

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: Chris Peine

From: Alex Feyen, Planner

Date: October 3, 2024

Subject: Blue-line review for MLD0039-24 Peine 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.

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 Routing Form

Plat Name: Peine Subdivision		File No: MLD0039-24
Received by: Rob Winningham, Planner	Received from: Glahe & Associates	Date Received: 8/12/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	10/3/2024	AF	Bonner County Planning Department
comments	8/12/2024	AB	Assessor's Office
X	8-13-24	MM	Bonner County Road & Bridge Department
MC	8/12/2024	MC	GIS Department
X	8/23/2024	JLA	County Surveyor



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: planning@bonnercountyid.gov

Website: www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0039-24**

DATE OF REPORT: 10/3/2024

APPLICANT: Chris Peine

PARCEL #: RP56N03W025550A

SUBDIVISION NAME/LOTS: Peine Subdivision

SUMMARY OF PROPOSAL:

Divide one (1) 20.21-acre parcel into one (1) 10.08-acre lot and one (1) 10.09-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 12-411(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. PER BCRC 12-646(M): The wetland boundaries shown on the NWS shall be indicated on the final plat.
5. Per BCRC 12-646 (C): The initial point or POB shall be identified.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **10-acre** **Rural 10 (R-10)**

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

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

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

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

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

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

12-621 Depth to width/ Angle of
intersection: **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 proposed lots are zoned Rural-10.
3. The proposed lots are served by individual wells and individual septic systems.
4. The proposed lots are located off Lakeshore Drive, a Bonner County owned and maintained public right-of-way.
5. The proposed lots are served by Sagle Fire District and Pacific Power Light Company.
6. The proposed lots do contain an intermittent stream and mapped wetland.

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

October 3, 2024

Glahe & Associates
303 Church Street
Sandpoint, ID 83864

SUBJECT: MLD0039-24 Peine 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, 8.12.2024: Parcel is FIRM Panel Number 16017C0925E, 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

Monday, August 12, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – PEINE SUBDIVISION (MLD0039-24)
SECTION 2, TOWNSHIP 56N, RANGE 3W**

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)

August 12, 2024

Bonner County Planning Dept
PEINE SUBDIVISION
MLD0039-24
SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST
RP56N03W025550A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat. Please address the following:

Include the full Trust name in Owners' Certificate & Notary Acknowledgment

Include signature lines for both trustees

Complete the legal description in the Owners' Certificate - missing POB info, etc

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



Summary of Comments on DEVELOPMENT REVIEW

Page: 1

	Number: 1	Author: alexander.feyen	Subject: Sticky Note	Date: 10/3/2024 4:53:58 PM
	Wetland and intermittent stream is missing			
	Number: 2	Author: alexander.feyen	Subject: Sticky Note	Date: 10/3/2024 4:42:46 PM
	POB missing			

PEINE SUBDIVISION

LYING IN THE NW¼ OF THE SW¼ OF
SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CHRIS PEINE AND MYRNA PEINE, CO-OWNERS OF PEINE TRUST, 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 "PEINE SUBDIVISION" BEING A PORTION OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89°04'17" EAST, 752.19 FEET;
THENCE SOUTH 00°37'24" WEST, 1208.21 FEET TO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 281.24 FEET, A RADIUS OF 675.00 FEET, , THE CHORD OF WHICH IS NORTH 78°32'54" WEST, , , 259.61 FEET; TO A ;
THENCE NORTH 89°28'20" WEST, 378.01 FEET TO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 119.80 FEET, A RADIUS OF 1040.95 FEET, , THE CHORD OF WHICH IS SOUTH 87°43'03" WEST, , , 119.73 FEET; TO A ;
THENCE NORTH 00°38'30" EAST, 1170.46 FEET TO A ;

WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 878308.28 SQUARE FEET, 20.163 ACRES

PEINE, CHRIS _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS PEINE, 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.

DATE 15 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 "PEINE 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.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR _____

SANITARY RESTRICTION

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 TO BE AN INDIVIDUAL WELL
SEWER SERVICE: SEWAGE TO BE INDIVIDUAL SEPTIC

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

TYSON L.A. GLAHE, PLS 14879

DATE _____



PREPARED FOR:
JARED PEINE
7527 LAKESHORE DR.,
SAGE, ID 83860

1/4	Section	Range	Meridian
2	56	3	W
PROJECT # 24-087 PEINE		DRAWING NAME: 24-087 Peine EXHIBIT T&G	



PEINE SUBDIVISION	
GLAZE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 309 Church Street Sandpoint, Idaho 83864 208-255-4474	Scale: N/A Checked By: T&G Plat Date: 8/9/2024 Drawn By: T&G 2 of 2


6 5

4


2


3


Page: 2


 Number: 1 Author: alexander.feyen Subject: Sticky Note Date: 10/3/2024 4:44:09 PM
Chair or Chairwoman

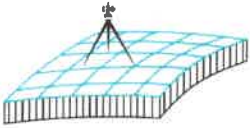
 Number: 2 Author: Andrea Ballard Date: 8/12/2024 1:22:24 PM
CHRIS AND MYRNA PEINE LIVING TRUST

 Number: 3 Author: Andrea Ballard Date: 8/12/2024 1:22:57 PM
trustees

 Number: 4 Author: Andrea Ballard Date: 8/12/2024 1:25:00 PM
missing:
Signature lines for Myrna Peine, Trustee
Chris Peine, Trustee
Trust name & representative capacity of both signers in notary acknowledgment

 Number: 5 Author: Andrea Ballard Date: 8/12/2024 1:25:23 PM
incomplete legal..

 Number: 6 Author: Andrea Ballard Date: 8/12/2024 1:08:12 PM
missing POB info



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

August 21, 2024

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

Re: Plat Review – MLD0039-24 – Peine Subdivision

Dear Planning Dept.,

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

- 1) A line on the plat should be identified as the basis of bearing.
- 2) The linetype identified as gravel driveway is also used for Lakeshore Drive right-of-way.
- 3) Two lines are shown for the south right-of-way of Lakeshore Drive.
- 4) The origin of the public right-of-way for Lakeshore Drive should be identified.
- 5) All easements on site that are plottable should be shown.
- 6) The surveyor's narrative should also state how the boundary and other lines were established.
- 7) The county GIS map shows a wetland and an intermittent stream on the property.
- 8) Other items marked in red on sheets 1 and 2.

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

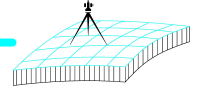
Sincerely,

A handwritten signature in blue ink that reads "Joel L. Andring". The signature is written in a cursive, flowing style.

Joel L. Andring, 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 #	14817
-----------	-------

Date

8/23/2024

Bill To:

Glahe

Project / Job #

24-001CP Review MLD0039-24 - Peine Subdiv

Please submit payment by: 9/7/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0039-24 - Peine Sub	

Retainer / Credits:	\$0.00
---------------------	--------

Invoice Amount:	\$308.14
-----------------	----------

Job Total Balance Due:	\$308.14
------------------------	----------



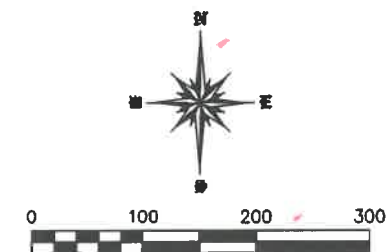
THANK YOU FOR YOUR BUSINESS

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%]

LYING IN THE NW¼ OF THE SW¼ OF
SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST
BOISE MERIDIAN, BONNER COUNTY, IDAHO



SECTIONAL CORNER, AS NOTED.

● SET 5/8" X 24" REBAR AND CAP, PLS 14879

● FOUND 2 1/2" BRASS CAP, LS 3318

⊗ FOUND 5/8" REBAR AND CAP, AS NOTED

● FOUND 1/2" REBAR AND CAP, PLS 19496

○ CALCULATED POINT, NOTHING SET

— — GRAVEL DRIVEWAY MEASURE BY CENTERLINE, WIDTH ESTIMATED

— X — FOUND GATE

— FOND CULVERT, AS NOTED

(D1) WARRANTY DEED, INST. NO. 415424, 11/12/1992.

(R1) RECORD OF SURVEY, INST. NO. 445845, PLS 8107, 5/19/1994.

(P1) CROOKED TREE, BK. 18, PG. 98 OF PLATS, INST. NO. 1007797, 30/6/2002.

(P2) IDYLLWLD, BK. 9, PG. 28 OF PLATS, INST. NO. 739274, 17/10/2007.

NOT USED

B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE
INSURANCE COMPANY, FILE NO. 664328, GUARANTEE NO.
81075-232160459, DATED MAY 16, 2024.

1. ROAD EASEMENT GRANTED TO BONNER COUNTY; BK. 65 OF DEEDS, PG. 347, 5/8/1942.
2. PUBLIC UTILITIES EASEMENT GRANTED TO PACIFIC POWER LIGHT COMPANY, CORPORATION; INSTRUMENT NO. 53611, 7/28/1955.
3. PUBLIC UTILITIES EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST; INSTRUMENT NO. 107907, 7/12/1966.
4. RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF FENCE LOCATION SHOWN ON A SURVEY PLAT ENTITLED RECORD OF SURVEY PREPARED BY MILLER AND ASSOCIATES; INSTRUMENT NO. 445645, 5/19/2019.

PREPARED FOR:
JARED PEINE
7627 LAKESHORE DR.,
SAGLE, ID 83860

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 1.0001046773.
GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°41'24" AT THE
NORTHWEST CORNER OF LOT 1.

1) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY INTO 2 CONFORMING LOTS.



1/4

SECTION

TOWNSHIP

RANGE

2


2

56
N

3
W

MONTANA

IDAHO



OREGON

WASHINGTON

GLAHE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

303 Church Street

Sandpoint, Idaho 83864

208-285-4474

Scale: 1"=100'

Checked By: TLG

Drawn By: TDLG

Plot Date: 8/2/2024

Sheet: 1 of 2

PROJECT # 24-087 PEINE

DRAWING NAME: 24-087 Peine Exhibit TDLG

PEINE SUBDIVISION

LYING IN THE NW¼ OF THE SW¼ OF
SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CHRIS PEINE AND MYRNA PEINE, CO-OWNERS OF PEINE TRUST, 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 'PEINE SUBDIVISION' BEING A PORTION OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89°04'17" EAST, 752.19 FEET;
THENCE SOUTH 00°37'24" WEST, 1208.21 FEET TO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 261.24 FEET, A RADIUS OF 875.00 FEET, THE CHORD OF WHICH IS NORTH 78°32'54" WEST, 259.61 FEET, TO A ;
THENCE NORTH 89°28'20" WEST, 378.01 FEET TO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 119.80 FEET, A RADIUS OF 1040.95 FEET, THE CHORD OF WHICH IS SOUTH 87°34'03" WEST, 119.73 FEET, TO A ;
THENCE NORTH 00°38'30" EAST, 1170.46 FEET TO A ;

WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 878308.28 SQUARE FEET, 20.163 ACRES

PEINE, CHRIS

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2024, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS PEINE, 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 "PEINE
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.

DATED THIS DAY OF , 2024.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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 TO BE AN INDIVIDUAL WELL
SEWER SERVICE: SEWAGE TO BE INDIVIDUAL SEPTIC

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

TYSON L.A. GLAHE, PLS 14879

DATE



PREPARED FOR:
JARED PEINE
7627 LAKESHORE DR.,
SAGLE, ID 83860

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
2	2	56 N	3 W	OREGON	WASHINGTON
PROJECT # 24-087 PEINE DRAWING NAME: 24-087 Peine EXHIBIT TDLG					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A Checked By: TLAG 8/2/2024 Drawn By: TDLG 2 of 2	

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

2394433.066	2399436.842		
-------------	-------------	--	--

		S 89°04'17" E	752.190
--	--	---------------	---------

2394420.877	2400188.933		
-------------	-------------	--	--

		S 00°37'24" W	1208.214
--	--	---------------	----------

2393212.735	2400175.788		
-------------	-------------	--	--

Radius: 675.000	Chord: 259.608	Degree: 8°29'18"	Dir: Left
-----------------	----------------	------------------	-----------

Length: 261.235	Delta: 22°10'28"	Tangent: 132.273	
-----------------	------------------	------------------	--

Chord BRG: N 78°32'54" W	Rad-In: S 22°32'20" W	Rad-Out: S 00°21'52" W	
--------------------------	-----------------------	------------------------	--

Radius Point: 2392589.291,2399917.054			
---------------------------------------	--	--	--

2393264.278	2399921.348		
-------------	-------------	--	--

		N 89°28'20" W	378.010
--	--	---------------	---------

2393267.759	2399543.354		
-------------	-------------	--	--

Radius: 1040.950	Chord: 119.733	Degree: 5°30'15"	Dir: Left
------------------	----------------	------------------	-----------

Length: 119.799	Delta: 6°35'38"	Tangent: 59.966	
-----------------	-----------------	-----------------	--

Chord BRG: S 87°34'03" W	Rad-In: S 00°51'52" W	Rad-Out: S 05°43'46" E	
--------------------------	-----------------------	------------------------	--

Radius Point: 2392226.927,2399527.651			
---------------------------------------	--	--	--

2393262.677	2399423.729		
-------------	-------------	--	--

		N 00°38'31" E	1170.463
--	--	---------------	----------

2394433.066	2399436.842		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 3889.911

Polyline Area: 878306 sq ft, 20.16 acres

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

2394426.972	2399812.887		
-------------	-------------	--	--

		S 00°31'40" W	1161.646
--	--	---------------	----------

2393265.375	2399802.189		
-------------	-------------	--	--

		N 89°28'20" W	258.846
--	--	---------------	---------

2393267.759	2399543.354		
-------------	-------------	--	--

Radius: 1040.950	Chord: 119.733	Degree: 5°30'15"	Dir: Left
------------------	----------------	------------------	-----------

Length: 119.799	Delta: 6°35'38"	Tangent: 59.966	
-----------------	-----------------	-----------------	--

Chord BRG: S 87°34'03" W	Rad-In: S 00°51'52" W	Rad-Out: S 05°43'46" E	
--------------------------	-----------------------	------------------------	--

Radius Point: 2392226.927,	2399527.651		
----------------------------	-------------	--	--

2393262.677	2399423.729		
-------------	-------------	--	--

		N 00°38'31" E	1170.463
--	--	---------------	----------

2394433.066	2399436.842		
-------------	-------------	--	--

		S 89°04'17" E	376.095
--	--	---------------	---------

2394426.972	2399812.887		
-------------	-------------	--	--

Closure Error Distance> 0.00000

Total Distance> 3086.849

Polyline Area: 438957 sq ft, 10.08 acres

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

2394420.877	2400188.933		
-------------	-------------	--	--

		S 00°37'24" W	1208.214
--	--	---------------	----------

2393212.735	2400175.788		
-------------	-------------	--	--

		Radius: 675.000	Chord: 259.608	Degree: 8°29'18"	Dir: Left
--	--	-----------------	----------------	------------------	-----------

		Length: 261.235	Delta: 22°10'28"	Tangent: 132.273	
--	--	-----------------	------------------	------------------	--

		Chord BRG: N 78°32'54" W	Rad-In: S 22°32'20" W	Rad-Out: S 00°21'52" W	
--	--	--------------------------	-----------------------	------------------------	--

		Radius Point: 2392589.291,2399917.054			
--	--	---------------------------------------	--	--	--

2393264.278	2399921.348		
-------------	-------------	--	--

		N 89°28'20" W	119.164
--	--	---------------	---------

2393265.375	2399802.189		
-------------	-------------	--	--

		N 00°31'40" E	1161.646
--	--	---------------	----------

2394426.972	2399812.887		
-------------	-------------	--	--

		S 89°04'17" E	376.095
--	--	---------------	---------

2394420.877	2400188.933		
-------------	-------------	--	--

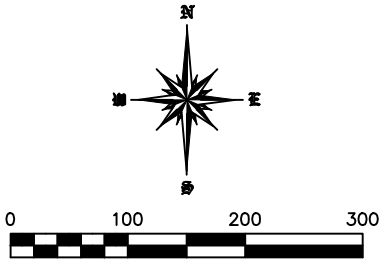
Closure Error Distance> 0.00000

Total Distance> 3126.353

Polyline Area: 439350 sq ft, 10.09 acres

PEINE SUBDIVISION

LYING IN THE NW¼ OF THE SW¼ OF
SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 2 1/2" BRASS CAP, LS 3318
- FOUND 5/8" REBAR AND CAP, AS NOTED
- FOUND 1/2" REBAR AND CAP, PLS 19496
- CALCULATED POINT, NOTHING SET
- GRAVEL DRIVEWAY MEASURE BY CENTERLINE, WIDTH ESTIMATED
- FOUND GATE
- FOND CULVERT, AS NOTED
- (D1) WARRANTY DEED, INST. NO. 415424, 11/12/1992.
- (R1) RECORD OF SURVEY, INST. NO. 445645, PLS 6107, 5/19/1994.
- (P1) CROOKED TREE, BK. 18, PG. 98 OF PLATS, INST. NO. 1007797, 30/6/2022.
- (P2) IDYLLWILD, BK. 9, PG. 28 OF PLATS, INST. NO. 739274, 17/10/2007.

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.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 664328, GUARANTEE NO. 81075-232160459, DATED MAY 16, 2024.

- ROAD EASEMENT GRANTED TO BONNER COUNTY; BK. 65 OF DEEDS, PG. 347, 5/8/1942.
- PUBLIC UTILITIES EASEMENT GRANTED TO PACIFIC POWER LIGHT COMPANY, A CORPORATION; INSTRUMENT NO. 53611, 7/28/1955.
- PUBLIC UTILITIES EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST; INSTRUMENT NO. 107907, 7/12/1966.
- RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF FENCE LOCATION SHOWN ON A SURVEY PLAT ENTITLED RECORD OF SURVEY PREPARED BY MILLER AND ASSOCIATES; INSTRUMENT NO. 445645, 5/19/2019.

PLACE RECORDING LABEL HERE

PREPARED FOR:
JARED PEINE
7627 LAKESHORE DR.,
SAGLE, ID 83860

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 1.0001046773. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°41'24" AT THE NORTHWEST CORNER OF LOT 1.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY INTO 2 CONFORMING LOTS.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
2	2	56 N	3 W	OREGON	WASHINGTON
PROJECT #: 24-067 PEINE DRAWING NAME: 24-067 Peine EXHIBIT TDLG					

PEINE SUBDIVISION			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			
Scale:	1"=100'		
Checked By:	TLG	Drawn By:	TDLG
Plot Date:	8/2/2024	Sheet:	1 of 2

PEINE SUBDIVISION

LYING IN THE NW¼ OF THE SW¼ OF
SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT ~~CHRIS PEINE AND MYRNA PEINE, CO-OWNERS OF PEINE TRUST~~.
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 'PEINE SUBDIVISION'
BEING A PORTION OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY,
IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89°04'17" EAST, 752.19 FEET;
THENCE SOUTH 00°37'24" WEST, 1208.21 FEETTO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF261.24 FEET, A RADIUS OF675.00
FEET, , THE CHORD OF WHICH IS NORTH 78°32'54" WEST, , , 259.61 FEET,;TO A ;
THENCE NORTH 89°28'20" WEST, 378.01 FEETTO A ;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF119.80 FEET, A RADIUS OF1040.95
FEET, , THE CHORD OF WHICH IS SOUTH 87°34'03" WEST, , , 119.73 FEET,TO A ;
THENCE NORTH 00°38'30" EAST, 1170.46 FEETTO A ;

WHICH IS THE POINT OF BEGINNING,
HAVING AN AREA OF 878308.28 SQUARE FEET, 20.163 ACRES

PEINE, CHRIS

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRIS PEINE, 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 "PEINE
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.

DATED THIS DAY OF , 2024.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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 TO BE AN INDIVIDUAL WELL
SEWER SERVICE: SEWAGE TO BE INDIVIDUAL SEPTIC

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

TYSON L.A. GLAHE, PLS 14879

DATE



PREPARED FOR:
JARED PEINE
7627 LAKESHORE DR.,
SAGLE, ID 83860

1/4	SECTION	TOWNSHIP	RANGE	MONTANA IDAHO	PEINE SUBDIVISION	
2	2	56 N	3 W	OREGON WASHINGTON	GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A
PROJECT #: 24-067 PEINE DRAWING NAME: 24-067 Peine EXHIBIT TDLG					Checked By: TLAG Plot Date: 8/2/2024	Drawn By: TDLG Sheet: 2 of 2