

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Collective Report Memorandum

To: Forest Walker

From: Alex Feyen, Planner

Date: October 16, 2024

Subject: Blue-line review for MLD0029-24 Bay City Subdivision

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: **Glahe & Associates**.

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

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

- | | |
|--|---|
| ✓ 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: Bay City Subdivision		File No: MLD0029-24
Received by: Alex Feyen, Planner	Received from: Glahe & Associates	Date Received: 09/12/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	10/16/2024	AF	Bonner County Planning Department
X	9/12/2024	AB	Assessor's Office
X	9/12/2024	MM	Bonner County Road & Bridge Department
X	9/12/2024	MC	GIS Department
X	10/16/2024	TLAG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0029-24**

DATE OF REPORT: 10/21/2024

APPLICANT: Forest Walker

PARCEL #: RP56N01W226677A

SUBDIVISION NAME/LOTS: Bay City Subdivision

SUMMARY OF PROPOSAL:

Divide one (1) 3.24-acre parcel into one (1) 0.288-acre lot, one (1) 0.367-acre lot, one (1) 0.719-acre lot and one (1) 1.868-acre lot.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per BCRC 12-623: Documentation from a Idaho Licensed Engineer is required to determine whether the shared water system is capable of serving the proposed lots.
4. Per BCRC 12-624: All lots 5-acres or smaller shall have direct frontage and direct access to a public right-of-way. Since this would be a public right-of-way that would not connect directly to another ROW, a road waiver approved by the Board of County Commissioners is required.
5. Per BCRC 12-621: Lots must have a depth-to-width ratio of 3.2:1. The existing property has depth-to-width ratio of 8.26. The proposed Lot 4 has a depth to width ratio of 8.35. In order to create a less non-conforming property, the proposed Lot 4 shall have a depth-to-width ratio of 8.26 or lower.
6. Per GIS comment, a road name is required for the proposed road.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	20,000 Square Feet	Recreation (Rec)
12-660 (D) (2) (f) Site area minimum: No	Urban services: Yes	

20,000 Square Feet Recreation (Rec)
Urban services: **Yes**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?: **No**

In an area of City impact: **No**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of intersection: **No**

12-622 Submerged Lands: **N/A**

12-660 (D) (2) (g) Not divided by city, county,
zoning, or public R-O-W boundaries: **No**

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 applicant has provided a will-serve letter from the Garfield Bay Water and Sewer District for water services.
3. The proposed Lot 4 has a depth-to-width ratio of 8.35. The original parcel has a DW ratio of 8.26. The depth-to-width ratio of Lot 4 is less conforming than the original parcel.
4. The applicant has proposed a shared well to serve the 4 lots. The applicant has not provided documentation from an Idaho Licensed Engineer on the capability of the well, as required.
5. The proposed lots would be accessed via Gold Coin Lane, a privately owned and maintained road, and a proposed private easement.
6. The property is served by Northern Lights Inc and Sagle Fire.
7. The property is zoned Recreation.

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

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Blueline Review Letter

October 16, 2024

Glahe & Associates Inc
303 Church Street
Sandpoint, ID 83864

SUBJECT: MLD0029-24 Bay City Subdivision

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, 6.18.2024: Parcel is within SFHA Zone D per FIRM Panel Number 16017C0975E, 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,

Alex Feyen
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

Thursday, September 12, 2024

Bonner County Planning Department

RE: PLAT REVIEW – BAY CITY SUBDIVISION (MLD0029-24)
SECTION 22, TOWNSHIP 56N, RANGE 1W

To Whom It May Concern:

The easement serving lots 1 & 3 will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

Sincerely,

Address Administrator
Bonner County GIS Department,
A Division of the Bonner County Assessor
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



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)

September 12, 2024

Bonner County Planning Dept
BAY CITY SUBDIVISION
MLD0029-24
SECTION 22, TOWNSHIP 56 NORTH, RANGE 1 WEST
RP56N01W226677A

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.

Incorrect range in the Owners' Certificate legal

Please verify ownership again when this plat goes to mylar.

Thank you,

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

BAY CITY SUBDIVISION

LYING IN A PORTION OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 13548
- SET 1/2" X 24" REBAR AND CAP, GLAHE EASEMENT
- FOUND 5/8" REBAR AND CAP, PLS 6107
- FOUND 1/2" REBAR, NO CAP, BY PE 1316 PER (R1)
- FOUND 2" IRON PIPE WITH 2-3/4" BRASS CAP MARKED "LAKE SHORE 3500" WITH CORNER NUMBER AS NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING SET
- EASEMENT LINE
- WATER WELL
- POWER POLE

RECORD REFERENCES

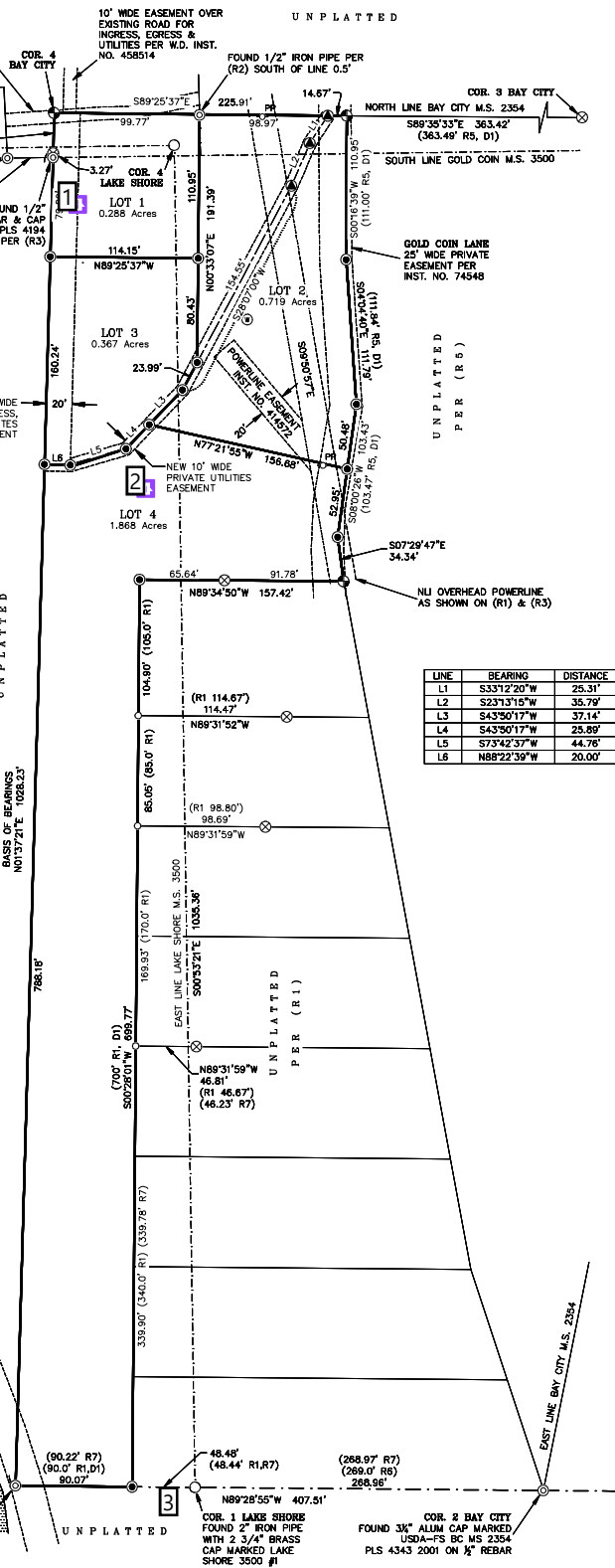
- (G1) GLO SURVEY OF T56N, R1W, BY SONNENKALB, APPROVED 4/19/1897
- (G2) GLO PLAT OF MINERAL SURVEY NO. 2354, BAY CITY LODGE, APPROVED 5/6/1908
- (G3) BLM PLAT OF MINERAL SURVEY NO. 3500, GOLD COIN GROUP, APPROVED 2/10/1955
- (G4) BLM SUPPLEMENTAL PLAT OF S22, T56N, R1W, ACCEPTED 3/30/1971
- (G5) BLM SUPPLEMENTAL PLAT OF S22, T56N, R1W, ACCEPTED 8/7/1987
- (R1) RECORD OF SURVEY BY PE 1316 FOR M. SCHUDEL, DATED 6/29/1972, UNRECORDED
- (R2) RECORDS OF SURVEY BY PE 1947, DATED 3/2/1972 & 8/28/1972, UNRECORDED
- (R3) RECORD OF SURVEY, PLS 4194, INST. NO. 288710, 7/6/1984
- (R4) RECORD OF SURVEY, PLS 974, INST. NO. 332549, 3/17/1987
- (R5) RECORD OF SURVEY BY PLS 6107 FOR ED TURNER, DATED AUG. 1991, UNRECORDED
- (R6) RECORD OF SURVEY BY PLS 4343, INST. NO. 581352, 5/14/2001
- (R7) RECORD OF SURVEY, PLS 9367, INST. NO. 783515, 11/20/2009
- (D1) WARRANTY DEED, INST. NO. 1011301, 9/12/2022

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 "D" PER FEMA PANEL 16017C0975E, EFFECTIVE 11/18/2009.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PARCEL DESCRIBED IN WARRANTY DEED INST. NO. 1011301 INTO 4 LOTS THROUGH THE MINOR LAND DIVISION PROCESS.
- ALL THE MONUMENTS OF RECORD ALONG THE EXTERIOR OF THIS PLAT WERE FOUND AND HELD. UNMONUMENTED CORNERS AND LINE ANGLE POINTS WERE SET IN A PROPORTIONATE MANNER.
- SEE LEGEND AND RECORD REFERENCES FOR LISTS OF THE MONUMENTS AND DOCUMENTS USED IN CONTROLLING THE BOUNDARIES OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED USING TRIMBLE RBS, R10 & R121 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CLOSED-LOOP AND RADIAL TECHNIQUES USING A NIKON TOTAL STATION.



SURVEY WAS ESTABLISHED BY GPS
W NGS OPUS SOLUTIONS USING A
(EPOCH: 2010.000). ALL BEARINGS
SYSTEM OF 1983, WEST ZONE, (1103)
DRAWING FOR SPECIFIC LINE AND

ERTED FROM GRID TO GROUND
TOR (CAP) OF 1.0001315073.
TATION OF -0°30'24" AT THE





1/4	Section	Township	Range
22	56 N	1 W	
PROJECT # 22-120 WALKER			
DRAWING NAME: 22-120 WALKER PLAT			


BAY CITY SUBDIVISION	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=60'	Checked By: JLA
Drawn By: JLA/SWO	Plot Date: 8/10/2024
Sheet: 1 of 2	

Summary of Comments on PAGE 2

Page: 1

 Number: 1 Author: alexander.feyen Subject: Sticky Note Date: 10/21/2024 9:43:32 AM
Needs to be public or obtain a road waiver

 Number: 2 Author: alexander.feyen Subject: Sticky Note Date: 10/16/2024 6:13:06 PM
Depth to width does not conform, less conforming than the original parcel. DW must be 8.26 or less. See DW Calculation.

 Number: 3 Author: Monica Carash Date: 9/12/2024 8:10:09 AM
Road name required

BAY CITY SUBDIVISION

LYING IN A PORTION OF THE SW ¼ OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT FORREST WALKER, A SINGLE MAN, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS, THE SAME TO BE KNOWN AS "BAY CITY SUBDIVISION" BEING A PORTION OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1 OF THE BAY CITY LODE, DESCRIBED IN PATENT #26176, BEING ON THE SOUTH LINE OF SAID SECTION 22, MONUMENTED WITH A 3/4" REBAR;

THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID BAY CITY LODE, NORTH 01°37'21" EAST, 1028.23 FEET TO A 1/2" REBAR;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°19'38" EAST, 31.15 FEET TO CORNER NO. 4 BAY CITY LODE, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID BAY CITY LODE, SOUTH 89°25'57" EAST, 225.91 FEET TO THE EASTERLY EDGE OF AN EXISTING ACCESS ROAD (GOLD CORN LANE), MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 6107;

THENCE LEAVING SAID NORTH LINE AND ALONG SAID EASTERLY ROAD EDGE, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°16'30" WEST, 110.95 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;
2. SOUTH 04°04'00" EAST, 111.79 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;
3. SOUTH 08°07'26" WEST, 103.43 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;
4. SOUTH 07°29'47" EAST, 34.34 FEET TO A 5/8" REBAR AND CAP BY PLS 6107;

THENCE LEAVING SAID EASTERLY ROAD EDGE, NORTH 89°34'50" WEST, 157.42 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;

THENCE SOUTH 00°28'01" WEST, 699.77 FEET, RETURNING TO SAID SOUTH LINE OF SAID SECTION 22, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE ALONG SAID SOUTH LINE, NORTH 89°28'55" WEST, 90.07 FEET TO THE POINT OF BEGINNING.

THE 20' WIDE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF THIS PLAT FOR INGRESS, EGRESS AND UTILITY PURPOSES.

THE 10' WIDE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF THIS PLAT FOR UTILITY PURPOSES.

FORREST WALKER _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FORREST WALKER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT:

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

SUBJECT TO THE FOLLOWING EASEMENTS PER ALLIANCE TITLE & ESCRROW REPORT, FILE NO. 603577, DATED MARCH 10, 2022. ALL IN RECORDS OF BONNER COUNTY, ID, UNLESS OTHERWISE NOTED.

1. EASEMENTS TO LLOYD E. HAYES ESTATE FOR ROAD PURPOSES, 2/23/1960, INST. NO. 74578. SHOWN HEREON AS ROCK HARBOR AND GOLD CORN LANE.
2. EASEMENT TO LEE W. GREEN FOR ACCESS ROAD, 7/9/1973, INST. NO. 150549. NOT SHOWN. LOCATED OFF-SITE.
3. EASEMENT TO NU FOR PUBLIC UTILITIES, 10/24/1974, INST. NO. 161323. SHOWN HEREON.
4. EASEMENT TO NU FOR PUBLIC UTILITIES, 10/28/1992, INST. NO. 414572. SHOWN HEREON AS SERVICE LINE.
5. EASEMENT FOR ROAD ACCESS, 4/5/1993, INST. NO. 422381. NOT SHOWN. LOCATED OFF-SITE.
6. EASEMENT FOR INGRESS, EGRESS & UTILITIES AND RIGHT TO USE ½ WATER IN WELL, 1/6/1995, INST. NO. 458514. WELL SHOWN HEREON.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "BAY CITY SUBDIVISION" 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.

THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR _____

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REMPOSED, IN ACCORDANCE WITH SECTION 50-1506, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE _____ PANHANDLE HEALTH DISTRICT SIGNATURE _____

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY THE JUNIATA WATER SYSTEM.
SEWER SERVICE: SEWAGE DISPOSAL IS BY THE GARFIELD BAY WATER AND 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 _____, 20____.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____M.,

IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

SURVEYOR'S CERTIFICATE


I, JOEL L. ANDRING, PLS 13548, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, 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.


JOEL L. ANDRING, PLS 13548 _____ DATE _____



PREPARED FOR:
TEDD WALKER
P.O. BOX 466
COCOLALLA, ID 83813

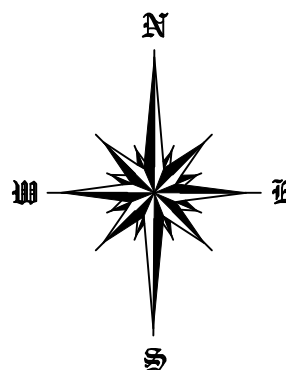
1/4				Section		Range		TOWNSHIP		IDAHO	
22				56		1		N		W	
PROJECT # 22-120 WALKER				DRAWING NAME: 22-120 WALKER PLAT		BAY CITY SUBDIVISION		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-285-4474		Drawn By: JLA/SWO Checked By: JLA Date: 8/10/2024 Sheet: 5 of 5	

 Number: 1	Author: Andrea Ballard	Date: 9/12/2024 10:16:26 AM
1 WEST		

 Number: 2	Author: alexander.feyen	Subject: Sticky Note	Date: 10/21/2024 9:40:49 AM
No engineering report for water.			

BAY CITY SUBDIVISION

LYING IN A PORTION OF THE SW ¼ OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

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- SET 1/2" X 24" REBAR AND CAP, GLAHE EASEMENT
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RECORD REFERENCES

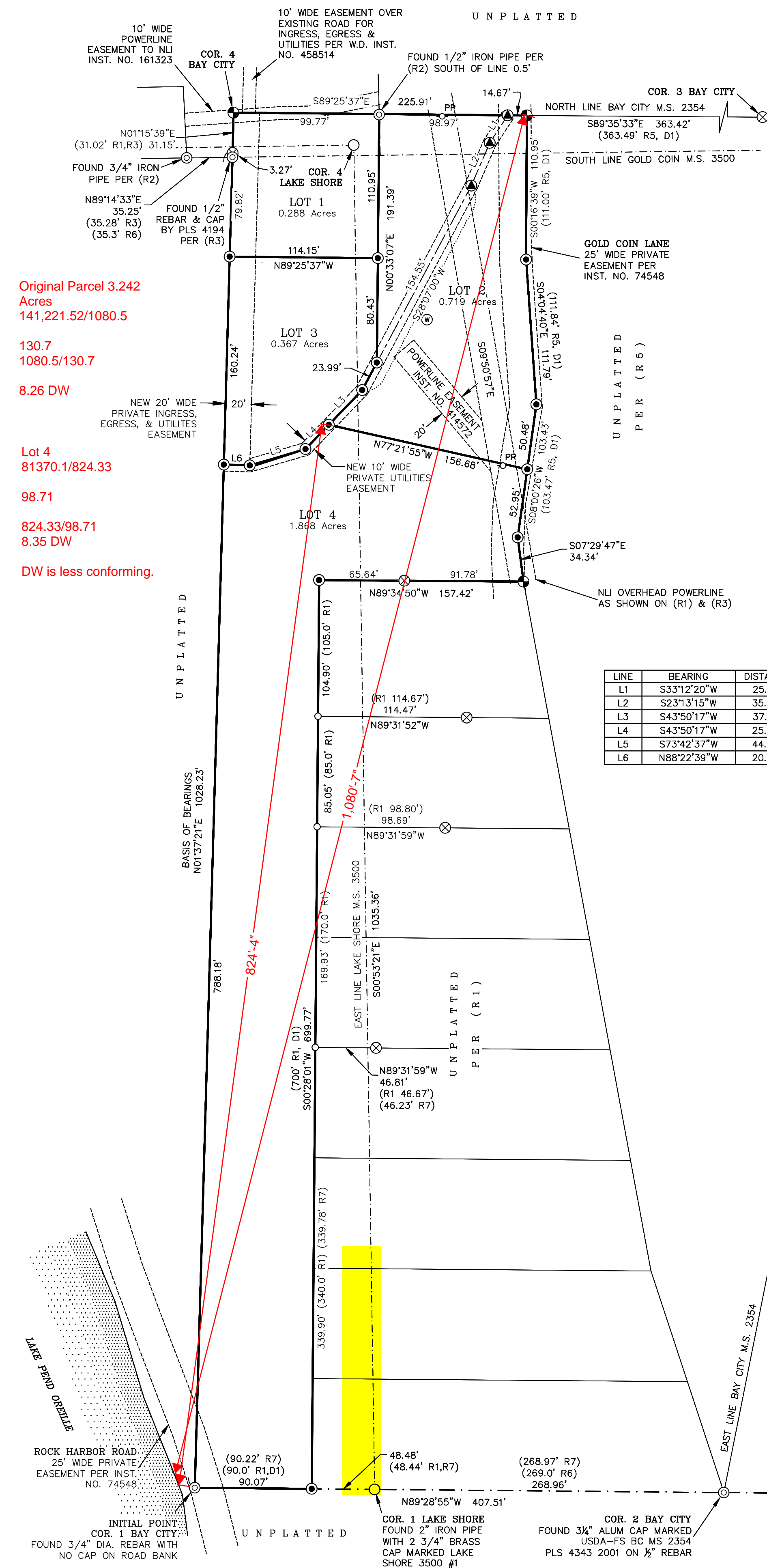
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- (D1) WARRANTY DEED, INST. NO. 1011301, 9/12/2022

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- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
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- SEE LEGEND AND RECORD REFERENCES FOR LISTS OF THE MONUMENTS AND DOCUMENTS USED IN CONTROLLING THE BOUNDARIES OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R8S, R10 & R12I GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CLOSED-LOOP 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 1.0001315073. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°30'24" AT THE SOUTHWEST CORNER OF THE PLAT.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	22	56 N	1 W		
PROJECT #: 22-120 WALKER DRAWING NAME: 22-120 WALKER PLAT					

BAY CITY SUBDIVISION

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

Scale: 1"=60'	Checked By: JLA	Drawn By: JLA/SWO
Plot Date: 9/10/2024	Sheet: 1 of 2	

BAY CITY SUBDIVISION

LYING IN A PORTION OF THE SW ¼ OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT FORREST WALKER, A SINGLE MAN, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS, THE SAME TO BE KNOWN AS "BAY CITY SUBDIVISION" BEING A PORTION OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 56 NORTH, **RANGE 4 WEST**, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1 OF THE BAY CITY LODE, DESCRIBED IN PATENT #26176, BEING ON THE SOUTH LINE OF SAID SECTION 22, MONUMENTED WITH A 3/4" REBAR;

THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID BAY CITY LODE, NORTH 01°37'21" EAST, 1028.23 FEET TO A 1/2" REBAR;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°15'39" EAST, 31.15 FEET TO CORNER NO. 4 BAY CITY LODE, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 6107;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID BAY CITY LODE, SOUTH 89°25'37" EAST, 225.91 FEET TO THE EASTERLY EDGE OF AN EXISTING ACCESS ROAD (GOLD COIN LANE), MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 6107;

THENCE LEAVING SAID NORTH LINE AND ALONG SAID EASTERLY ROAD EDGE, THE FOLLOWING FOUR (4) COURSES:

- SOUTH 00°16'39" WEST, 110.95 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;
- SOUTH 04°04'40" EAST, 111.79 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;
- SOUTH 08°00'26" WEST, 103.43 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;
- SOUTH 07°29'47" EAST, 34.34 FEET TO A 5/8" REBAR AND CAP BY PLS 6107;

THENCE LEAVING SAID EASTERLY ROAD EDGE, NORTH 89°34'50" WEST, 157.42 FEET TO A 5/8" REBAR AND CAP BY PLS 13548;

THENCE SOUTH 00°28'01" WEST, 699.77 FEET, RETURNING TO SAID SOUTH LINE OF SAID SECTION 22, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 13548;

THENCE ALONG SAID SOUTH LINE, NORTH 89°28'55" WEST, 90.07 FEET TO THE POINT OF BEGINNING.

THE 20' WIDE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF THIS PLAT FOR INGRESS, EGRESS AND UTILITY PURPOSES.

THE 10' WIDE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF THIS PLAT FOR UTILITY PURPOSES.

FORREST WALKER _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FORREST WALKER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

SUBJECT TO THE FOLLOWING EASEMENTS PER ALLIANCE TITLE & ESCROW REPORT, FILE NO. 603577, DATED MARCH 10, 2022. ALL IN RECORDS OF BONNER COUNTY, ID, UNLESS OTHERWISE NOTED.

- EASEMENTS TO LLOYD E. HAYES ESTATE FOR ROAD PURPOSES, 2/23/1960, INST. NO. 74578. SHOWN HEREON AS ROCK HARBOR AND GOLD COIN LANE.
- EASEMENT TO LEE M. GRIFFIN FOR ACCESS ROAD, 7/9/1973, INST. NO. 150549. NOT SHOWN. LOCATED OFF-SITE.
- EASEMENT TO NLI FOR PUBLIC UTILITIES, 10/24/1974, INST. NO. 161323. SHOWN HEREON.
- EASEMENT TO NLI FOR PUBLIC UTILITIES, 10/28/1992, INST. NO. 414572. SHOWN HEREON AS SERVICE LINE.
- EASEMENT FOR ROAD ACCESS, 4/5/1993, INST. NO. 422381. NOT SHOWN. LOCATED OFF-SITE.
- EASEMENT FOR INGRESS, EGRESS & UTILITIES AND RIGHT TO USE ½ WATER IN WELL, 1/6/1995, INST. NO. 458514. WELL SHOWN HEREON

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "BAY CITY SUBDIVISION" 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.

THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR _____

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE _____ PANHANDLE HEALTH DISTRICT SIGNATURE _____

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY THE COMMUNITY WATER SYSTEM.
SEWER SERVICE: SEWAGE DISPOSAL IS BY THE GARFIELD BAY WATER AND 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 _____, 20____.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M..

IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF

GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

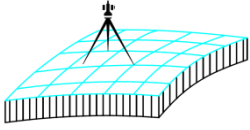
\$ _____

FEE

PREPARED FOR:
TODD WALKER
P.O. BOX 466
COCOLALLA, ID 83813



1/4	SECTION	TOWNSHIP	RANGE	<div>MONTANA</div> <div>IDAHO</div> <div></div> <div>OREGON</div> <div>WASHINGTON</div>		BAY CITY SUBDIVISION			
<div></div>	22	56 N	1 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: N/A	
PROJECT #: 22-120 WALKER								Checked By: JLA	Drawn By: JLA/SWO
DRAWING NAME: 22-120 WALKER PLAT								Plot Date: 9/10/2024	Sheet: 2 of 2



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

October 16, 2024

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

Re: Plat Review – MLD0029-24 – Bay City Subdivision

Dear Planning Dept.,

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

- 1) Correct range in owners certificate.
- 2) Check map distance on north line of Lot 1.

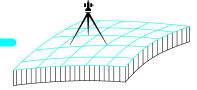
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15052

Date

10/16/2024

Bill To:

Glahe

Project / Job #

24-001DL Review MLD0029-24 - Bay City Sub

Please submit payment by: 10/31/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0029-24 - Bay City Subdivision	

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%]

BAY CITY SUBDIVISION

LYING IN A PORTION OF THE SW ¼ OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

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FORREST WALKER

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FORREST WALKER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

DOCUMENTS AND EASEMENTS OF RECORD

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COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS DAY OF , 20.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF 20.

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, JOEL L. ANDRING, PLS 13548, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, 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.

JOEL L. ANDRING, PLS 13548

DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "BAY CITY SUBDIVISION" 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.

THIS DAY OF , 20.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

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DATE

PANHANDLE HEALTH DISTRICT SIGNATURE

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DATED THIS DAY OF , 20.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 20, AT .M.,

IN BOOK OF PLATS AT PAGE AT THE REQUEST OF

GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. .

COUNTY RECORDER

BY DEPUTY

\$

FEE

PREPARED FOR:
TODD WALKER
P.O. BOX 466
COCOLALLA, ID 83813

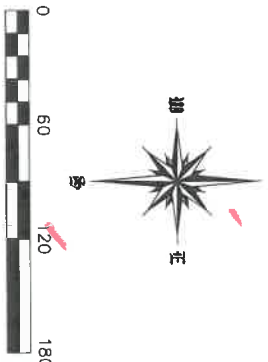


1/4	Section	TOWNSHIP	RANGE	MONTANA	IDAHO
	22	56 N	1 W		
PROJECT #: 22-120 WALKER DRAWING NAME: 22-120 WALKER PLAT					

BAY CITY SUBDIVISION			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: N/A	
Checked By: JLA	Drawn By: JLA/SWO	Plot Date: 9/10/2024	Sheet: 2 of 2

BAY CITY SUBDIVISION

LYING IN A PORTION OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 13548
- SET 1/2" X 24" REBAR AND CAP, GLAHE EASEMENT
- FOUND 5/8" REBAR AND CAP, PLS 6107
- FOUND 1/2" REBAR, NO CAP, BY PE 1316 PER (R1)
- FOUND 2" IRON PIPE WITH 2-3/4" BRASS CAP MARKED "LAKE SHORE 3500" WITH CORNER NUMBER AS NOTED
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING SET
- EASEMENT LINE
- WATER WELL
- PP POWER POLE

RECORD REFERENCES

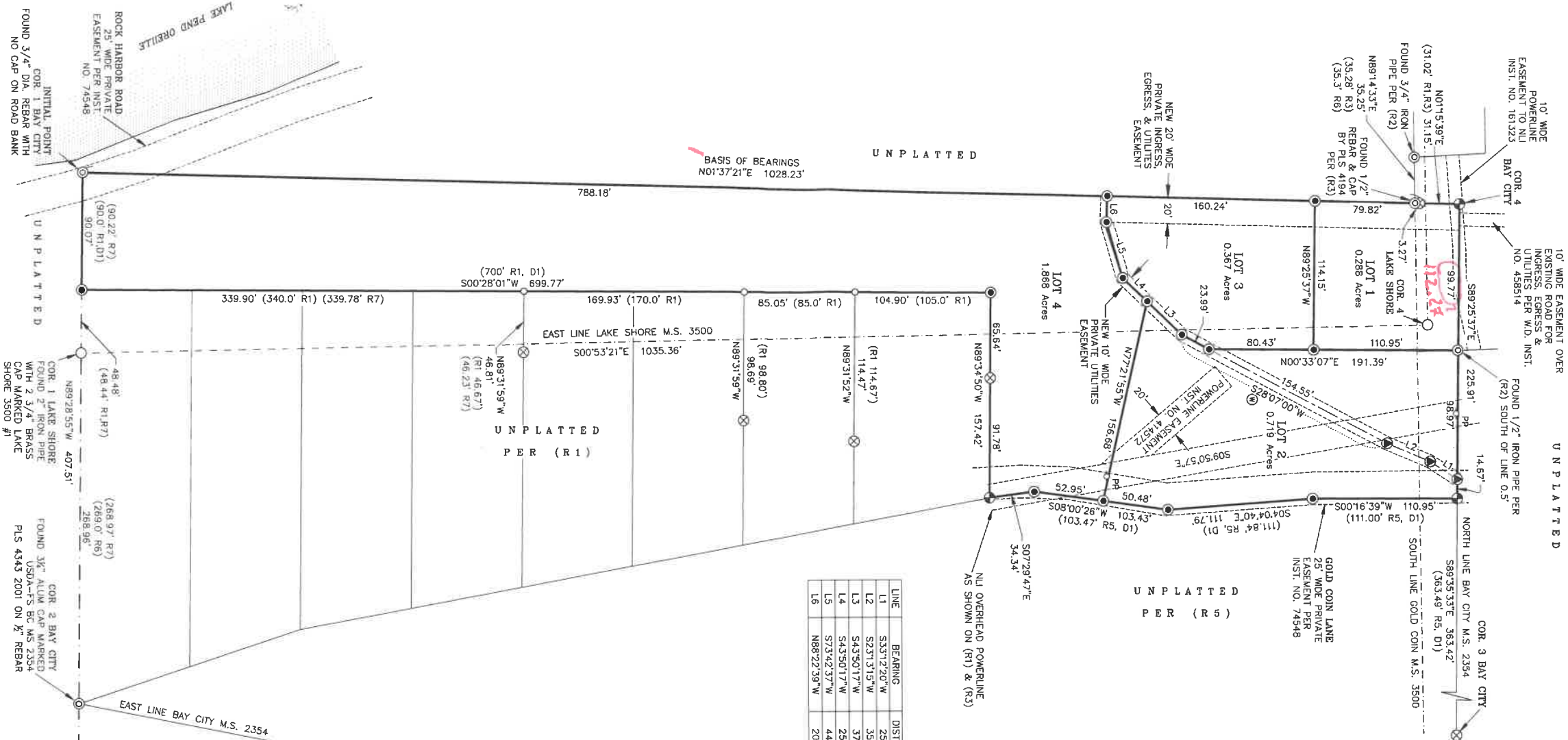
- (G1) GLO SURVEY OF T56N, R1W, BY SONNENKALB, APPROVED 4/19/1997
- (G2) GLO PLAT OF MINERAL SURVEY NO. 2354, BAY CITY LODG, APPROVED 5/6/1908
- (G3) BLM PLAT OF MINERAL SURVEY NO. 3500, GOLD COIN GROUP, APPROVED 2/10/1955
- (G4) BLM SUPPLEMENTAL PLAT OF S22, T56N, R1W, ACCEPTED 3/30/1971
- (G5) BLM SUPPLEMENTAL PLAT OF S22, T56N, R1W, ACCEPTED 8/7/1987
- (R1) RECORD OF SURVEY BY PE 1316 FOR M. SCHUDEL, DATED 6/29/1972, UNRECORDED.
- (R2) RECORDS OF SURVEY BY PE 1947, DATED 3/2/1972 & 8/28/1972, UNRECORDED
- (R3) RECORD OF SURVEY, PLS 4194, INST. NO. 288710, 7/6/1984
- (R4) RECORD OF SURVEY, PLS 974, INST. NO. 332549, 3/17/1987
- (R5) RECORD OF SURVEY BY PLS 6107 FOR ED TURNER, DATED AUG. 1991, UNRECORDED.
- (R6) RECORD OF SURVEY BY PLS 4343, INST. NO. 581352, 5/14/2001
- (R7) RECORD OF SURVEY, PLS 9367, INST. NO. 783515, 11/20/2009
- (D1) WARRANTY DEED, INST. NO. 1011301, 9/12/2022

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 MAPING T1LL.
- C) THE LOTS ARE CATEGORIZED AS ZONE "D" PER FEMA PANEL 1601C0975E, EFFECTIVE 11/18/2009.

SURVEYOR'S NARRATIVE

- 1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT PARCEL DESCRIBED IN WARRANTY DEED INST. NO. 1011301 INTO 4 LOTS THROUGH THE MINOR LAND DIVISION PROCESS.
- 2. ALL THE MONUMENTS OF RECORD ALONG THE EXTERIOR OF THIS PLAT WERE FOUND AND FIELD PROPORTIONATE CONSIDERED.
- 3. SEE LEGEND AND RECORD REFERENCES FOR LISTS OF THE MONUMENTS AND DOCUMENTS USED IN CONTROLLING THE BOUNDARIES OF THIS SURVEY.
- 4. THIS SURVEY WAS PERFORMED USING TRIMBLE R8S, R10 & R12I GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CLOSED-LOOP AND RADIAL THE 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 1.0001315073. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°30'24" AT THE SOUTHWEST CORNER OF THE PLAT.



SECTION			TOWNSHIP		RANGE	
1/4	22	56	N	1	W	

PROJECT # 22-120 WALKER PLAT

DRAWING NAME: 22-120 WALKER PLAT

DATE: 8/10/2024

BAY CITY SUBDIVISION			Scale: 1"=60'	
GLAHE & ASSOCIATES			Checked By: JLA	Drawn By: JLA/SWO
303 Church Street			Print Date: 8/10/2024	Sheet: 1 of 2
Sandpoint, Idaho 83864				
208-265-4474				

LOT 1

Polyline Report

Wed Sep 11 08:18:04 2024

Northing	Easting	Bearing	Distance
2376347.203	2459167.576		
		S 89°25'37" E	112.275
2376346.080	2459279.845		
		S 00°33'07" W	110.953
2376235.132	2459278.776		
		N 89°25'37" W	114.152
2376236.274	2459164.630		
		N 01°37'21" E	76.552
2376312.795	2459166.798		
		N 01°37'21" E	3.268
2376316.062	2459166.891		
		N 01°15'39" E	31.149
2376347.203	2459167.576		

Closure Error Distance> 0.00000

Total Distance> 448.349

Polyline Area: 12554 sq ft, 0.288 acres

LOT 2

Polyline Report
2024

Wed Sep 11 08:21:00

Northing	Easting	Bearing	Distance
2376346.080	2459279.845		
		S 89°25'37" E	113.639
2376344.943	2459393.479		
		S 00°16'39" W	110.955
2376233.989	2459392.941		
		S 04°04'40" E	111.794
2376122.478	2459400.891		
		S 08°00'26" W	50.481
2376072.489	2459393.859		
		N 77°21'55" W	156.678
2376106.760	2459240.975		
		N 43°50'17" E	37.137
2376133.547	2459266.697		
		N 28°07'00" E	23.987
2376154.703	2459278.002		
		N 00°33'07" E	191.385
2376346.080	2459279.845		

Closure Error Distance> 0.00000

Total Distance> 796.057

Polyline Area: 31317 sq ft, 0.719 acres

LOT 3

Polyline Report
2024

Wed Sep 11 08:21:29

Northing	Easting	Bearing	Distance
2376236.274	2459164.630		
		S 89°25'37" E	114.152
2376235.132	2459278.776		
		S 00°33'07" W	80.432
2376154.703	2459278.002		
		S 28°07'00" W	23.987
2376133.547	2459266.697		
		S 43°50'17" W	63.025
2376088.087	2459223.045		
		S 73°42'37" W	44.756
2376075.533	2459180.085		
		N 88°22'39" W	20.000
2376076.099	2459160.093		
		N 01°37'21" E	160.238
2376236.274	2459164.630		

Closure Error Distance> 0.00000

Total Distance> 506.590

Polyline Area: 15965 sq ft, 0.367 acres

LOT 4

Polyline Report
2024

Wed Sep 11 08:21:48

Northing	Easting	Bearing	Distance
2376076.099	2459160.093		
		S 88°22'39" E	20.000
2376075.533	2459180.085		
		N 73°42'37" E	44.756
2376088.087	2459223.045		
		N 43°50'17" E	25.888
2376106.760	2459240.975		
		S 77°21'55" E	156.678
2376072.489	2459393.859		
		S 08°00'26" W	52.947
2376020.059	2459386.483		
		S 07°29'47" E	34.336
2375986.016	2459390.963		
		N 89°34'50" W	157.420
2375987.169	2459233.547		
		S 00°28'01" W	699.766
2375287.426	2459227.843		
		N 89°28'55" W	90.069
2375288.240	2459137.777		
		N 01°37'21" E	788.175
2376076.099	2459160.093		

Closure Error Distance> 0.00000

Total Distance> 2070.036

Polyline Area: 81380 sq ft, 1.868 acres

EXTERIOR

Polyline Report
2024

Wed Sep 11 08:22:06

Northing	Easting	Bearing	Distance
2375288.240	2459137.777		
		N 01°37'21" E	1028.234
2376316.062	2459166.891		
		N 01°15'39" E	31.149
2376347.203	2459167.576		
		S 89°25'37" E	225.914
2376344.943	2459393.479		
		S 00°16'39" W	110.955
2376233.989	2459392.941		
		S 04°04'40" E	111.794
2376122.478	2459400.891		
		S 08°00'26" W	103.428
2376020.059	2459386.483		
		S 07°29'47" E	34.336
2375986.016	2459390.963		
		N 89°34'50" W	157.420
2375987.169	2459233.547		
		S 00°28'01" W	699.766
2375287.426	2459227.843		
		N 89°28'55" W	90.069
2375288.240	2459137.777		

Closure Error Distance> 0.00000

Total Distance> 2593.067

Polyline Area: 141216 sq ft, 3.242 acres