

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



Blue-line Collective Report Memorandum

To: Kelly Spielman

From: Rob Winningham, Planner

Date: May 16, 2024

Subject: Blue-line review for MLD0010-24: SPIELMAN ESTATES

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Kendra Rader**.

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

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

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

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

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

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Blueline Review Routing Form

Plat Name: SPIELMAN ESTATES		File No: MLD0010-24
Received by: Rob Winningham, Planner	Received from: Katie Keeney	3/27/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	5/16/2024	RW	Bonner County Planning Department
X	3/28/2024	AB	Assessor's Office
X	3-28-24	MM	Bonner County Road & Bridge Department
X	3/27/2024	MC	GIS Department
X	5/14/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0010-24**

DATE OF REPORT: 5/16/2024

APPLICANT: Kelly Spielman

PARCEL #: RP57N02W019471A

SUBDIVISION NAME/LOTS: Spielman Estates

SUMMARY OF PROPOSAL:

The applicant is proposing to divide one (1) 0.57-acre lot into one (1) 0.28-acre lot and one (1) 0.29-acre lot.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. All county setbacks shall be met. Per BCRC 12 411 (Setbacks), the buildings do not need to be on plat. A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.
4. Please put sanitary restriction lift on plat face.
5. A will-serve letter for water service is required prior to final plat recording.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **Yes** **Suburban (S)**

12-660 (D) (2) (f) Site area minimum:

Yes

Urban services:

Yes

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	Yes
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		12-626.A Environmental Features:	Yes

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The site does not contain mapped slopes per USGS.
3. The site does not contain mapped wetlands per NWI.
4. The site does not contain frontage on river, stream, or lake.
5. Parcel is within SFHA Zone X per FIRM Panel Number 16017C0720E, Effective Date 11/18/2009. No further floodplain review is required on this proposal.
6. The parcel is served by the City of Sandpoint, Kootenai Ponderay Sewer District, Northside Fire District, Avista Utilities and Lake Pend Oreille School District #84.
7. The parcel is not platted.
8. The land use designation is Urban and it is zoned Suburban.
9. Access is via Whiskey Jack Road. This is a County owned and maintained public right of way with a paved travel way.
10. The applicant purchased the parcel on July 8, 2022 per Instrument No. 1008139, Records of Bonner County.

NOTICE OF ADMINISTRATIVE DECISION:

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

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

Sincerely,

Planning Department

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Review Letter


May 16, 2024

Kendra Rader
Glahe & Associates, Inc.
303 Church St
Sandpoint, ID 83864

SUBJECT: MLD0010-24: SPIELMAN ESTATES

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - JRJ, 3.27.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0720E, Effective Date 11/18/2009.
 - No further floodplain review is required on this proposal..
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat. 

Thank you for your submittal and the opportunity to review.

Sincerely,

Rob Winningham

Planner



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, March 27, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – SPIELMAN ESTATES (MLD0010-24)**
SECTION 1, TOWNSHIP 57N, RANGE 2W

To Whom It May Concern:

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

Sincerely,

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



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440
[www.bonnercountyid.gov/departments/
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

March 28, 2024

Bonner County Planning Dept
SPIELMAN ESTATES
MLD0010-24
SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST
RP57N02W019471A

To whom this may concern:

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

See comment re: section line. Parent parcel deed, surrounding deeds & Bellamy plat state SW direction

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard
GIS Technician
Bonner County GIS
208-265-1469
landrecords@bonnercountyid.gov

SPIELMAN ESTATES

LYING IN THE SE¼ OF THE SE¼ OF SECTION 1,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" REBAR AND CAP, PLS 14879



FOUND 5/8" REBAR



FOUND IRON PIPE



FOUND 1/2" REBAR



CALCULATED POINT, NOTHING SET



FENCE



(R1) BELLAMY PLAT, B.C. 9, PG. 180, INST. NO. 776954, 29/7/2009.



(D1) WARRANTY DEED, INST. NO. 1008139, 07/08/2022.



(D2) QUITCLAIM DEED, INST. NO. 543366, 04/19/1999.



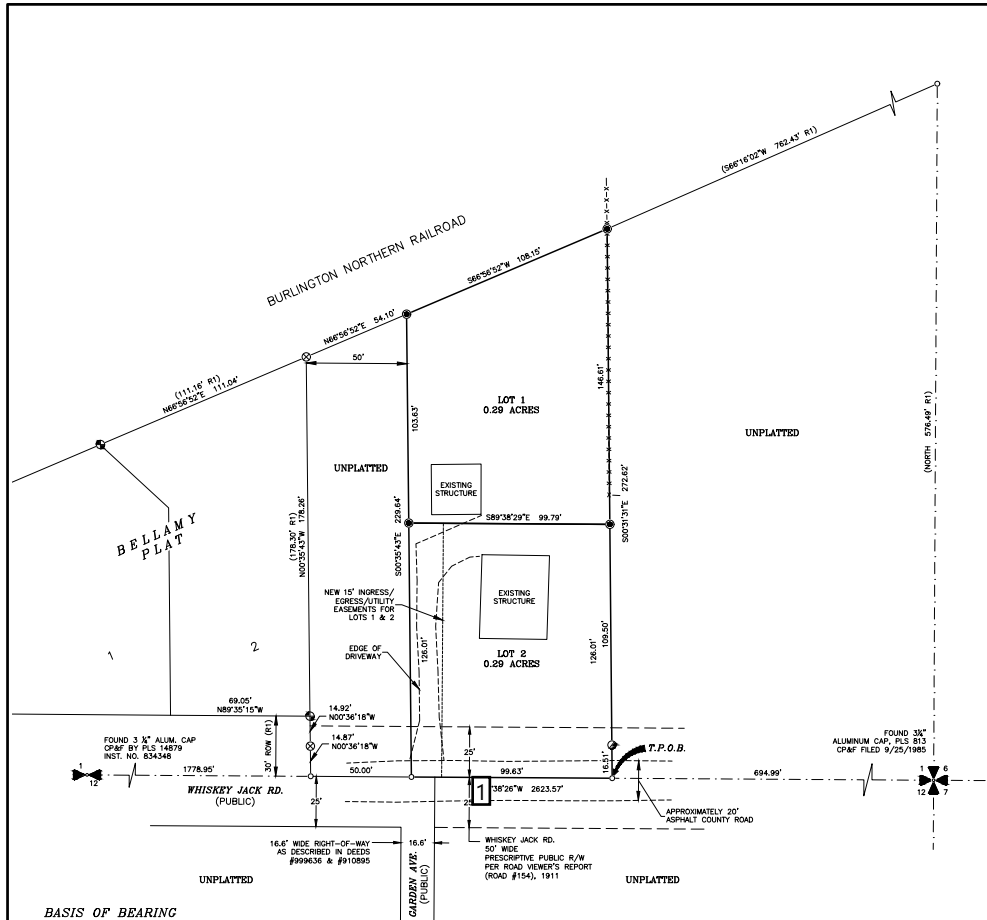
(D3) WARRANTY DEED, INST. NO. 401811, 02/25/1992.

GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE "A1" PER FEMA PANEL 16017C10006, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 23490362, DATED NOVEMBER 27, 2023.
- AN EASEMENT FOR THE ROADWAY ALONG THE SOUTHERN BORDER AS SET FORTH IN A WARRANTY DEED, AS INSTRUMENT NO. 107955. RECORDED SEPTEMBER 23, 1966.
 - AN EASEMENT FOR THE ROADWAY ALONG THE SOUTHERN BORDER AS SET FORTH IN A WARRANTY DEED, AS INSTRUMENT NO. 107956. RECORDED SEPTEMBER 23, 1966.



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: 31400). ALL BEARINGS REFER TO THE DAHO 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 1.000124826.

GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°33'44\"/>

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN WARRANTY DEED, RECORDED AS INSTRUMENT NO. 1008139, RECORDS OF BONNER COUNTY BARS. EXISTING CORNERS WERE FOUND AS SHOWN ON THE DRAWING. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS OF SHOWN AND NOTED WHERE NOT WITHIN ACCEPTABLE SURVEY TOLERANCES.



1/4	Section	Range	Meridian
1	57	2	W
PROJECT # 23-264 SPIELMAN			
DRAWING NAME: 23-264 SPIELMAN.MXD			

SPIELMAN ESTATES

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

Scale: 1"=30'
Checked By: TLAG
Drawn By: TLAG/DWO
Print Date: 5/24/2024
Sheet: 1 of 2

Summary of Comments on MLD0010-24 Preliminary Plat.pdf

Page: 1



Number: 1

Author: Andrea Ballard

Date: 3/28/2024 9:21:01 AM

parent parcel deed & Bellamy plat state SW direction for section line.. not sure which is correct

SPIELMAN ESTATES

LYING IN THE SE¼ OF THE SE¼ OF SECTION 1,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KELLY T. SPIELMAN AND SHAWN M. SPIELMAN, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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 & 2, THE SAME TO BE KNOWN AS "SPIELMAN ESTATES" BEING A PORTION OF SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1, MONUMENTED WITH A 2" ALUMINUM CAP BY PLS 813;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 2°38'16" WEST, 694.99 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°38'26" WEST, 99.63 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED, INST. NO. 774857, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE, NORTH 00°35'43" WEST, 229.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHERN PACIFIC RAILWAY, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 66°56'52" EAST, 108.15 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INST. NO. 588184, RECORDS OF BONNER COUNTY, IDAHO, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE, SOUTH 00°31'31" EAST, 272.62 FEET TO THE TRUE POINT OF BEGINNING.

KELLY T. SPIELMAN DATE

SHAWN M. SPIELMAN DATE

ACKNOWLEDGMENT

STATE OF
COUNTY OF

ON THIS DAY OF, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KELLY SPIELMAN, 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, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHAWN M. SPIELMAN, 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:

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF, 2024.

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SPIELMAN DIVISION" 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, 2024.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTIONS

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 CITY OF SANDPOINT
SEWER SERVICE: SEWAGE DISPOSAL BY KOOTENAI PONDERAY SEWER DISTRICT

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, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF, 2024, 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

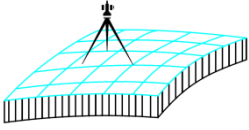
PLACE RECORDING LABEL HERE



PREPARED FOR:
KELLY SPIELMAN
669 WHISKEY JACK CIRCLE
SANDPOINT, ID 83864

SPIELMAN ESTATES			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS			
303 Church Street Sandpoint, Idaho 83864 208-265-4474			
Scale: N/A		Drawn By: TLAG/DWO	
Checked By: TLAG		Print Date: 5/24/2024	
Sheet: 2 of 2			

	Number: 1 Estates	Author: Andrea Ballard	Date: 3/28/2024 9:19:23 AM
	Number: 2 differs from plat face	Author: Andrea Ballard	Date: 4/2/2024 7:12:42 AM
	Number: 3 Sanitary restriction lift required	Author: Robert.Winningham Subject: Sticky Note	Date: 5/16/2024 12:58:40 PM



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

May 14, 2024

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

Re: Plat Review – MLD0010-24 – Spielman Estates

Dear Planning Dept.,

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

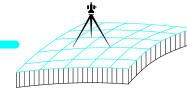
- 1) Label a line on the map as the basis of bearing.
- 2) A monument should be set at the southwest corner of lot 2, or a reference point set.
- 3) A 5/8" min diameter monument should be set at the southeast corner of Lot 2 or at a reference point to it. Currently a 1/2" diameter rebar serves as a reference point.
- 4) Confirm the name of the railroad. It is listed differently on the owners' cert than the map.
- 5) This plat falls within the Kootenai Area of City Impact. If Kootenai is required to sign the plat, please add the appropriate language to sheet 2.
- 6) A dedication statement in the owners' certificate may be desired for the new 15' wide easement..
- 7) Other items marked in red on the plat copy.

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

Sincerely,

Joel L. Andring, PLS

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



Fax: (208) 265-4474

Website: www.glaheinc.com

Invoice #	14476
-----------	-------

Glahe

Date _____

5/15/2024

Project / Job #

24-001BJ Review MLD0010-24 - Spielman Est

Please submit payment by: 5/15/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0010-24 - Spielman Estates	



Retainer / Credits:	\$0.00
Invoice Amount:	\$308.14
Job Total Balance Due:	\$308.14

THANK YOU FOR YOUR BUSINESS

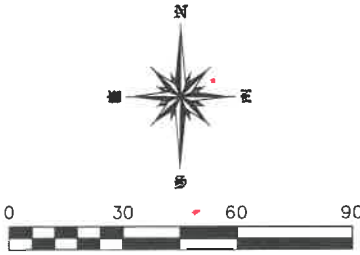
ALL INVOICES ARE DUE UPON RECEIPT

BILLS 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, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

SPIELMAN ESTATES

LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 1,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" REBAR AND CAP, PLS 14879 ← How long?
- FOUND 5/8" REBAR
- FOUND IRON PIPE
- FOUND 1/2" REBAR
- CALCULATED POINT, NOTHING SET
- FENCE
- (R1) BELLAMY PLAT, BK. 9, PG. 180, INST. NO. 776954, 29/7/2009.
- (D1) WARRANTY DEED, INST. NO. 1008139, 07/08/2022.
- (D2) QUITCLAIM DEED, INST. NO. 543366, 04/19/1999.
- (D3) WARRANTY DEED, INST. NO. 401811, 02/25/1992.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009.

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 - AN EASEMENT FOR THE ROADWAY ALONG THE SOUTHERN BORDER AS SET FORTH IN A WARRANTY DEED, AS INSTRUMENT NO. 107956, RECORDED SEPTEMBER 23, 1966.

PREPARED FOR:
KELLY SPIELMAN
669 WHISKEY JACK CIRCLE
SANDPOINT, ID 83864

BASIS OF BEARING

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DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000124826. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°33'44" AT THE SOUTHEAST CORNER OF SECTION 1.

SURVEYOR'S NARRATIVE

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1/4	Section	Township	Range	MONTANA	IDAHO
	1	57 N	2 W	OREGON	WASHINGTON
PROJECT # 23-264 SPIELMAN DRAWING NAME: 23-264 SPIELMAN MLD					

SPIELMAN ESTATES			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			
Scale:	1"=30'		
Checked By:	TLG	Drawn By:	TDLG/SWO
Plot Date:	3/26/2024	Sheet:	1 of 2

LYING IN THE SE¼ OF THE SE¼ OF SECTION 1,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

KNOWN ALL MEN BY THESE PRESENTS THAT KELLY T. SPIELMAN AND SHAWN M. SPIELMAN, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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 & 2, THE SAME TO BE KNOWN AS 'SPIELMAN ESTATES' BEING A PORTION OF SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE, SOUTH 00°31'31" EAST, 272.62 FEET TO THE TRUE POINT OF BEGINNING.

DATE _____

DATE _____

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR

DATE _____

BONNER COUNTY TREASURER

\$ _____
FEE



1/4	SECTION	TOWNSHIP	RANGE		<p align="center">SPIELMAN ESTATES</p>		
	1	57 N	2 W			<p align="center">GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474</p>	Scale: N/A Checked By: TLAG Drawn By: TDLG/SWO Plot Date: 3/26/2024 Sheet: 2 of 2
PROJECT #: 23-264 SPIELMAN DRAWING NAME: 23-264 SPIELMAN MID							

OUTER BOUNDARY

Northing	Easting	Bearing	Distance
2423159.909	2442540.060		
		N 89038'26" W	99.633
2423160.534	2442440.429		
		N 00035'43" W	229.645
2423390.166	2442438.044		
		N 66056'52" E	108.153
2423432.516	2442537.561		
		S 00031'31" E	272.619
2423159.909	2442540.060		

Closure Error Distance> 0.00000
Total Distance> 710.050
Polyline Area: 25056 sq ft, 0.5752 acres

LOT 1

Northing	Easting	Bearing	Distance
2423382.073	2442884.164		
		N 00035'43" W	103.631
2423485.698	2442883.088		
		N 66056'52" E	108.153
2423528.048	2442982.605		
		S 00031'31" E	146.606
2423381.448	2442983.949		
		N 89038'29" W	99.787
2423382.073	2442884.164		

Closure Error Distance> 0.00000
Total Distance> 458.177
Polyline Area: 12493 sq ft, 0.2868 acres

LOT 2

Northing	Easting	Bearing	Distance
2423256.066	2442885.473		
		N 00035'43" W	126.014
2423382.073	2442884.164		
		S 89038'29" E	99.787
2423381.448	2442983.949		

S 00031'31" E 126.013
2423255.441 2442985.104
N 89038'26" W 99.633
2423256.066 2442885.473

Closure Error Distance> 0.00000
Total Distance> 451.446
Polyline Area: 12563 sq ft, 0.2884 acres