



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:

RECEIVED
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:

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:

E-mail: jeremy@whiskeyrockplanning.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

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 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

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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

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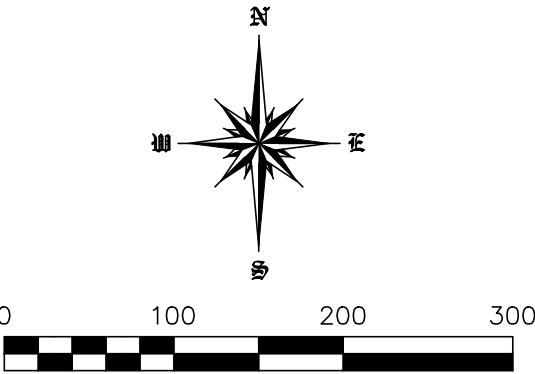
Owner's Representative signature: jonathan grimm Date: 5.23.22

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.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

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



| | | | | | | | | | | |
|--|---|---------|----------|---|--|--|--------------------|------------------|--|--|
| 1/4 | | SECTION | TOWNSHIP | RANGE | <div>MONTANA</div> <div>IDAHO</div> <div></div> <div>OREGON</div> <div>WASHINGTON</div> | | WILD GOOSE TERRACE | | | |
| <div></div> | 1 | 55 N | 4 W | <div>GLAHE & ASSOCIATES</div> <div>PROFESSIONAL LAND SURVEYORS</div> <div>303 Church Street</div> <div>Sandpoint, Idaho 83864</div> <div>208-265-4474</div> | | | Scale: 1"=100' | | | |
| <div>PROJECT #: 22-036 HAMMOND WILLOW BAY</div> <div>DRAWING NAME: 22-036 HAMMOND MLD</div> | | | | | | | Checked By: TLG | 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" 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, 135.15 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 BOOK8 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, 69.30 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

MACIAS INVESTMENT PROPERTIES L.L.C. DATE
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 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 HUMBIRO 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

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



| | | | | | | |
|--|---------|----------|-------|--|--|--|
| 1/4 | SECTION | TOWNSHIP | RANGE | MONTANA IDAHO OREGON WASHINGTON | WILD GOOSE TERRACE | |
| | 1 | 55 N | 4 W | | | |
| PROJECT #: 22-036 HAMMOND WILLOW BAY DRAWING NAME: 22-036 HAMMOND MLD | | | | | GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474 | Scale: N/A Checked By: TLAG Plot Date: 4/15/2022 Drawn By: TRP Sheet: 2 of 2 |

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 |
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| 2364416.441 | 2379464.648 | | |
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| | | N 00°48'23" E | 100.748 |
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| 2364517.179 | 2379466.066 | | |
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| | | N 88°29'24" W | 5.000 |
|--|--|---------------|-------|

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| 2364517.311 | 2379461.068 | | |
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| | | N 00°48'20" E | 135.150 |
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| 2364652.448 | 2379462.968 | | |
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| | | N 58°37'30" W | 177.892 |
|--|--|---------------|---------|

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| 2364745.065 | 2379311.088 | | |
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| | | S 00°45'45" W | 326.765 |
|--|--|---------------|---------|

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| 2364418.329 | 2379306.739 | | |
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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 |
|----------|---------|---------|----------|
|----------|---------|---------|----------|

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| 2364700.348 | 2379547.651 | | |
|-------------|-------------|--|--|

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| | | N 00°48'20" E | 39.050 |
|--|--|---------------|--------|

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|-------------|-------------|--|--|
| 2364739.394 | 2379548.200 | | |
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|--|--|---------------|--------|
| | | N 88°26'37" W | 67.615 |
|--|--|---------------|--------|

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|-------------|-------------|--|--|
| 2364741.230 | 2379480.609 | | |
|-------------|-------------|--|--|

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| | | S 58°37'30" E | 78.524 |
|--|--|---------------|--------|

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|-------------|-------------|--|--|
| 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 |
|----------|---------|---------|----------|
|----------|---------|---------|----------|

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|-------------|-------------|--|--|
| 2364026.233 | 2379302.277 | | |
|-------------|-------------|--|--|

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|--|--|---------------|---------|
| | | S 88°44'38" E | 157.667 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 2364022.777 | 2379459.906 | | |
|-------------|-------------|--|--|

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|--|--|---------------|---------|
| | | N 00°48'23" E | 336.886 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 2364359.629 | 2379464.648 | | |
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| | | N 89°18'54" W | 157.920 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 2364361.517 | 2379306.739 | | |
|-------------|-------------|--|--|

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| | | S 00°45'45" W | 335.314 |
|--|--|---------------|---------|

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| 2364026.233 | 2379302.277 | | |
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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 |
|----------|---------|---------|----------|
|----------|---------|---------|----------|

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|-------------|-------------|--|--|
| 2364365.972 | 2379019.645 | | |
|-------------|-------------|--|--|

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| | | S 89°18'54" E | 146.375 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 2364364.223 | 2379166.010 | | |
|-------------|-------------|--|--|

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| | | S 00°45'45" W | 335.314 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 2364028.939 | 2379161.547 | | |
|-------------|-------------|--|--|

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|--|--|---------------|--------|
| | | N 88°44'38" W | 77.120 |
|--|--|---------------|--------|

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|-------------|-------------|--|--|
| 2364030.629 | 2379084.446 | | |
|-------------|-------------|--|--|

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|--|--|---------------|--------|
| | | N 87°19'24" W | 69.296 |
|--|--|---------------|--------|

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|-------------|-------------|--|--|
| 2364033.866 | 2379015.225 | | |
|-------------|-------------|--|--|

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| | | N 00°45'45" E | 332.136 |
|--|--|---------------|---------|

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| 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 |
|----------|---------|---------|----------|
|----------|---------|---------|----------|

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|-------------|-------------|--|--|
| 2364025.669 | 2379760.217 | | |
|-------------|-------------|--|--|

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| | | N 00°45'45" E | 661.128 |
|--|--|---------------|---------|

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| 2364686.738 | 2379769.015 | | |
|-------------|-------------|--|--|

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| | | S 88°26'37" E | 146.390 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 2364682.762 | 2379915.351 | | |
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| | | S 58°37'30" E | 177.892 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 2364590.145 | 2380067.231 | | |
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| | | S 00°48'20" W | 135.150 |
|--|--|---------------|---------|

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| 2364455.008 | 2380065.331 | | |
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| | | S 88°29'24" E | 5.000 |
|--|--|---------------|-------|

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| 2364454.876 | 2380070.329 | | |
|-------------|-------------|--|--|

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| | | S 00°48'23" W | 437.634 |
|--|--|---------------|---------|

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| 2364017.286 | 2380064.169 | | |
|-------------|-------------|--|--|

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|--|--|---------------|---------|
| | | N 88°44'38" W | 234.787 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 2364022.433 | 2379829.438 | | |
|-------------|-------------|--|--|

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|--|--|---------------|--------|
| | | N 87°19'24" W | 69.296 |
|--|--|---------------|--------|

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| 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

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

TOTAL **\$308.14**

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 |

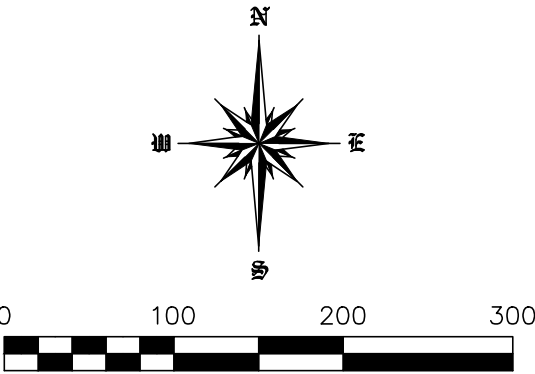
REMITTANCE INFORMATION

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

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 1.0000833290. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

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



| | | | | | | | | | | | | |
|--|---|---------|----------|---|--|--|--------------------|-----------|--|-----------|--------|--|
| 1/4 | | SECTION | TOWNSHIP | RANGE | <div>MONTANA</div> <div>IDAHO</div> <div></div> <div>OREGON</div> <div>WASHINGTON</div> | | WILD GOOSE TERRACE | | | | | |
| <div></div> | 1 | 55 N | 4 W | <div>GLAHE & ASSOCIATES</div> <div>PROFESSIONAL LAND SURVEYORS</div> <div>303 Church Street</div> <div>Sandpoint, Idaho 83864</div> <div>208-265-4474</div> | | | Scale: | 1"=100' | | | | |
| <div>PROJECT #: 22-036 HAMMOND WILLOW BAY</div> <div>DRAWING NAME: 22-036 HAMMOND MLD</div> | | | | | | | Checked By: | TLG | | 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" 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, 135.15 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 BOOK8 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, 69.30 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

MACIAS INVESTMENT PROPERTIES L.L.C. DATE
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 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 HUMBIRO 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

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



| | | | | | | |
|--|---------|----------|-------|--|--|--|
| 1/4 | SECTION | TOWNSHIP | RANGE | MONTANA IDAHO OREGON WASHINGTON | WILD GOOSE TERRACE | |
| | 1 | 55 N | 4 W | | | |
| PROJECT #: 22-036 HAMMOND WILLOW BAY DRAWING NAME: 22-036 HAMMOND MLD | | | | | GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474 | Scale: N/A Checked By: TLAG Plot Date: 4/15/2022 Drawn By: TRP Sheet: 2 of 2 |



ORT Form 4694 6/06 Rev. 8-1-16

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

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

By  President
Attest  Secretary



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.

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| | | |
|-------------------|-------------|--|
| File No. 986519-C | Page 1 of 9 | ALTA Commitment for Title Insurance (8-1-16) |
|-------------------|-------------|--|

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.**

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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>.

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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
 Endorsements: \$
 - (b) ☐ 2006 ALTA ® Loan Policy
 Proposed Insured:
 Proposed Policy Amount: \$0.00 Premium Amount \$
 Endorsements: \$
 - (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

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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.)

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| File No. 986519-C | Page 5 of 9 | ALTA Commitment for Title Insurance (8-1-16) |
|-------------------|-------------|--|

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.

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|-------------------|-------------|--|
| File No. 986519-C | Page 6 of 9 | ALTA Commitment for Title Insurance (8-1-16) |
|-------------------|-------------|--|

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.

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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.

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| |
|---------------------|
| INFORMATIONAL NOTES |
|---------------------|

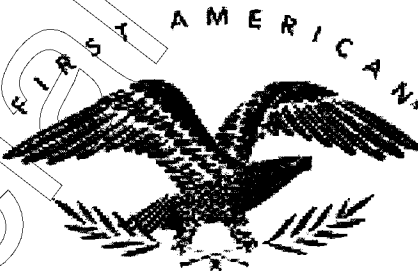
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Instrument # 996445
Bonner County, Sandpoint, Idaho
11/29/2021 03:02:04 PM No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - KOOTENAI
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy bbroehl
Index to: WARRANTY DEED

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.

HIS 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

Warranty Deed
- continued

By: [Signature]
Sean Hammond

By: [Signature]
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.

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

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

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

| 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



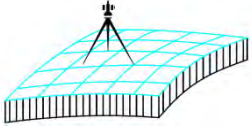
MLD0054-22 Collective Report.pdf

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.

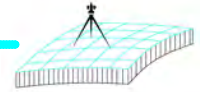
When these items have been addressed, the plat should be ready for signature.

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 |
|-----------|-------|

Bill To:

Glahe

| |
|------|
| Date |
|------|

7/19/2022

Project / Job #

22-001ZAQ Surveyor Review Wild Goose

INVOICE

| Section | Township | Range | Meridian | Tax Parcel ID |
|---------|----------|-------|----------|---------------|
| | | | | |

| Description | Amount |
|-------------------------|--------|
| County Surveyor Review | 265.00 |
| Copies & Recording Fees | 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.

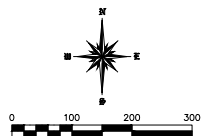
BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD PAYMENTS OVER \$250.00



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
- RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
- RECORD OF SURVEY BY PLS 14879, INST. NO. 926127, 8/14/2018.
- PLAT OF STEEL'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 969131, RECORDS OF BONNER CO., ID.
- PLAT OF RIVERFORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
- PLAT OF THE CROSSING, BK. 8 OF PLATS, PG. 124, INST. NO. 721139, RECORDS OF BONNER CO., ID.
- 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 SOLUTIONS USING A CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL 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) (EPSG: 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 1.000093330. GEODETIC NORTH IS AN ANGULAR ROTATION OF $-0^{\circ}45'19''$ AT THE NORTHEAST CORNER OF SECTION 1.

PLACE RECORDING
LABEL HERE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1, 2, 3 AND 4.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP 1601700895E, EFFECTIVE 11/18/2009.




| 1/4 | Section | Range | Township | Range |
|--|---------|-------|----------|-------|
| 1 | 55 | 4 | N | W |
| PROJECT: R. 22-53N HARMING WILLOW BAY DRAWING NAME: 22-53N HARMING M.D. | | | | |

| WILD GOOSE TERRACE | | Scale: 1"=100' |
|---|--|--|
| CLAIRE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474 | | Checked By: TAC Drawn By: E/TWP Date: 6/16/2022 Sheet: 1 of 2 |


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 GOV'T 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, A LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS PLAT AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "SUBDIVISION NAME" 2, 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, 334.00 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, 135.15 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, 69.25 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

MACIAS INVESTMENT PROPERTIES LLC
BOISE 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 LLC, WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID LLC.

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, PL 119, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME IN THE 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 MONUMENTS, 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



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 PRIVATE 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 P.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: TLP
Plot Date: 4/16/2022
Sheet: 2 of 2

| | | | | |
|--|---------|----------|-------|----------------------|
| 1/4 | Section | Township | Range | BONNER COUNTY, IDAHO |
| | 1 | 55 N | 4 W | |
| PROJECT #: 22-036 HAMMOND WILLOW BAY DRAWING NAME: 22-036 HAMMOND MLD | | | | |

-  Number: 1 Author: SToldness Subject: Oval Date: 7/14/2022 1:28:36 PM
-
-  Number: 2 Author: SToldness Subject: Oval Date: 7/14/2022 1:32:28 PM
-
-  Number: 3 Author: SToldness Subject: Oval Date: 7/14/2022 1:28:42 PM
-
-  Number: 4 Author: SToldness Subject: Oval Date: 7/14/2022 1:28:54 PM
-
-  Number: 5 Author: SToldness Subject: Typewritten Text Date: 7/14/2022 1:41:32 PM
- .29**
-  Number: 6 Author: SToldness Subject: Line Date: 7/14/2022 1:41:03 PM
-
-  Number: 7 Author: SToldness Subject: Oval Date: 7/14/2022 1:29:27 PM
-
-  Number: 8 Author: SToldness Subject: Oval Date: 7/14/2022 1:29:01 PM
-
-  Number: 9 Author: SToldness Subject: Typewritten Text Date: 7/14/2022 1:31:48 PM
- 1**
-  Number: 10 Author: SToldness Subject: Line Date: 7/14/2022 1:31:59 PM
-
-  Number: 11 Author: SToldness Subject: Oval Date: 7/14/2022 1:31:33 PM
-

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
- RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
- RECORD OF SURVEY BY PLS 14879, INST. NO. 926127, 8/14/2018.
- PLAT OF STEEL'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 969531, RECORDS OF BONNER CO., ID.
- PLAT OF RIVERFORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
- PLAT OF THE CROSSING, BK. 8 OF PLATS, PG. 124, INST. NO. 721139, RECORDS OF BONNER CO., ID.
- 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 SOLUTIONS USING A CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL 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) (EPSG: 2011.000). ALL BEARINGS REFER TO THE IGAHC COORDINATE SYSTEM OF 1983, WEST ZONE, (11033) - 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 1.000953330. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

PLACE RECORDING
LABEL HERE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1,2,3 AND 4.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP 1601700895E, EFFECTIVE 11/18/2009.



| 1/4 | Section | Range | Township | Range | MONYAKA | IDAHO |
|---|---------|-------|----------|-------|---------|-------|
| | 1 | 55 | N | 4 | W | |
| PROJECT: R. 22-53N HARMING WILLOW BAY DRAWING NAME: 22-53N HARMING MLD | | | | | | |

| WILD GOOSE TERRACE | | Scale: | 1"=100' |
|---|--|-------------|-----------|
| GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS | | Checked By: | TLG |
| 303 Church Street Sandpoint, Idaho 83864 206-265-4474 | | Drawn By: | ELW |
| | | Date: | 6/16/2022 |
| | | Sheet: | 1 of 2 |

Summary of Comments on Page 1

Page: [1] Page 1

 Number: 1 Author: Matt Mulder Date: 6/2/2022 7:17:03 AM
Indicate that this area is also Public ROW.

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 "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°26'3" 334.50 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, 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, 69.30 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 88°37'30" WEST, 78.62 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

MACIAS INVESTMENT PROPERTIES LLC,
BOISE 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 ME, 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
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 | North | Idaho |
| | 1 | 55 | 4 | | |
| | | N | W | | |
| PROJECT R. 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 1 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 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
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

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

Scale: N/A
Checked By: TLAG
Drawn By: TWP
Plot Date: 4/16/2022
Sheet: 2 of 2

 Number: 1 Author: Hannah Nishek Date: 5/26/2022 8:06:22 AM
Update

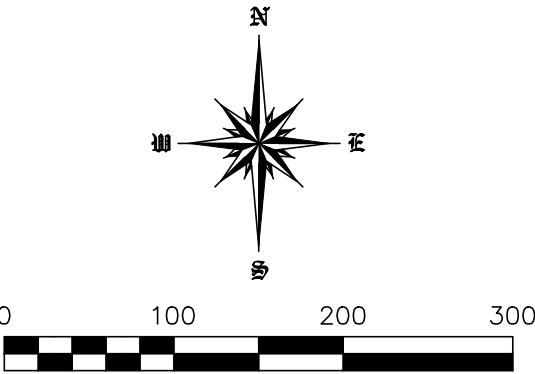
 Number: 2 Author: Hannah Nishek Date: 5/26/2022 8:05:46 AM
Specify name of managing member

 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

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.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1,2,3 AND 4.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- 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 | | |
| 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" 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, 135.15 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 BOOK8 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, 69.30 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

MACIAS INVESTMENT PROPERTIES L.L.C. NAME: MANAGING MEMBER DATE
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 HUMBIRO 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

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

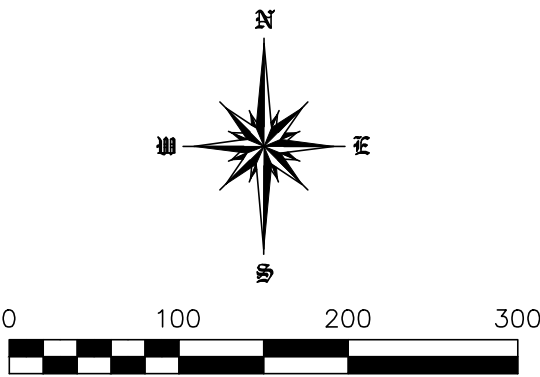
PLACE RECORDING LABEL HERE



| | | | | | | |
|--|---------|----------|-------|--|--|---------------|
| 1/4 | SECTION | TOWNSHIP | RANGE | MONTANA IDAHO OREGON WASHINGTON | WILD GOOSE TERRACE | |
| | 1 | 55 N | 4 W | | GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474 | |
| PROJECT #: 22-036 HAMMOND WILLOW BAY DRAWING NAME: 22-036 HAMMOND MLD | | | | | Scale: N/A | |
| | | | | | Checked By: TLAG | Drawn By: TRP |
| | | | | | Plot Date: 4/15/2022 | Sheet: 2 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



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 1.0000833290. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

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



| | | | | | | | | | | | | | | | | |
|---|--|---------|----------|-------|---|--|--------|--|-----------------------------|--|--|--|------------------|--|------------------|--|
| 1/4 | | SECTION | TOWNSHIP | RANGE | MONTANA | | IDAHO | | WILD GOOSE TERRACE | | | | | | | |
|  | | 1 | 55 N | 4 W |  | | OREGON | | | | | | WASHINGTON | | | |
| PROJECT #: 22-036 HAMMOND WILLOW BAY | | | | | | | | | GLAHE & ASSOCIATES | | | | Scale: 1"=100' | | | |
| DRAWING NAME: 22-036 HAMMOND MLD | | | | | | | | | PROFESSIONAL LAND SURVEYORS | | | | Checked By: TLAG | | Drawn By: KJ/TRP | |
| | | | | | | | | | 303 Church Street | | | | Date: 5/10/2022 | | Sheet: 1 of 2 | |
| | | | | | | | | | Sandpoint, Idaho 83864 | | | | | | | |
| | | | | | | | | | 208-265-4474 | | | | | | | |

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" 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, 135.15 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, 69.30 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

MACIAS INVESTMENT PROPERTIES L.L.C.
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 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

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



| | | | | | | |
|--|---------|----------|-------|--|--|---------------|
| 1/4 | SECTION | TOWNSHIP | RANGE | MONTANA IDAHO OREGON WASHINGTON | WILD GOOSE TERRACE | |
| | 1 | 55 N | 4 W | | | |
| PROJECT #: 22-036 HAMMOND WILLOW BAY DRAWING NAME: 22-036 HAMMOND MLD | | | | | GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474 | |
| | | | | | Scale: N/A | |
| | | | | | Checked By: TLG | Drawn By: TRP |
| | | | | | Plot Date: 4/15/2022 | Sheet: 2 of 2 |



Public Health

Panhandle Health District

Panhandle Health District

Healthy People in Healthy Communities

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



Public Health

Panhandle Health District

Panhandle Health District

Helping People and Healthy Communities



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.

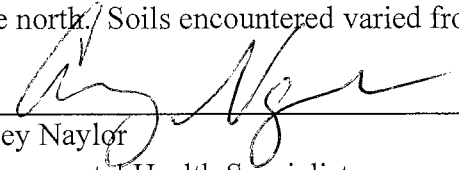
Parcel # RP55N04W010002A

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

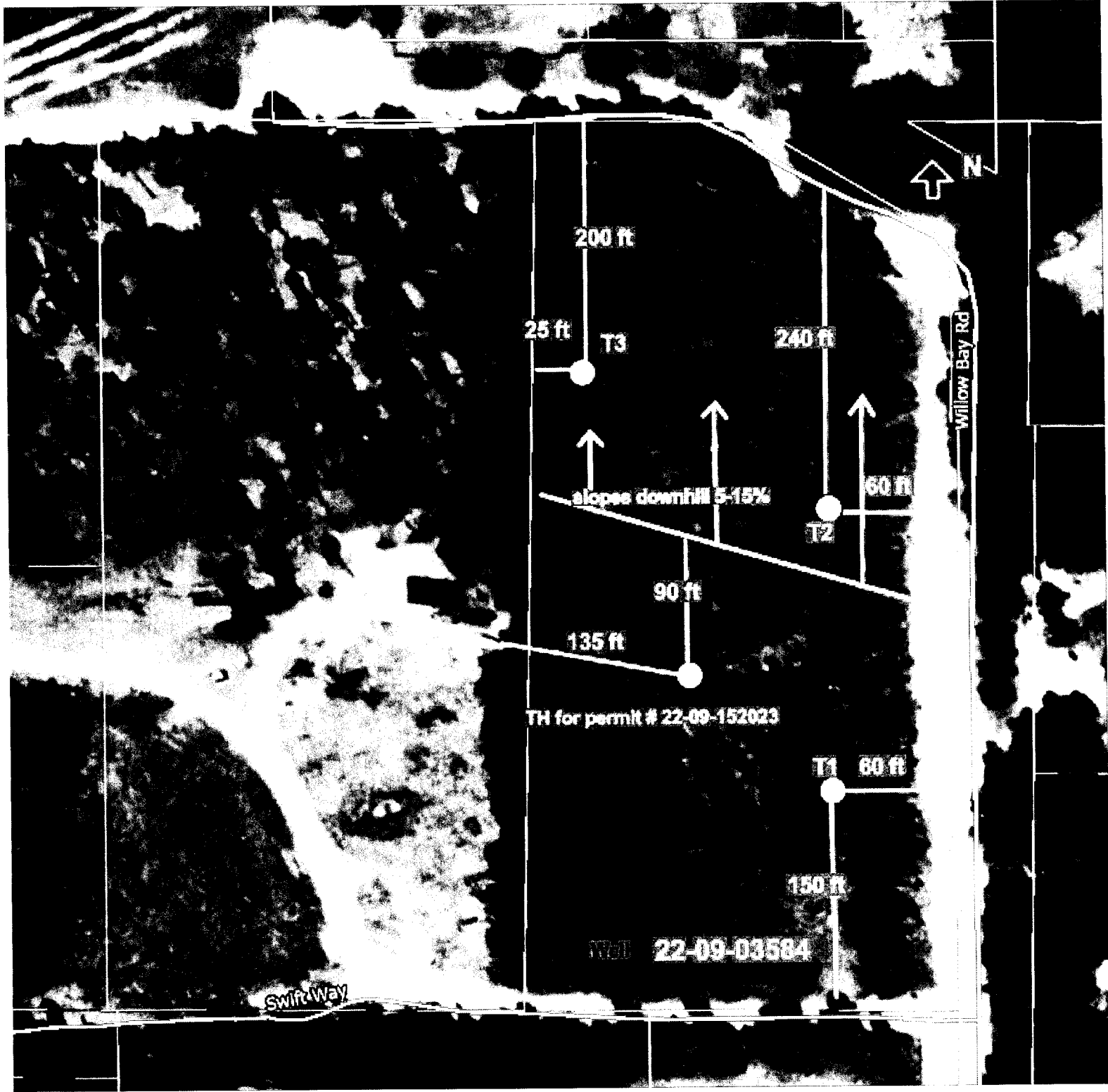
22-09-03584

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% |
| Scarps: | 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
Ang Ng



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 |
| | | 12-622 Submerged Lands: | No |
| 12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: | Yes | 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.

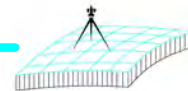
BONNER COUNTY FINAL PLAT REVIEW

| | | |
|-------------------------------|-----------------|-----------------------------|
| 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 |

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



Fax: (208) 265-4474

Website: www.glaheinc.com

| | |
|-----------|-------|
| Invoice # | 12227 |
|-----------|-------|

Glahe

Date _____

7/19/2022

Project / Job #

22-001Zaq Surveyor Review Wild Goose

INVOICE

| Section | Township | Range | Meridian | Tax Parcel ID |
|---------|----------|-------|----------|---------------|
| | | | | |

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



| | |
|-------------------------|--------|
| Payments/Credits | \$0.00 |
|-------------------------|--------|

| | |
|--------------------|----------|
| Balance Due | \$308.14 |
|--------------------|----------|

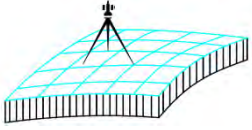
Please submit payment by: 8/3/2022

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

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
- RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
- RECORD OF SURVEY BY PLS 14879, INST. NO. 926127, 8/14/2018.
- PLAT OF STEEL'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 969531, RECORDS OF BONNER CO., ID.
- PLAT OF RIVERFORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
- PLAT OF THE CROSSING, BK. 8 OF PLATS, PG. 124, INST. NO. 721139, RECORDS OF BONNER CO., ID.
- 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 SOLUTIONS USING A CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL 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) (EPSG: 2011.000). ALL BEARINGS REFER TO THE IGAHC 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 1.000953330. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1,2,3 AND 4.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP 1601700895E, EFFECTIVE 11/18/2009.



| 1/4 | Section | Range | Township | Range |
|---|---------|-------|----------|-------|
| 1 | 55 | 4 | N | W |
| PROJECT: R. 22-53N HARMING WILLOW BAY DRAWING NAME: 22-53N HARMING MJD | | | | |

| WILD GOOSE TERRACE | |
|---|--|
| CLAUDE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 206-265-4474 | Scale: 1"=100' Checked By: TAC Drawn By: E/TWP Date: 6/16/2022 Sheet: 1 of 2 |

Summary of Comments on Page 1

Page: [1] Page 1

 Number: 1 Author: Matt Mulder Date: 6/2/2022 7:17:03 AM
Indicate that this area is also Public ROW.

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 "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°26'3" 334.50 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, 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, 69.30 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 88°37'30" WEST, 78.62 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

MACIAS INVESTMENT PROPERTIES LLC,
BOISE 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 ME, 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
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 | North | Idaho |
| | 1 | 55 | 4 | | |
| | | N | W | | |
| PROJECT R. 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 1 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 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
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

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

Scale: N/A
Checked By: TLAG
Drawn By: TWP
Plot Date: 4/16/2022
Sheet: 2 of 2

 Number: 1 Author: Hannah Nishek Date: 5/26/2022 8:06:22 AM
Update

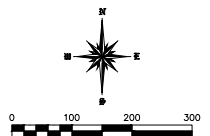
 Number: 2 Author: Hannah Nishek Date: 5/26/2022 8:05:46 AM
Specify name of managing member

 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

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
- RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
- RECORD OF SURVEY BY PLS 14879, INST. NO. 926127, 8/14/2018.
- PLAT OF STEEL'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 969131, RECORDS OF BONNER CO., ID.
- PLAT OF RIVERFORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
- PLAT OF THE CROSSING, BK. 8 OF PLATS, PG. 124, INST. NO. 721139, RECORDS OF BONNER CO., ID.
- 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 SOLUTIONS USING A CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL 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) (EPSG: 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 1.000093330. GEODETIC NORTH IS AN ANGULAR ROTATION OF $-0^{\circ}45'19''$ AT THE NORTHEAST CORNER OF SECTION 1.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1, 2, 3 AND 4.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP 1601700895E, EFFECTIVE 11/18/2009.




| 1/4 | Section | Range | Township | Range |
|--|---------|-------|----------|-------|
| 1 | 55 | 4 | N | W |
| PROJECT: R. 22-53N HARMING WILLOW BAY DRAWING NAME: 22-53N HARMING M.D. | | | | |

| WILD GOOSE TERRACE | |
|---|--|
| CLAUDE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474 | Scale: 1"=100' Checked By: TAC Drawn By: E/TWP Date: 6/16/2022 Sheet: 1 of 2 |


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 GOV'T 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, A LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS PLAT AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "SUBDIVISION NAME" 2, 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, 334.00 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, 135.15 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, 69.25 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

MACIAS INVESTMENT PROPERTIES LLC
BOISE 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 LLC, WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID LLC.

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, PL 119, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME IN THE 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 MONUMENTS, 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



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 PRIVATE 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 P.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: TFP
Plot Date: 4/16/2022
Sheet: 2 of 2

| | | | | |
|---|---------|----------|-------|----------------------|
| 1/4 | Section | Township | Range | BONNER COUNTY, IDAHO |
| | 1 | 55 N | 4 W | |
| PROJECT # 22-036 HAMMOND WILLOW BAY DRAWING NAME: 22-036 HAMMOND MLD | | | | |

-  Number: 1 Author: SToldness Subject: Oval Date: 7/14/2022 1:28:36 PM
-
-  Number: 2 Author: SToldness Subject: Oval Date: 7/14/2022 1:32:28 PM
-
-  Number: 3 Author: SToldness Subject: Oval Date: 7/14/2022 1:28:42 PM
-
-  Number: 4 Author: SToldness Subject: Oval Date: 7/14/2022 1:28:54 PM
-
-  Number: 5 Author: SToldness Subject: Typewritten Text Date: 7/14/2022 1:41:32 PM
- .29**
-  Number: 6 Author: SToldness Subject: Line Date: 7/14/2022 1:41:03 PM
-
-  Number: 7 Author: SToldness Subject: Oval Date: 7/14/2022 1:29:27 PM
-
-  Number: 8 Author: SToldness Subject: Oval Date: 7/14/2022 1:29:01 PM
-
-  Number: 9 Author: SToldness Subject: Typewritten Text Date: 7/14/2022 1:31:48 PM
- 1**
-  Number: 10 Author: SToldness Subject: Line Date: 7/14/2022 1:31:59 PM
-
-  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 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 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 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 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 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 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 |
|--|--|---------------|--------|

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|-------------|-------------|--|--|
| 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 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 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 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 2364686.738 | 2379769.015 | | |
|-------------|-------------|--|--|

| | | | |
|--|--|---------------|---------|
| | | S 88°26'37" E | 146.390 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 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 |
|--|--|---------------|---------|

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|-------------|-------------|--|--|
| 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

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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 |
| | | 12-622 Submerged Lands: | No |
| 12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: | Yes | 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>

Tue, Mar 28, 2023 at 4:51 PM

To: jeremy@whiskeyrockplanning.com, [REDACTED]

Cc: Tyson Lewis <tyson.lewis@bonnercountyid.gov>

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

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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.

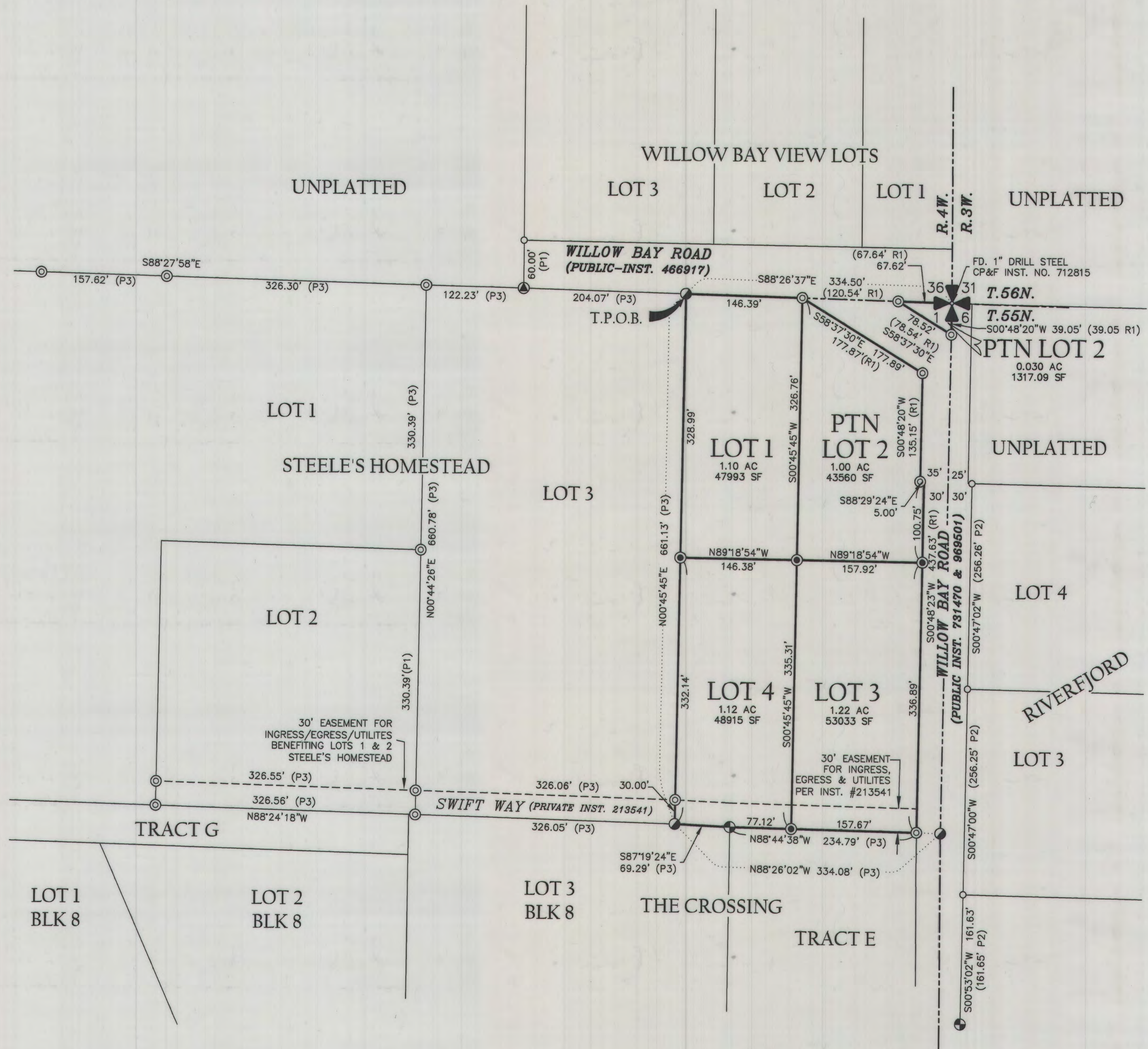
| |
|----------------|
| Consent Agenda |
|----------------|

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.

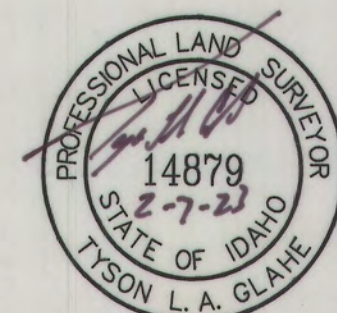
BASIS OF BEARING

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 | | |
| PROJECT #: 22-036 HAMMOND WILLOW BAY DRAWING NAME: 22-036 HAMMOND MLD | | | | | |
| GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474 | | | | | |
| Scale: 1"=100' | | | | Checked By: TLAG Date: 02/06/2023 | |
| Drawn By: TRP | | | | 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 "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 DESCRIBED 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 L.L.C., 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

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 _____ 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

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 L.L.C. WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID L.L.C.

NOTARY PUBLIC

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



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 _____ DAY OF _____, 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 _____ DAY OF _____, 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 _____.

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2023, 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

| | | | | | | | | | | |
|--------------------------------------|--|--|--|----------------------------------|----------|-------|---------|-----------------------|--|--|
| 1/4 | | | | SECTION | TOWNSHIP | RANGE | MONTANA | IDAHO | WILD GOOSE TERRACE | |
| | | | | 1 | 55 N | 4 W | | | GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474 | |
| PROJECT #: 22-036 HAMMOND WILLOW BAY | | | | DRAWING NAME: 22-036 HAMMOND MLD | | | | Scale: N/A | | |
| Checked By: TLAG | | | | Drawn By: TRP | | | | Plot Date: 02/08/2023 | | |
| 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

██████████
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. J.", followed by a horizontal line.

Rob Winningham
Planning Tech

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