, Chapter 6 - Subdivisions, 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) calendar 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

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

Memorandum

To: Sean & Laura Hammond

From: Chad C., Planner

Date: July 21, 2022

Subject: Blue-line review for MLD0054-22 – Wild Goose Terrace

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: Jeremy Grimm.

Please submit payment of \$308.14 covering the County Surveyor fee for the review of the plat and 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.

BONNER COUNTY

FINAL PLAT REVIEW

Plat Name: Wild Goose Terrace	File No: MLD0054-22	
Date Received: 05/25/22	Received by: CC	Received from: Jeremy Grimm

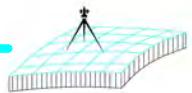
BLUE LINE REVIEW

COMPLETED	DATE	INITIAL	DEPARTMENT/OFFICE
-----------	------	---------	-------------------

X	7/13/2022	CC	Bonner County Planning Dept.
See letter	5/26/2022	HN	Assessor's Office
Comment	6-2-22	MM	Bonner County Road & Bridge
X	5/25/2022	MC	GIS
X	07/14/2022		County Surveyor

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 # 12227

Date

Bill To:

Glahe

7/19/2022

Project / Job #

22-001ZAQ Surveyor Review Wild Goose

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review Copies & Recording Fees	265.00 43.14
MLD0054-22 - Wild Goose	



Payments/Credits \$0.00

Balance Due \$308.14

Please submit payment by: 8/3/2022

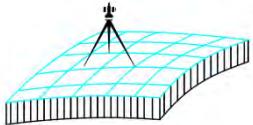
THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE WITHIN 15 DAYS FOLLOWING THE BILLING DATE.

BILLS 30 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 PAYMENTS OVER \$250.00

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

July 14, 2022

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

Re: Plat Review – MLD0054-22 Wild Goose Terrace

Dear Planning Dept.,

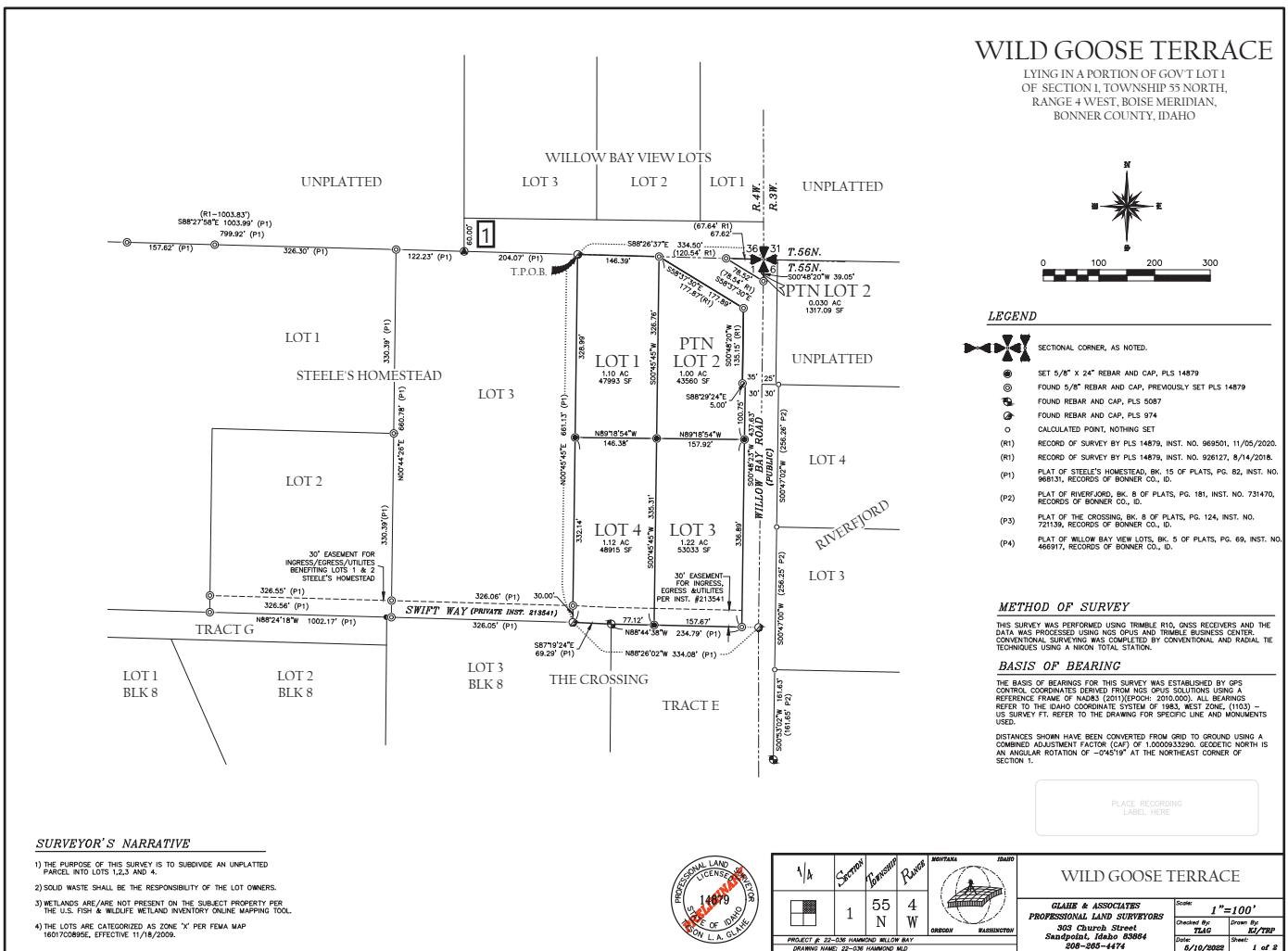
I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Northeast corner of Section 1 requires a CP&F.
- 2) Show the east line of Tract E as marked on plat.
- 3) Name of Subdivision in the Owners' Certificate.
- 4) Spell out West in bearing call as marked on plat.
- 5) Change distance to 69.29 feet as marked on plat.
- 6) Acknowledgement over signature line for owner needs to be move.
- 7) Name call out as marked on plat.
- 8) Subdivision name in County Surveyor's Certificate.
- 9) Correct section number in the Surveyor's Certificate.
- 10) Sewage Disposal By call out as marked on plat.

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

Sincerely,

Scott L. Toldness, PLS



Summary of Comments on Page 1

Page: [1] Page 1

 Number: 1 Author: Matt Mulder
Indicate that this area is also Public ROW.

Date: 6/2/2022 7:17:03 AM

WILD GOOSE TERRACE

LYING IN A PORTION OF GOVT LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSBAND AND WIFE AND MACIAS INVESTMENT PROPERTIES LLC, THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "SUBDIVISION NAME" BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BONNER COUNTY, IDAHO, THE DESCRIPTION OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, NORTH 88°26'37" WEST, 134.50 FEET TO THE NORTHEAST CORNER OF THE PLAT OF STEELE'S HOMESTEAD, AS RECORDED IN BOOK 15 OF PLATS PAGE 82, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 1, SOUTH 88°26'37" EAST, 146.39 FEET TO A POINT ON THE RIGHT-OF-WAY OF WILLOW BAY ROAD AS RECORDED IN RECORD OF SURVEY INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 58°37'30" EAST, 177.89 FEET;
- 2) SOUTH 00°48'20" WEST, 136.15 FEET;
- 3) SOUTH 88°22'24" EAST, 5.00 FEET;
- (4) SOUTH 00°48'23" WEST, 437.63 FEET TO THE NORTHEAST CORNER OF TRACT E OF THE CROSSING, AS RECORDED IN BOOKS OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID RIGHT OF WAY OF WILLOW BAY ROAD AND ALONG THE NORTH LINE OF SAID TRACT E, NORTH 88°4'38" WEST, 234.79 FEET TO THE NORTHEWEST CORNER OF SAID TRACT E AND THE NORTHEAST CORNER OF BLOCK 8 OF THE CROSSING, AS RECORDED IN BOOKS OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID NORTH LINE OF BLOCK 8, NORTH 87°19'24" WEST, 69.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF STEELE'S HOMESTEAD;

THENCE LEAVING SAID NORTH LINE OF BLOCK 8 OF THE CROSSING AND ALONG THE EAST LINE OF LOT 3 OF STEELE'S HOMESTEAD, NORTH 00°45'45" EAST, 661.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SAID SECTION 1, BEGINNING AT THE NORTHEAST SECTION CORNER OF SECTION 1, NORTH 88°26'37" WEST, 39.05 FEET;

THENCE NORTH 58°37'30" WEST, 78.52 FEET;

THENCE SOUTH 88°26'37" EAST, 67.62 FEET;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SEAN HAMMOND _____ DATE _____

LAURA HAMMOND _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 22445278, DATED FEBRUARY 17, 2022.

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING AS RESERVED BY HUMBIRD LUMBER CO. IN THE PLAT OF STEELE'S HOMESTEAD RECORDED AS INST. NO. 28560, BOOK 78 OF DEEDS AT PAGE 113, RECORDS OF BONNER COUNTY, IDAHO.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY ON WARRANTY DEED RECORDED AUGUST 24, 1979 AS INST. NO. 218539, RECORDS OF BONNER COUNTY, IDAHO. THE PLAT OF STEELE'S HOMESTEAD RECORDED OCTOBER 20, 2020 AS INST. NO. 968131, BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO. EXEMPTION IS FOR LOCATION OF MONUMENTS ONLY.
3. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON A RECORD OF SURVEY RECORDED AUGUST 14, 2018 AS INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO.
4. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON THE PLAT OF STEELE'S HOMESTEAD RECORDED OCTOBER 20, 2020 AS INST. NO. 968131, BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO. EXEMPTION IS FOR LOCATION OF MONUMENTS ONLY.

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 5, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF IDAHO, AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____



TYSON L.A. GLAHE, PLS 14879

DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERIN PLAT, DIVISION NAME _____, AND CHECKED THE REPLAT 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 _____, 2022.

BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PANHANDLE HEALTH DISTRICT

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY XX

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HERIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF _____,
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER BY DEPUTY _____

\$ _____ FEE

PLACE RECORDING
LABEL HERE

WILD GOOSE TERRACE

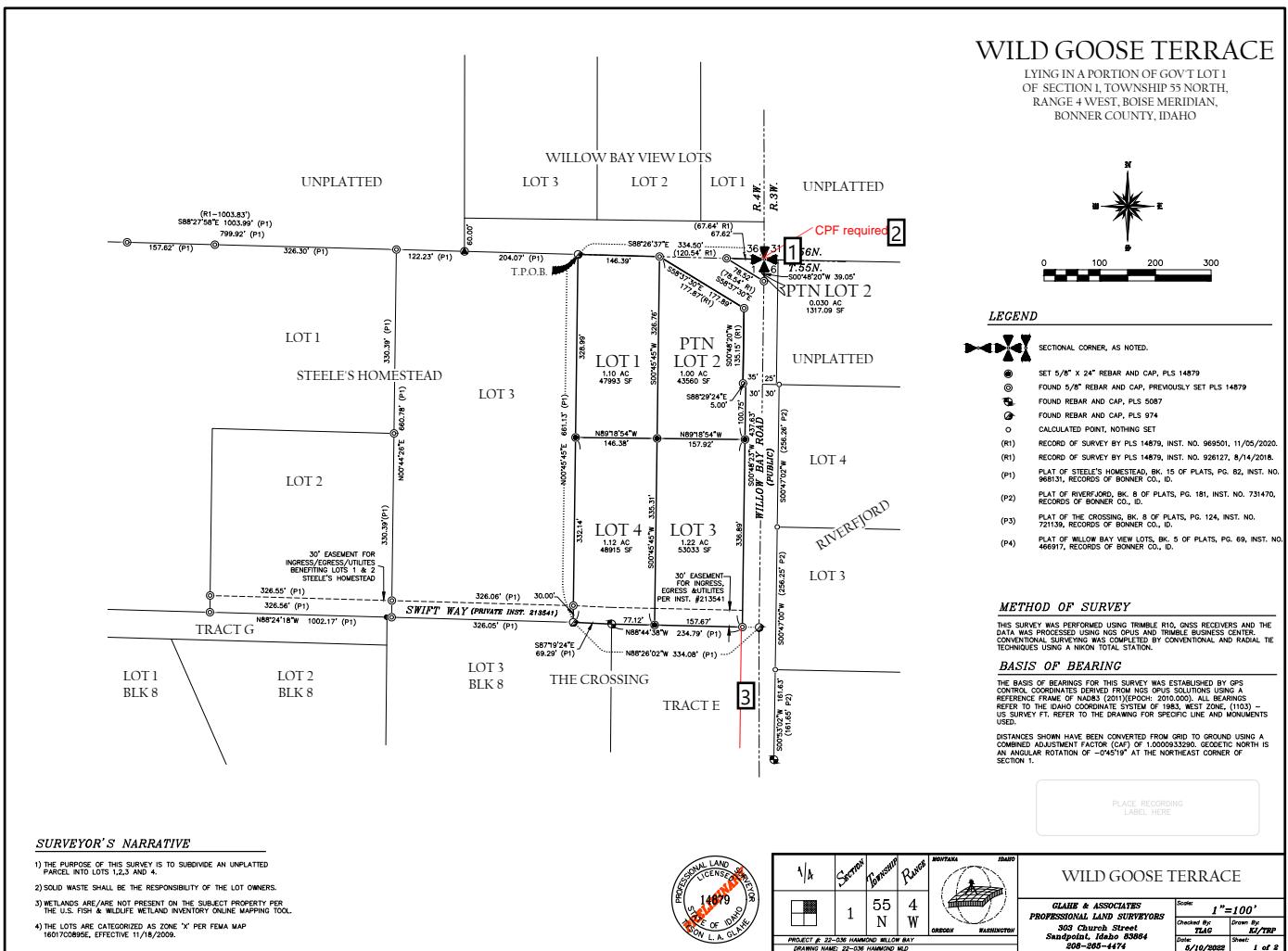
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS		Score N/A
Surveyor S. C. GLAHE	Checked By S. C. GLAHE	Drawn By TRP
Land Surveyor Tyson L.A. Glahé	Approved By Tyson L.A. Glahé	Plotted By Tyson L.A. Glahé
Drawing Name: 22-036 HAMMOND WILLOW BAY		Sheet 2 of 2

Stamp: C.R. Glahé 83864
208-205-4474

Plot Date: 4/16/2022

Sheet: 2 of 2

 Number: 1	Author: Hannah Nishek	Date: 5/26/2022 8:06:22 AM
Update		
 Number: 2	Author: Hannah Nishek	Date: 5/26/2022 8:05:46 AM
Specify name of managing member		
 Number: 3	Author: Hannah Nishek	Date: 5/26/2022 8:07:29 AM
Spell out West for consistency?		
 Number: 4	Author: Hannah Nishek	Date: 5/26/2022 8:04:54 AM
Text overlaps		



Summary of Comments on Page 1

Page: [1] Page 1

 Number: 1 Author: SToldness Subject: Line Date: 7/14/2022 1:26:45 PM

 Number: 2 Author: SToldness Subject: Typewritten Text Date: 7/14/2022 1:26:48 PM

CPF required

 Number: 3 Author: SToldness Subject: Line Date: 7/14/2022 1:38:38 PM

WILD GOOSE TERRACE

LYING IN A PORTION OF GOVT LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSBAND AND WIFE AND MACIAS INVESTMENT PROPERTIES LLC, NAME OF MANAGING MEMBER, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS PLAT, AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "SUBDIVISION NAME" B1, A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BONNER COUNTY, IDAHO, THE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, NORTH 88°26'37" W, 33.51 FEET TO THE NORTHEAST CORNER OF THE PLAT OF STEELE'S HOMESTEAD AS RECORDED IN BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 1, SOUTH 88°26'37" EAST, 146.39 FEET TO A POINT ON THE RIGHT-OF-WAY OF WILLOW BAY ROAD AS RECORDED IN RECORD OF SURVEY INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 58°37'30" EAST, 177.89 FEET;
- 2) SOUTH 00°48'20" WEST, 135.10 FEET;
- 3) SOUTH 88°22'24" EAST, 5.00 FEET;
- (4) SOUTH 00°45'23" WEST, 437.63 FEET TO THE NORTHEAST CORNER OF TRACT E OF THE CROSSING, AS RECORDED IN BOOKS OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID RIGHT OF WAY OF WILLOW BAY ROAD AND ALONG THE NORTH LINE OF SAID TRACT E, NORTH 88°43'38" WEST, 234.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT E AND THE NORTHEAST CORNER OF BLOCK 8 OF THE CROSSING AS RECORDED IN BOOK 15 OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID NORTH LINE OF BLOCK 8, NORTH 87°19'24" WEST, 69.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF STEELE'S HOMESTEAD;

THENCE LEAVING SAID NORTH LINE OF BLOCK 8 OF THE CROSSING AND ALONG THE EAST LINE OF LOT 3 OF STEELE'S HOMESTEAD, NORTH 00°45'45" EAST, 661.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SAID SECTION 1, BEGINNING AT THE NORTHEAST SECTION CORNER OF SECTION 1;

THENCE SOUTH 00°48'20" WEST, 39.05 FEET;

THENCE NORTH 58°37'30" WEST, 78.52 FEET;

THENCE SOUTH 88°26'37" EAST, 67.62 FEET;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SEAN HAMMOND _____ DATE _____

8

DATE

LAURA HAMMOND _____ DATE _____

DATE

ACKNOWLEDGMENT

MACIAS INVESTMENT PROPERTIES LLC

NAME, MANAGING MEMBER

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED [REDACTED], KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

TYSON L.A. GLAHE, PLS 14879 DATE _____
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
119
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY [REDACTED] 119 IN DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STATE PLAT ACT THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 DATE _____
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 14879
STATE OF IDAHO
TYSON L.A. GLAHE
119



DATE

RECODER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF _____,
TYSON L.A. GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER BY DEPUTY _____

\$ _____ FEE

PLACE RECORDING
LABEL HERE

WILD GOOSE TERRACE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
SAC, CH, CL, CLS, CLS, CLS
Sandpoint, Idaho 83864

208-265-4474
Plot Date: 4/16/2022
Sheet: 2 of 2

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERIN PLAT "SUBDIVISION NAME" AND CHECKED THE REPLAT 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 _____, 2022.

BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PANHANDLE HEALTH DISTRICT

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATE OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY XX

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HERIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

<input type="radio"/>	Number: 1	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:28:36 PM
<input type="radio"/>	Number: 2	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:32:28 PM
<input type="radio"/>	Number: 3	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:28:42 PM
<input type="radio"/>	Number: 4	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:28:54 PM
<input type="checkbox"/>	Number: 5	Author: SToldness	Subject: Typewritten Text	Date: 7/14/2022 1:41:32 PM
	.29			
<input type="checkbox"/>	Number: 6	Author: SToldness	Subject: Line	Date: 7/14/2022 1:41:03 PM
<input type="radio"/>	Number: 7	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:29:27 PM
<input type="radio"/>	Number: 8	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:29:01 PM
<input type="checkbox"/>	Number: 9	Author: SToldness	Subject: Typewritten Text	Date: 7/14/2022 1:31:48 PM
	1			
<input checked="" type="checkbox"/>	Number: 10	Author: SToldness	Subject: Line	Date: 7/14/2022 1:31:59 PM
<input type="radio"/>	Number: 11	Author: SToldness	Subject: Oval	Date: 7/14/2022 1:31:33 PM

Lot 1

Polyline Report

Tue May 10 12:01:22 2022

Northing Easting Bearing Distance

2364738.219 2379026.729

S 88°26'37" E 146.390

2364734.243 2379173.064

S 00°45'45" W 326.765

2364407.507 2379168.715

N 89°18'54" W 146.375

2364409.257 2379022.350

N 00°45'45" E 328.992

2364738.219 2379026.729

Closure Error Distance> 0.00000

Total Distance> 948.521

Polyline Area: 47993 sq ft, 1.10 acres

Lot 2

Polyline Report Tue May 10 12:01:36 2022

Northing Easting Bearing Distance

2364418.329 2379306.739

S 89°18'54" E 157.920

2364416.441 2379464.648

N 00°48'23" E 100.748

2364517.179 2379466.066

N 88°29'24" W 5.000

2364517.311 2379461.068

N 00°48'20" E 135.150

2364652.448 2379462.968

N 58°37'30" W 177.892

2364745.065 2379311.088

S 00°45'45" W 326.765

2364418.329 2379306.739

Closure Error Distance > 0.00000

Total Distance > 903.475

Polyline Area: 43560 sq ft, 1.00 acres

Lot 2 – Triangle

Polyline Report

Tue May 10 11:36:24 2022

Northing Easting Bearing Distance

2364700.348 2379547.651

 N 00°48'20" E 39.050

2364739.394 2379548.200

 N 88°26'37" W 67.615

2364741.230 2379480.609

 S 58°37'30" E 78.524

2364700.348 2379547.651

Closure Error Distance> 0.00000

Total Distance> 185.189

Polyline Area: 1320 sq ft, 0.03 acres

Lot 3

Polyline Report

Tue May 10 12:01:50 2022

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364026.233 2379302.277

S 88°44'38" E 157.667

2364022.777 2379459.906

N 00°48'23" E 336.886

2364359.629 2379464.648

N 89°18'54" W 157.920

2364361.517 2379306.739

S 00°45'45" W 335.314

2364026.233 2379302.277

Closure Error Distance> 0.00000

Total Distance> 987.787

Polyline Area: 53033 sq ft, 1.22 acres

Lot 4

Polyline Report

Tue May 10 12:02:00 2022

Northing Easting Bearing Distance

2364365.972 2379019.645

S 89°18'54" E 146.375

2364364.223 2379166.010

S 00°45'45" W 335.314

2364028.939 2379161.547

N 88°44'38" W 77.120

2364030.629 2379084.446

N 87°19'24" W 69.296

2364033.866 2379015.225

N 00°45'45" E 332.136

2364365.972 2379019.645

Closure Error Distance> 0.00000

Total Distance> 960.242

Polyline Area: 48915 sq ft, 1.12 acres

Parent Parcel

Boundary Report

Tue May 10 11:32:51 2022

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

2364025.669 2379760.217

N 00°45'45" E 661.128

2364686.738 2379769.015

S 88°26'37" E 146.390

2364682.762 2379915.351

S 58°37'30" E 177.892

2364590.145 2380067.231

S 00°48'20" W 135.150

2364455.008 2380065.331

S 88°29'24" E 5.000

2364454.876 2380070.329

S 00°48'23" W 437.634

2364017.286 2380064.169

N 88°44'38" W 234.787

2364022.433 2379829.438

N 87°19'24" W 69.296

2364025.669 2379760.217

Closure Error Distance> 0.00000

Total Distance> 1867.277

Polyline Area: 193502 sq ft, 4.44 acres



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

Memorandum

To: Sean & Laura Hammond

From: Chad C., Planner

Date: July 19, 2022

Subject: Blue-line review for MLD0054-22 – Wild Goose Terrace

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: Jeremy Grimm.

Please submit payment of \$308.14 covering the County Surveyor fee for the review of the plat and 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.



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458 or Fax: 866-537-4935

Email: planning@bonnercountyid.gov Website: www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0054-22** DATE OF REPORT: **7/19/2022**

APPLICANT: **Sean & Laura Hammond** PARCEL #: **RP55N04W010002A**

SUBDIVISION NAME/LOTS: **Wild Goose Terrace**

SUMMARY OF PROPOSAL:

The applicant is requesting to divide one (1) 4.39-acre lot into four (4) lots, one (1) 1.10-acre lot, one (1) 1-acre lot, one (1) 1.22-acre lot, and one (1) 1.12-acre lot. The property is zoned Recreation. Services to the property include individual wells, septic systems and Northern Lights Inc. for power. The proposed lots will be accessed by a combination of Willow Bay Road, a public R-O-W with varying widths, and Swift Way, a 30' easement. The proposed lots are situated in a portion of Section 1, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho.

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:

- 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 The applicant shall submit either a will-service letter or shared well agreement for the new lots.
- 4 The Panhandle Health Sanitary Restriction shall be lifted in accord with BCRC 12-412 (19).

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? Yes.

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Zone: **Recreation**

12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	N/A
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
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	No
		12-626.A Environmental Features:	No

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 property is zoned Recreation and is in the Resort Community Comprehensive Land Use Plan Designation.
3. Services to the property include individual wells, septic systems, and Northern Lights Inc. for power.
4. The proposed lots will be accessed by a combination of Willow Bay Road, a public R-O-W with varying widths, and Swift Way, a 30' easement.
5. The proposed lots are situated in the Sagle Fire Taxing District.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with the Bonner County Revised Code Title 12, Chapter 6 - Subdivisions, 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) calendar 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

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

July 19, 2022

Jeremy Grimm | Whiskey Rock Planning & Consulting
614 Creekside Lane
Sandpoint, ID 83864

SUBJECT: File#MLD0054-22 – Wild Goose Terrace

Dear Jeremy Grimm,

I have reviewed the above-named plat and find that the following should be addressed:

- Complete the corrections and additions included with the blue-line review detailed in this report.
- Submit the fee for the County Surveyor.
- **Submit the digital .dwg file for the Final Plat at time of Mylar submittal.**
- Planning
 - The sanitary restriction shall be lifted in accord with BCRC 12-412 (19).
 - Provide either a will-serve letter or a written shared well agreement to be recorded at the time in which the plat is recorded.
 - Water and Sewer Note: Remove the Sewage Disposal by XX; clarify that sewage disposal will be provided by individual drain fields/septic systems.
 - The first part of the ACKNOWLEDGEMENT on Sheet 2 is disorganized. Please revise this so that there isn't a line crossing through 'MANAGING MEMBER'
- Floodplain
 - JRJ, 7.13.2022: Parcel is within SFHA Zone X per FIRM Panel 16017C0895E, Effective Date 11/18/2009.
 - No further floodplain review is required on this proposal.
- Assessors
 - I have reviewed the Owner's Certificate of the above named preliminary plat and did not find any obvious errors with the ownership.
 - There is text overlap of a signature line and an acknowledgement block.
 - Include the name of the managing member who will be signing on behalf of the LLC.
 - See plat comments.
- GIS
 - 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.
- Road and Bridge
 - See plat map comments.
- County Surveyor
 - See letter from County Surveyor.

Thank you for your submittal and the opportunity to review.

Sincerely,

Chad Chambers | Planner



Robert Winningham <robertb.winningham@bonnercountyid.gov>

MLD0054-22 Wild Goose Terrace Final Plat Recording

Robert Winningham <robertb.winningham@bonnercountyid.gov>
To: jeremy@whiskeyrockplanning.com, [REDACTED]
Cc: Tyson Lewis <tyson.lewis@bonnercountyid.gov>

Tue, Mar 28, 2023 at 4:51 PM

Hello,

This Minor Land Division has been recorded at your request. Please find the attached final plat recording letter. The conformed copy is available for pickup in the Bonner County Planning Office.

Thank you,

--
Rob Winningham

Planning Technician
Bonner County Planning Department
1500 Hwy 2, Suite 208
Sandpoint, ID 83864
Phone: 208.265.1458

 **MLD0054-22 Plat Recording Letter.pdf**
117K



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (208) 265-1463

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

Memorandum

February 28, 2023

To: Board of County Commissioners

From: Tyson Lewis | Bonner County Planner

Re: Final plat, **MLD0054-22 – Wild Goose Terrace**

The above referenced plat is a minor land division dividing one (1) 4.39-acre lot into four (4) lots, one (1) 1.10-acre lot, one (1) 1-acre lot, one (1) 1.22-acre lot, and one (1) 1.12-acre lot. The property is zoned REC and meets the requirements of that zone. The property is served by individual wells, septic systems, and Northern Lights Inc. for power. The property is accessed off Willow Bay Road, a public R-O-W with varying widths, and Swift Way, a 30' easement. The plat was approved by Bonner County on January 13, 2023. The parcel is located in a portion of Section 01, Township 55 North, Range 04 West, Boise Meridian, Idaho.

The conditions of approval for this file have been completed. Notes and easements required by plat approval are shown on the final plat.

Legal Review: _____

Distribution: Jake Gabell
Jenna Crone
Tyson Lewis

(Recommendation)

Staff recommends the Board approve the final plat of the above referenced file.

Consent Agenda

Recommendation Acceptance: Yes No _____
Commissioner Dan McDonald, Chairman

Date: _____

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND



- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PREVIOUSLY SET, PLS 14879
- FOUND REBAR AND CAP, PLS 5087
- FOUND REBAR AND CAP, PLS 974
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
- (P1) PLAT OF WILLOW BAY VIEW LOTS, BK. 5 OF PLATS, PG. 69, INST. NO. 466917, RECORDS OF BONNER CO., ID.
- (P2) PLAT OF RIVERFJORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
- (P3) PLAT OF STEELE'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 968131, RECORDS OF BONNER CO., ID.

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

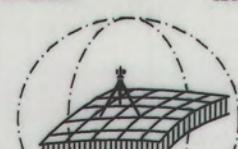
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000933290. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1, 2, 3 AND 4.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP 16017C0895E, EFFECTIVE 11/18/2009.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	1	55 N	4 W		OREGON WASHINGTON

WILD GOOSE TERRACE

**GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

cale:	1"=100'
checked By: TLAG	Drawn By: TRP
ate: 02/06/2023	Sheet: 1 of

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSBAND AND WIFE, AND MACIAS INVESTMENT PROPERTIES LLC, A LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "WILD GOOSE TERRACE", BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE ALONG THE NORTH LINE OF SECTION 1, NORTH 88°26'37" WEST, 334.50 FEET TO THE NORTHEAST CORNER OF THE PLAT OF STEELE'S HOMESTEAD AS RECORDED IN BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 1, SOUTH 88°26'37" EAST, 146.39 FEET TO A POINT ON THE RIGHT-OF-WAY OF WILLOW BAY ROAD AS RECORDED IN RIGHT-OF-WAY DEED, INST. NO. 969501, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 58°37'30" EAST, 177.89 FEET;
- 2) SOUTH 00°48'20" WEST, 135.15 FEET;
- 3) SOUTH 88°29'24" EAST, 5.00 FEET;
- 4) SOUTH 00°48'23" WEST, 437.63 FEET TO THE NORTHEAST CORNER OF TRACT E OF THE CROSSING, AS RECORDED IN BOOK 8 OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID RIGHT OF WAY OF WILLOW BAY ROAD AND ALONG THE NORTH LINE OF SAID TRACT E, NORTH 88°44'38" WEST, 234.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT E AND THE NORTHEAST CORNER OF BLOCK 8 OF THE CROSSING;

THENCE ALONG SAID NORTH LINE OF BLOCK 8, NORTH 87°19'24" WEST, 69.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF STEELE'S HOMESTEAD;

THENCE LEAVING SAID NORTH LINE OF BLOCK 8 OF THE CROSSING AND ALONG THE EAST LINE OF LOT 3 OF STEELE'S HOMESTEAD, NORTH 00°45'45" EAST, 661.13 FEET TO THE TRUE POINT OF BEGINNING.

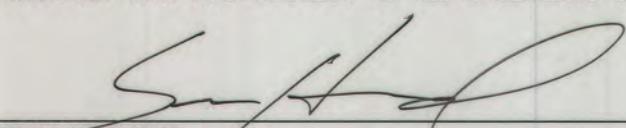
TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SAID SECTION 1, BEGINNING AT THE NORTHEAST SECTION CORNER OF SECTION 1:

THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 00°48'20" WEST, 39.05 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF WILLOW BAY ROAD

THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTHEASTERLY RIGHT OF WAY, NORTH 58°37'30" WEST, 78.52 FEET TO THE NORTH LINE OF SAID SECTION 1;

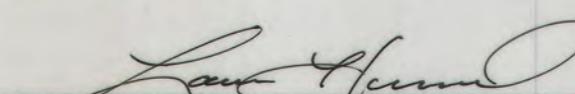
THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID NORTH LINE, SOUTH 88°26'37" EAST, 67.62 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.



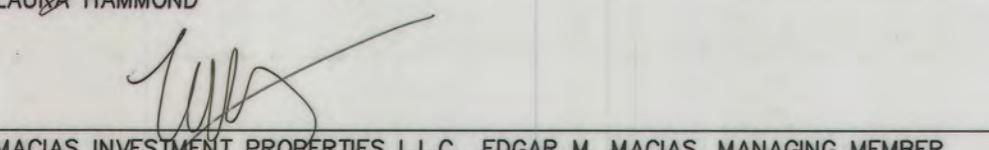
SEAN HAMMOND

2-13-23
DATE



LAURA HAMMOND

2/13/23
DATE



MACIAS INVESTMENT PROPERTIES LLC, EDGAR M. MACIAS, MANAGING MEMBER

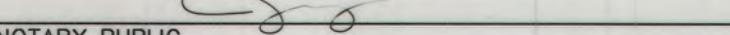
2/13/23
DATE

ACKNOWLEDGMENT

STATE OF California

COUNTY OF Fresno

ON THIS 13th DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.



NOTARY PUBLIC FOR THE STATE OF California

RESIDING AT: Fresno, CA

MY COMMISSION EXPIRES: May 18, 2023

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 2023 DAY OF 2023.

PLANNING DIRECTOR

ACKNOWLEDGMENT

STATE OF California

COUNTY OF Fresno

ON THIS 13th DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.



NOTARY PUBLIC FOR THE STATE OF California

RESIDING AT: Fresno, CA

MY COMMISSION EXPIRES: May 18, 2023

ACKNOWLEDGMENT

STATE OF California

COUNTY OF Fresno

ON THIS 13th DAY OF February, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED EDGAR M. MACIAS, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF MACIAS INVESTMENT PROPERTIES LLC. WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID LLC.



NOTARY PUBLIC FOR THE STATE OF California

RESIDING AT: Fresno, CA

MY COMMISSION EXPIRES: May 18, 2023

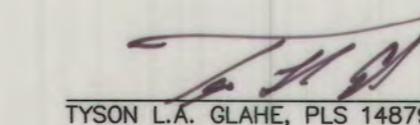
DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 22445278, DATED FEBRUARY 17, 2022.

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING AS RESERVED BY HUMBIRD LUMBER CO. IN DEED RECORDED AUGUST 13, 1948 AS INST. NO. 28560, BOOK 78 OF DEEDS AT PAGE 113, RECORDS OF BONNER COUNTY, IDAHO.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY ON WARRANTY DEED RECORDED AUGUST 24, 1979 AS INST. NO. 218539, RECORDS OF BONNER COUNTY, IDAHO, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, ZONING REGULATIONS AND A CONDITION AND COVENANT THAT NO PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF GOV'T LOT 1 IS TO BE USED FOR TREATMENT OR DISPOSAL OF SEWAGE.
3. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON A RECORD OF SURVEY RECORDED AUGUST 14, 2018 AS INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO.
4. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON THE PLAT OF STEELE'S HOMESTEAD RECORDED OCTOBER 20, 2020 AS INST. NO. 968131, BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO. EXCEPTION IS FOR LOCATION OF MONUMENTS ONLY.
5. RIGHT OF WAY GRANTED TO THE PUBLIC PER RIGHT-OF-WAY DEED, INST. NO. 969501, 11/5/2020, AS SHOWN HEREON (WILLOW BAY ROAD).

SURVEYOR'S CERTIFICATE

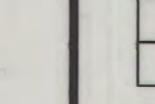
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.



TYSON L.A. GLAHE, PLS 14879

2-7-23
DATE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	1	55	4		
		N	W		
				OREGON	WASHINGTON
PROJECT #:	22-036 HAMMOND WILLOW BAY				
DRAWING NAME:	22-036 HAMMOND MLD				

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "WILD GOOSE TERRACE" 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 2023 DAY OF February, 2023.

BONNER COUNTY SURVEYOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

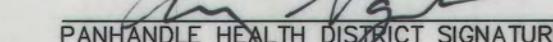
DATED THIS 2023 DAY OF February, 2023.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON HEALTH DISTRICT APPROVAL OF THE LOTS FOR SUBSURFACE SEWAGE DISPOSAL, APPROVAL OF THE SHARED WELL WATER SYSTEM AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT THE SHARED WELL WATER SYSTEM IS APPROVED BASED UPON COMPLIANCE WITH MINIMUM CONSTRUCTION, SITING AND CAPACITY GUIDELINES AND REQUIREMENTS. BECAUSE THE WATER SYSTEM IS NOT A PUBLIC WATER SUPPLY REGULATED BY THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS, (IDAPA 58.01.08), NEITHER THE DEPARTMENT OF ENVIRONMENTAL QUALITY NOR THE HEALTH DISTRICT HAS REVIEWED THE SHARED WELL WATER SYSTEM FOR COMPLIANCE WITH THE REQUIREMENTS FOR SUCH PUBLIC WATER SUPPLIES, INCLUDING WITHOUT LIMITATION THE APPLICABLE CAPACITY, QUALITY, CONSTRUCTION, AND OTHER ENGINEERING STANDARDS. BUYER IS FURTHER CAUTIONED THAT THROUGH GROWTH, THE NEW SHARED WELL WATER SYSTEM MAY BECOME REGULATED IN THE FUTURE UNDER THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AS A COMMUNITY WATER SYSTEM. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF THE SHARED WELL WATER SYSTEM HAS BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS NECESSARY TO SATISFY SANITARY RESTRICTIONS, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEPTIC FACILITIES SHALL BE ALLOWED.

2/22/23
DATE



PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED INDIVIDUAL WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATE INDIVIDUAL ON-SITE SEPTIC SYSTEM

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 2023.

DATED THIS 2023 DAY OF February, 2023.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS 2023 DAY OF February, 2023, AT 0:00 O'CLOCK M.
IN BOOK 14879 OF PLATS AT PAGE 82, AT THE REQUEST OF
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. 22-036.

COUNTY RECORDER BY DEPUTY

\$ Fee

PLACE RECORDING
LABEL HERE

WILD GOOSE TERRACE

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-285-4474

Scale: N/A
Checked By: TLAG Drawn By: TRP
Plot Date: 02/06/2023 Sheet: 2 of 2

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



Plat Recording Letter

March 28, 2023

Sean & Laura Hammond
[REDACTED]

Priest River, ID 83856

Subject: MLD0054-22 – Wild Goose Terrace

Dear Applicant,

The final plat of **Wild Goose Terrace** was recorded at your request on **March, 27 2023**, at Instrument #**1018231**, Bonner County Records, and at Book **20**, Page **23**, Bonner County Records.

Please contact the Bonner County Planning Department if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. W. [initials]".

Rob Winningham
Planning Tech

cc: Whiskey Rock Planning + Consulting
614 Creekside Ln
Sandpoint, ID 83864