

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: David & Nellie Kopf

From: Dave Fisher, Planner

Date: December 9, 2024

Subject: Blue-line review for MLD0057-24: Kopf Estates

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

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Dan Inloes, HMH Engineering LLC**.

Please submit payment of **\$480.64** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy, as well as the legal description and Surveyor review for the changes. 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: Kopf Estates		File No: MLD0057-24
Received by: Dave Fisher, Planner	Received from: Dan Inloes	Date Received: 10/8/24

Blueline Review

Completed	Date	Initial	Department/ Office
X	12-9-24	DF	Bonner County Planning Department
Comments	10/25/2024	AB	Assessor's Office
X	10-24-24	MM	Bonner County Road & Bridge Department
X	10/24/2024	MC	GIS Department
X	11/22/24	KR	County Surveyor



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Website: www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0057-24**

DATE OF REPORT: 12/9/2024

APPLICANT: David & Nellie Kopf

PARCEL #: RP59N02W240200A

SUBDIVISION NAME/LOTS: Kopf Estates

SUMMARY OF PROPOSAL:

The proposed project will divide one (1) approximate 31.048 acre parcel into one (1) 17.408 acre lot, and one (1) 13.640 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.

STANDARDS REVIEW:

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

12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	No
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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:	Yes
		12-622 Submerged Lands:	N/A
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	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 accessed by Upper Pack River Road, a Bonner County owned and maintained public ROW.
4. The proposed lots are served by individual well and septic systems.
5. The proposed lots are served by Avista Utilities.

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

December 9, 2024

Dan Inloes
HMH Engineering LLC
3882 N Schreiber Way #104
CDA, ID 83815

SUBJECT: MLD0057-24: Kopf 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, 10.29.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0485E, 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,

Dave Fisher
Planner



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

October 25, 2024

Bonner County Planning Dept
KOPF ESTATES
MLD0057-24
SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST
RP59N02W240200A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat:

Name on title is Dave Kopf, correct all instances

Owners took title as community property with right of survivorship

Please verify ownership again when this plat goes to mylar.

Thank you,

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



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, October 24, 2024

Bonner County Planning Department

**RE: PLAT REVIEW – KOPF ESTATES (MLD0057-24)
SECTION 24, TOWNSHIP 59N, RANGE 2W**

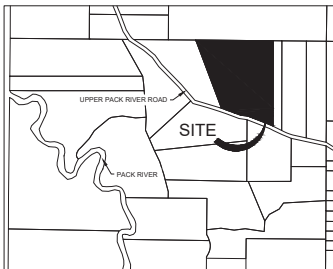
To Whom It May Concern:

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,

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>

KOPF ESTATES
SITUATE IN THE NE1/4 OF SECTION 24
TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



Vicinity Map:
SCALE: ± 1" = 1000'

PANHANDLER CERTIFICATE:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE FOR LOT 1. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED. SEWAGE FACILITIES HAVE BEEN SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 1. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1308, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "KOPF ESTATES" 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: _____

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH. PURSUANT TO IDAHO CODE 50-13A(2)(L), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS SUBDIVISION.


DANIEL O. WILCOX, PLS 20888
DATE: 11.11.2024

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT NELLE KOPF ARE THE SOLE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO THE SAME TO BE KNOWN AS KOPF ESTATES, BEING A PARCEL, SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24 (FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 24 BEARS NORTH 88°37'18" WEST, 201.81 FEET DISTANT); THENCE NORTH 88°37'18" WEST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 880.92 FEET (FROM WHICH A 5/8" REBAR WITH A PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 00°30'10" EAST, 1.00 FEET DISTANT), SAID POINT BEING THE POINT OF BEGINNING.

THENCE SOUTH 00°30'10" WEST, 1440.81 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "NLOES PLS 20888"; SAID POINT BEING COMMON WITH THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD, AND BEING A POINT OF CURVATURE (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 00°30'10" EAST, 8.73 FEET DISTANT); THENCE THE FOLLOWING TWO (2) COURSES ON THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD: THENCE 708.52 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7025.00 FEET, A CENTRAL ANGLE OF 00°46'43", AND WHOSE CHORD BEARS NORTH 88°12'20" WEST, 708.02 FEET, TO A 5/8" REBAR WITH AN ILLEGIBLE PLASTIC CAP; THENCE NORTH 11°18'00" WEST, 218.64 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "NLOES PLS 20888" (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 00°30'10" WEST, 7.21 FEET DISTANT); THENCE NORTH 20°32'19" WEST, 1216.05 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 24, SAID POINT WITNESSED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS SOUTH 20°33'19" EAST, 1.00 FEET DISTANT; THENCE SOUTH 88°18'10" EAST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 1304.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31.048 ACRES (±1,352,480 SQ. FT.), MORE OR LESS.

BE IT FURTHER KNOWN THAT:
• AN EGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 1 AND LOT 2, AS SHOWN ON SHEET 2, IS HEREBY DEDICATED.
• DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL PRIVATELY OWNED WELLS
• SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAIN/FIELDS.

DATED: _____ DATE: _____
NELLE KOPF _____ DATE: _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT
STATE OF IDAHO } SS
COUNTY OF _____ }
ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT
STATE OF IDAHO } SS
COUNTY OF _____ }
ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RECORDER'S CERTIFICATE:

FILED THIS ____ DAY OF ____, 2024.
AT ____ O'CLOCK ____ M. IN BOOK ____ OF PLATS AT PAGE ____
AT THE REQUEST OF HMM ENGINEERING
INSTRUMENT NO. _____ FEE: _____
BONNER COUNTY RECORDER: _____

COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS ____ DAY OF _____, IN THE YEAR OF 2024.

CHAIRMAN: _____
MEMBER: _____

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS ____ DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR, ET AL: _____

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: _____


PN: 523134


PAGE: 1 OF 2





Summary of Comments on MLD0057-24 Blueline Plat Revision.pdf


Page: 1

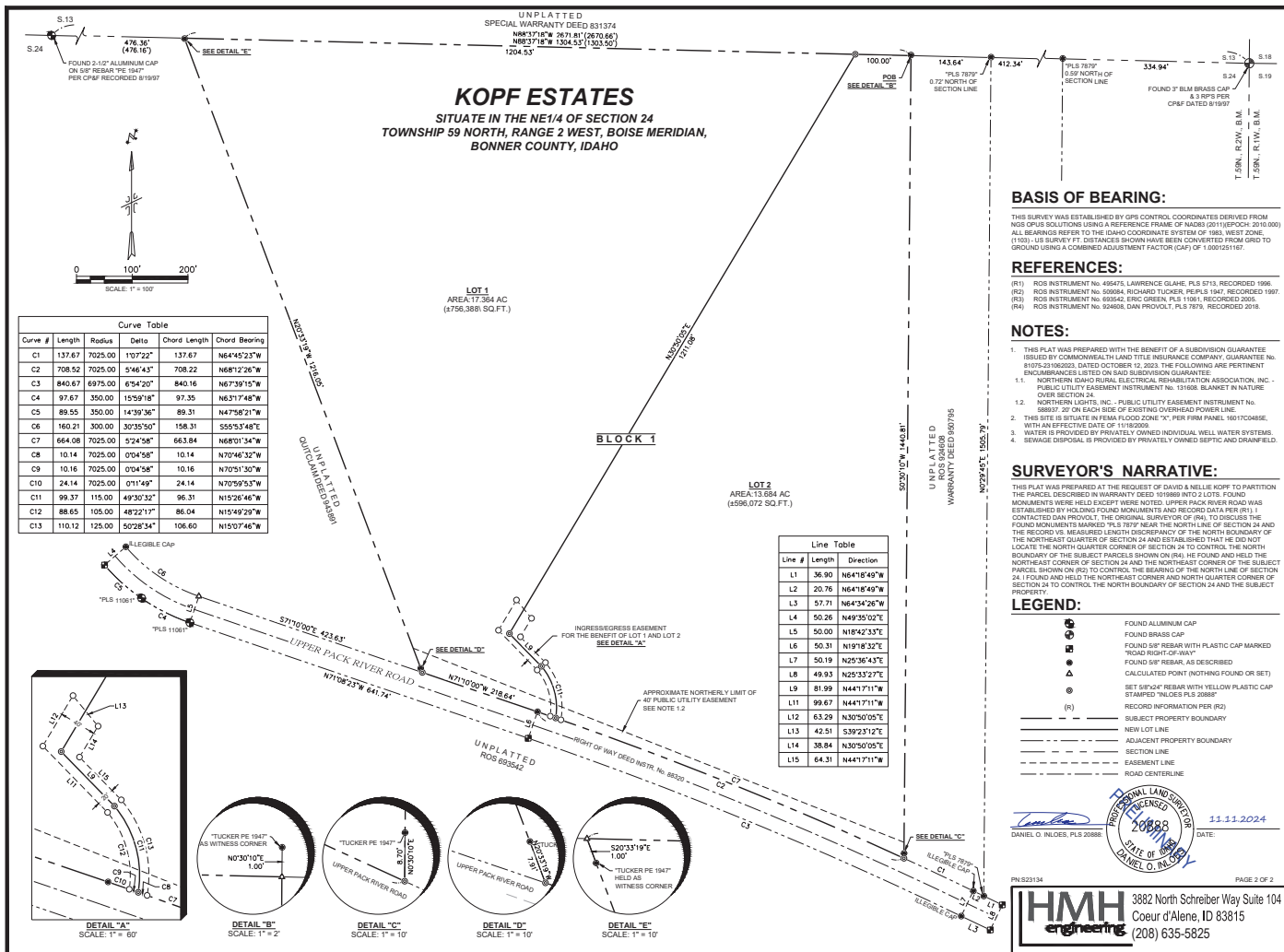
 Number: 1 Author: david.fisher Subject: Sticky Note Date: 12/9/2024 1:36:47 PM
Dave Kopf.. Per AB

 Number: 2 Author: david.fisher Subject: Sticky Note Date: 12/9/2024 1:36:41 PM
as community property with right of survivorship... Per AB

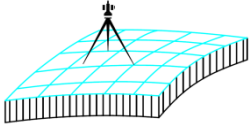
 Number: 3 Author: david.fisher Subject: Sticky Note Date: 12/9/2024 1:40:01 PM
Chairwoman or Chair

 Number: 4 Author: david.fisher Subject: Sticky Note Date: 12/9/2024 1:36:53 PM
Dave Kopf. .Per AB

 Number: 5 Author: david.fisher Subject: Sticky Note Date: 12/9/2024 1:37:55 PM
Health



This page contains no comments



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

November 2, 2024

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

Re: Plat Review – MLD0057 – Kopf Estates

Dear Planning Dept.,

I have examined the above-mentioned plat and find no corrections or additions to be made:

The plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

KOPF ESTATES
SITUATE IN THE NE1/4 OF SECTION 24
TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT DAVID & NELLIE KOPF ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS. THE SAME TO BE KNOWN AS KOPF ESTATES, BEING A PARCEL SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24 (FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 24 BEARS NORTH 88°37'18" WEST, 2671.81 FEET DISTANT); THENCE NORTH 88°37'18" WEST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 890.92 FEET (FROM WHICH A 5/8" REBAR WITH A PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 00°30'10" EAST, 1.00 FEET DISTANT), SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 30' 10" WEST, 1440.81 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "INLOES PLS 20888", SAID POINT BEING COMMON WITH THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD, AND BEING A POINT OF CURVATURE (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947", BEARS NORTH 00° 30' 10" EAST, 8.70 FEET DISTANT); THENCE THE FOLLOWING TWO (2) COURSES ON THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD:
THENCE 708.52 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7025.00 FEET, A CENTRAL ANGLE OF 05° 46' 43", AND WHOSE CHORD BEARS NORTH 68° 12' 26" WEST, 708.22 FEET, TO A 5/8" REBAR WITH AN ILLEGIBLE PLASTIC CAP;
THENCE NORTH 71° 10' 00" WEST, 218.64 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "INLOES PLS 20888" (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 20°33'19" WEST, 7.91 FEET DISTANT);
THENCE NORTH 20° 33' 19" WEST, 1216.05 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 24, SAID POINT WITNESSED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS SOUTH 20°33'19" EAST, 1.00 FEET DISTANT;
THENCE SOUTH 88° 37' 18" EAST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 1304.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31.048 ACRES (±1,352,460 SQ.FT.), MORE OR LESS.

BE IT FURTHER KNOWN THAT:

- A 20.00 WIDE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN ON SHEET 2 IS HEREBY DEDICATED ON THIS PLAT.
- DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL PRIVATELY OWNED WELLS
- SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

DAVID KOPF _____ DATE _____

NELLIE KOPF _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ }SS

ON THIS _____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ }SS

ON THIS _____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2024,

AT _____ O'CLOCK _____, M. IN BOOK _____ OF PLATS AT PAGE _____.

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. _____ FEE: _____.

BONNER COUNTY RECORDER

COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2024.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2024.

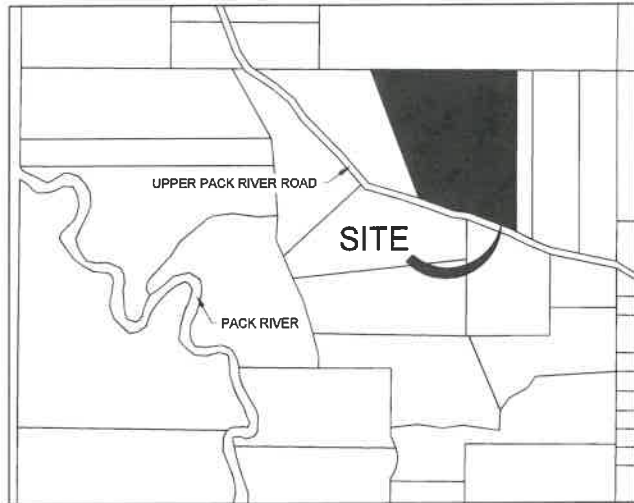
BONNER COUNTY PLANNING DIRECTOR, ET AL

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



PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS 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.

THIS PLAT APPROVED THIS _____ DAY OF _____, 2024

PANHANDLE HEALTH

SANITARY RESTRICTION SATISFIED AND LIFTED THIS _____ DAY OF _____, 2024

PANHANDLE HEALTH

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "KOPF ESTATES" 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

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH, PURSUANT TO IDAHO CODE 50-1304(2)(L), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS SUBDIVISION.

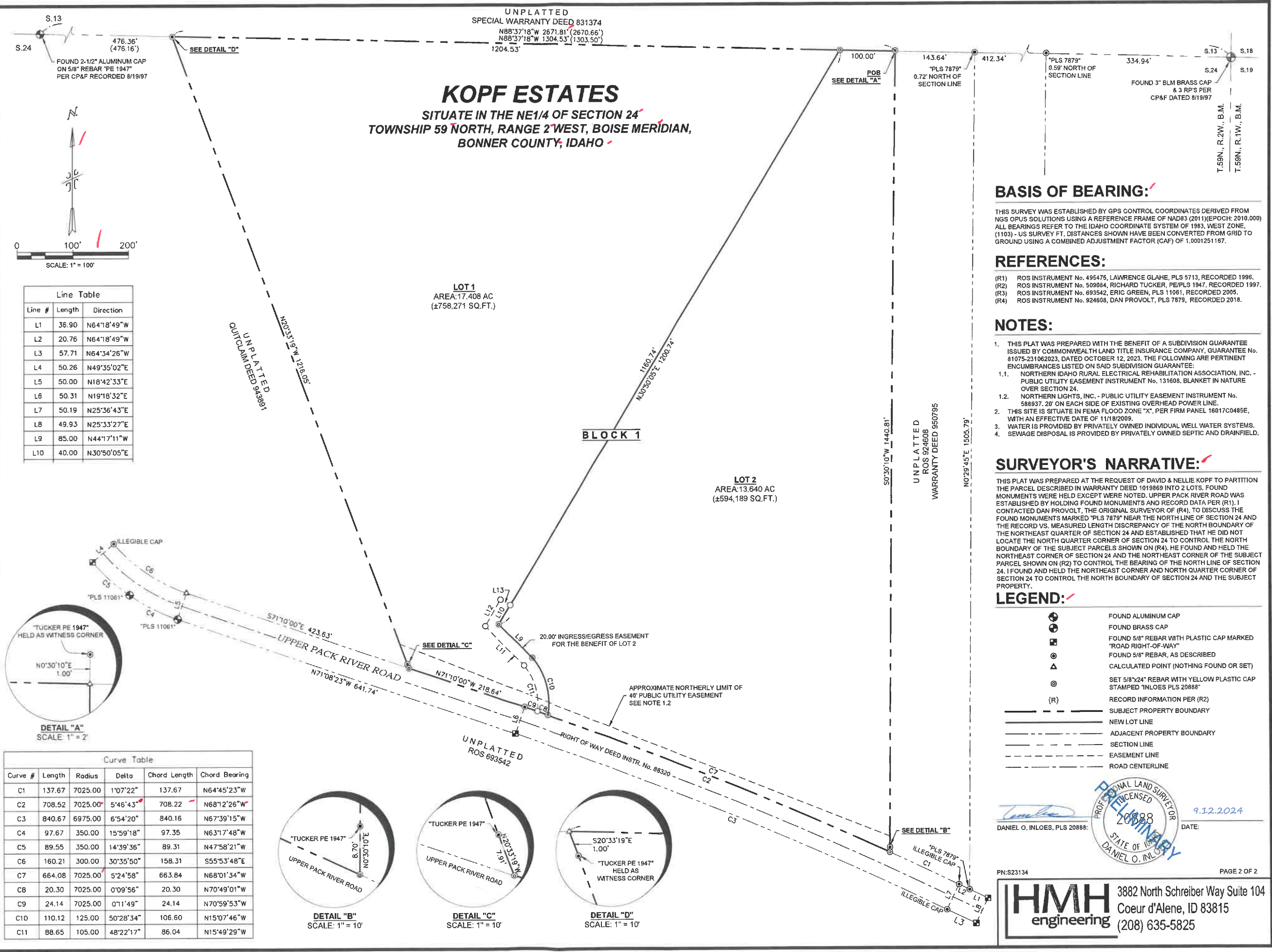


PN: S23134

PAGE 1 OF 2



3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825



Line Table		
Line #	Length	Direction
L1	36.90	N64°18'49"W
L2	20.76	N64°18'49"W
L3	57.71	N64°34'26"W
L4	50.26	N49°35'02"E
L5	50.00	N18°42'33"E
L6	50.31	N19°18'32"E
L7	50.19	N25°36'43"E
L8	49.93	N25°33'27"E
L9	85.00	N44°17'11"W
L10	40.00	N30°50'05"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	137.67	7025.00	1°07'22"	137.67	N64°45'23"W
C2	708.52	7025.00	5°46'43"	708.22	N68°12'26"W
C3	840.67	6975.00	6°54'20"	840.16	N67°39'15"W
C4	97.67	350.00	15°59'18"	97.35	N63°17'48"W
C5	89.55	350.00	14°39'36"	89.31	N47°58'21"W
C6	160.21	300.00	30°35'50"	158.31	S55°53'48"E
C7	664.08	7025.00	5°24'58"	663.84	N68°01'34"W
C8	20.30	7025.00	0°09'56"	20.30	N70°49'01"W
C9	24.14	7025.00	0°11'49"	24.14	N70°59'53"W
C10	110.12	125.00	50°28'34"	106.60	N15°07'46"W
C11	88.65	105.00	48°22'17"	86.04	N15°49'29"W

BASIS OF BEARING:

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. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001251167.

REFERENCES:

(R1) ROS INSTRUMENT No. 495475, LAWRENCE GLAHE, PLS 5713, RECORDED 1996.
(R2) ROS INSTRUMENT No. 509084, RICHARD TUCKER, PE/PLS 1947, RECORDED 1997.
(R3) ROS INSTRUMENT No. 693542, ERIC GREEN, PLS 11061, RECORDED 2005.
(R4) ROS INSTRUMENT No. 924608, DAN PROVOLT, PLS 7879, RECORDED 2018.

NOTES:

1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A SUBDIVISION GUARANTEE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, GUARANTEE No. 81075-231062023, DATED OCTOBER 12, 2023. THE FOLLOWING ARE PERTINENT ENCUMBRANCES LISTED ON SAID SUBDIVISION GUARANTEE:
1.1. NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC. - PUBLIC UTILITY EASEMENT INSTRUMENT No. 131608, BLANKET IN NATURE OVER SECTION 24.
1.2. NORTHERN LIGHTS, INC. - PUBLIC UTILITY EASEMENT INSTRUMENT No. 588937, 20' ON EACH SIDE OF EXISTING OVERHEAD POWER LINE.
2. THIS SITE IS SITUATE IN FEMA FLOOD ZONE "X", PER FIRM PANEL 16017C0485E, WITH AN EFFECTIVE DATE OF 11/18/2009.
3. WATER IS PROVIDED BY PRIVATELY OWNED INDIVIDUAL WELL WATER SYSTEMS.
4. SEWAGE DISPOSAL IS PROVIDED BY PRIVATELY OWNED SEPTIC AND DRAINFIELD.

SURVEYOR'S NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF DAVID & NELLIE KOPF TO PARTITION THE PARCEL DESCRIBED IN WARRANTY DEED 1019869 INTO 2 LOTS. FOUND MONUMENTS WERE HELD EXCEPT WHERE NOTED. UPPER PACK RIVER ROAD WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AND RECORD DATA PER (R1). I CONTACTED DAN PROVOLT, THE ORIGINAL SURVEYOR OF (R4), TO DISCUSS THE FOUND MONUMENTS MARKED "PLS 7879" NEAR THE NORTH LINE OF SECTION 24 AND THE RECORD VS. MEASURED LENGTH DISCREPANCY OF THE NORTH BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 24 AND ESTABLISHED THAT HE DID NOT LOCATE THE NORTH QUARTER CORNER OF SECTION 24 TO CONTROL THE NORTH BOUNDARY OF THE SUBJECT PARCELS SHOWN ON (R4). HE FOUND AND HELD THE NORTHEAST CORNER OF SECTION 24 AND THE NORTHEAST CORNER OF THE SUBJECT PARCEL SHOWN ON (R2) TO CONTROL THE BEARING OF THE NORTH LINE OF SECTION 24. I FOUND AND HELD THE NORTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 24 TO CONTROL THE NORTH BOUNDARY OF SECTION 24 AND THE SUBJECT PROPERTY.

LEGEND:

- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ROAD RIGHT-OF-WAY"
- FOUND 5/8" REBAR, AS DESCRIBED
- CALCULATED POINT (NOTHING FOUND OR SET)
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOS PLS 20888"
- (R) RECORD INFORMATION PER (R2)
- SUBJECT PROPERTY BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- ROAD CENTERLINE

PN: S23134

DATE: 9.12.2024

DANIEL O. INLOS, PLS 20888

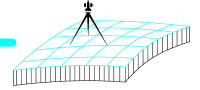
STATE OF IDAHO

DANIEL O. INLOS

HMH engineering

3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

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



Website: www.glaheinc.com

11/4/2024

HMH

24-001EF Review MLD0057-24 - Kopf Estates

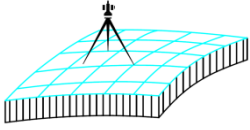
INVOICE

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0057-24 - Kopf Estates	



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

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]



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

November 22, 2024

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

Re: Plat Review – MLD0057 – Kopf Estates

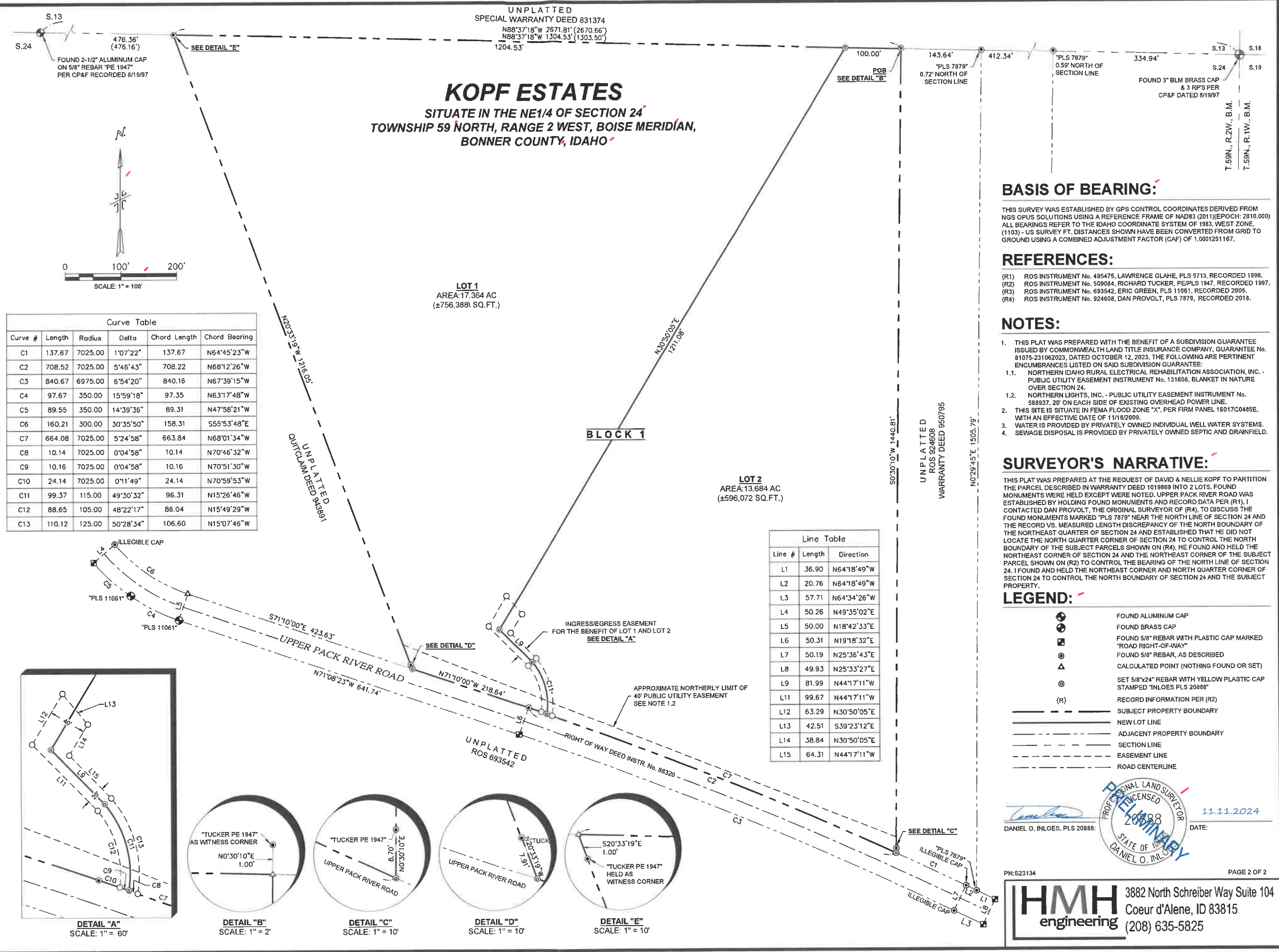
Dear Planning Dept.,

I have examined the above-mentioned plat and find no corrections or additions to be made:

The plat should be ready for signature.

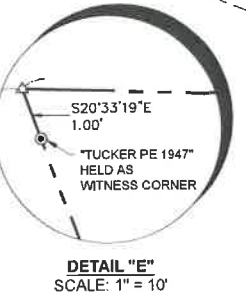
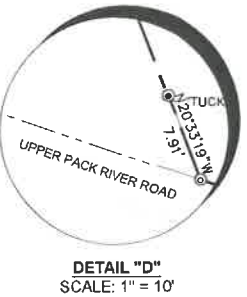
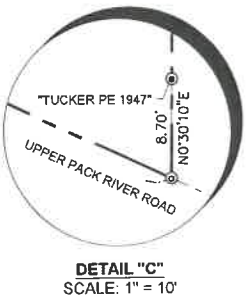
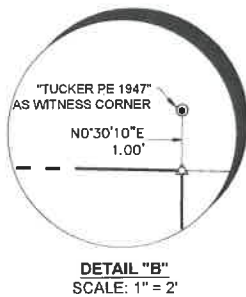
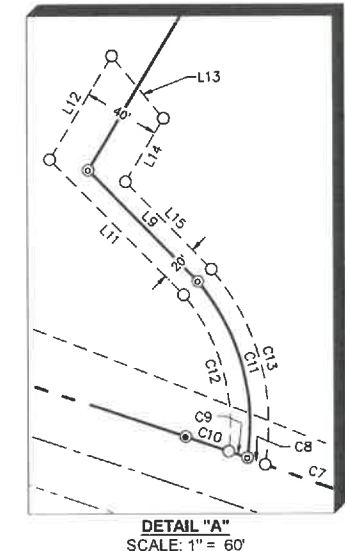
Sincerely,

Tyson L.A. Glahe, PLS



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	137.67	7025.00	1°07'22"	137.67	N64°45'23"W
C2	708.52	7025.00	5°46'43"	708.22	N68°12'26"W
C3	840.67	6975.00	6°54'20"	840.16	N67°39'15"W
C4	97.67	350.00	15°59'18"	97.35	N63°17'48"W
C5	89.55	350.00	14°39'36"	89.31	N47°58'21"W
C6	160.21	300.00	30°35'50"	158.31	S55°53'48"E
C7	664.08	7025.00	5°24'58"	663.84	N68°01'34"W
C8	10.14	7025.00	0°04'58"	10.14	N70°46'32"W
C9	10.16	7025.00	0°04'58"	10.16	N70°51'30"W
C10	24.14	7025.00	0°11'49"	24.14	N70°59'53"W
C11	99.37	115.00	49°30'32"	96.31	N15°26'46"W
C12	88.65	105.00	48°22'17"	86.04	N15°49'29"W
C13	110.12	125.00	50°28'34"	106.60	N15°07'46"W

Line Table		
Line #	Length	Direction
L1	36.90	N64°18'49"W
L2	20.76	N64°18'49"W
L3	57.71	N64°34'26"W
L4	50.26	N49°35'02"E
L5	50.00	N18°42'33"E
L6	50.31	N19°18'32"E
L7	50.19	N25°36'43"E
L8	49.93	N25°33'27"E
L9	81.99	N44°17'11"W
L11	99.67	N44°17'11"W
L12	63.29	N30°50'05"E
L13	42.51	S39°23'12"E
L14	38.84	N30°50'05"E
L15	64.31	N44°17'11"W



BASIS OF BEARING:

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. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001251167.

REFERENCES:

(R1) ROS INSTRUMENT No. 495475, LAWRENCE GLAHE, PLS 5713, RECORDED 1998.
(R2) ROS INSTRUMENT No. 509084, RICHARD TUCKER, PE/PLS 1947, RECORDED 1997.
(R3) ROS INSTRUMENT No. 693542, ERIC GREEN, PLS 11061, RECORDED 2005.
(R4) ROS INSTRUMENT No. 924608, DAN PROVOLT, PLS 7875, RECORDED 2018.

NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A SUBDIVISION GUARANTEE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, GUARANTEE No. 81075-231062023, DATED OCTOBER 12, 2023. THE FOLLOWING ARE PERTINENT ENCUMBRANCES LISTED ON SAID SUBDIVISION GUARANTEE:
 - NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC. - PUBLIC UTILITY EASEMENT INSTRUMENT No. 131608, BLANKET IN NATURE OVER SECTION 24.
 - NORTHERN LIGHTS, INC. - PUBLIC UTILITY EASEMENT INSTRUMENT No. 588937, 20' ON EACH SIDE OF EXISTING OVERHEAD POWER LINE.
- THIS SITE IS SITUATE IN FEMA FLOOD ZONE "X", PER FIRM PANEL 16017C0485E, WITH AN EFFECTIVE DATE OF 11/18/2009.
- WATER IS PROVIDED BY PRIVATELY OWNED INDIVIDUAL WELL WATER SYSTEMS.
- SEWAGE DISPOSAL IS PROVIDED BY PRIVATELY OWNED SEPTIC AND DRAINFIELD.

SURVEYOR'S NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF DAVID & NELLIE KOPF TO PARTITION THE PARCEL DESCRIBED IN WARRANTY DEED 1019869 INTO 2 LOTS. FOUND MONUMENTS WERE HELD EXCEPT WERE NOTED. UPPER PACK RIVER ROAD WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AND RECORD DATA PER (R1). I CONTACTED DAN PROVOLT, THE ORIGINAL SURVEYOR OF (R4), TO DISCUSS THE FOUND MONUMENTS MARKED "PLS 7875" NEAR THE NORTH LINE OF SECTION 24 AND THE RECORD VS. MEASURED LENGTH DISCREPANCY OF THE NORTH BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 24 AND ESTABLISHED THAT HE DID NOT LOCATE THE NORTH QUARTER CORNER OF SECTION 24 TO CONTROL THE NORTH BOUNDARY OF THE SUBJECT PARCELS SHOWN ON (R4). HE FOUND AND HELD THE NORTHEAST CORNER OF SECTION 24 AND THE NORTHEAST CORNER OF THE SUBJECT PARCEL SHOWN ON (R2) TO CONTROL THE BEARING OF THE NORTH LINE OF SECTION 24. I FOUND AND HELD THE NORTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 24 TO CONTROL THE NORTH BOUNDARY OF SECTION 24 AND THE SUBJECT PROPERTY.

LEGEND:

- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ROAD RIGHT-OF-WAY"
- FOUND 5/8" REBAR, AS DESCRIBED
- CALCULATED POINT (NOTHING FOUND OR SET)
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20888"
- (R) RECORD INFORMATION PER (R2)
- SUBJECT PROPERTY BOUNDARY
- NEW LOT LINE
- ADJACENT PROPERTY BOUNDARY
- SECTION LINE
- EASEMENT LINE
- ROAD CENTERLINE

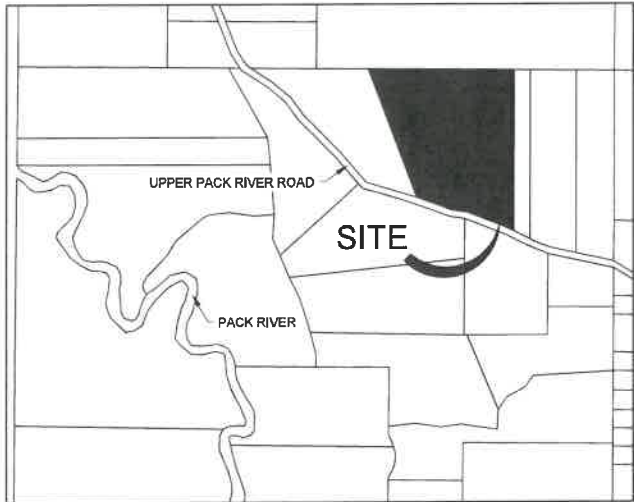
PROF. LAND SURVEYOR
LICENSED
20888
STATE OF IDAHO
DANIEL O. INLOES

11.11.2024
DATE:

PN: S23134
PAGE 2 OF 2

HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

KOPF ESTATES
SITUATE IN THE NE1/4 OF SECTION 24
TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



Vicinity Map:

SCALE: ± 1" = 1000'

PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE FOR LOT 2. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED. SEWAGE FACILITIES HAVE BEEN SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 1. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "KOPF ESTATES" 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.

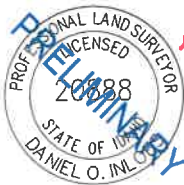
DATED THIS ___ DAY OF ___, 2024.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH, PURSUANT TO IDAHO CODE 50-1304(2)(L), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS SUBDIVISION.

DANIEL O. INLOES, PLS 20888: _____
DATE: 11.11.2024



OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT DAVID & NELLIE KOPF ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS KOPF ESTATES, BEING A PARCEL SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24 (FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 24 BEARS NORTH 88°37'18" WEST, 2671.81 FEET DISTANT); THENCE NORTH 88°37'18" WEST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 890.92 FEET (FROM WHICH A 5/8" REBAR WITH A PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 00°30'10" EAST, 1.00 FEET DISTANT), SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 30' 10" WEST, 1440.81 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "INLOES PLS 20888"; SAID POINT BEING COMMON WITH THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD, AND BEING A POINT OF CURVATURE (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947", BEARS NORTH 00° 30' 10" EAST, 8.70 FEET DISTANT); THENCE THE FOLLOWING TWO (2) COURSES ON THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD:
THENCE 708.52 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7025.00 FEET, A CENTRAL ANGLE OF 05° 46' 43", AND WHOSE CHORD BEARS NORTH 68° 12' 26" WEST, 708.22 FEET, TO A 5/8" REBAR WITH AN ILLEGIBLE PLASTIC CAP;
THENCE NORTH 71° 10' 00" WEST, 218.64 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "INLOES PLS 20888" (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 20°33'19" WEST, 7.81 FEET DISTANT);
THENCE NORTH 20° 33' 19" WEST, 1216.05 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 24, SAID POINT WITNESSED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS SOUTH 20°33'19" EAST, 1.00 FEET DISTANT;
THENCE SOUTH 88° 37' 18" EAST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 1304.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31.048 ACRES (±1,352,460 SQ.FT.), MORE OR LESS.

BE IT FURTHER KNOWN THAT:

- AN INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 1 AND LOT 2, AS SHOWN ON SHEET 2, IS HEREBY DEDICATED.
- DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL PRIVATELY OWNED WELLS
- SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

DAVID KOPF _____ DATE _____

NELLIE KOPF _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ }SS

ON THIS ___ DAY OF ___, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ }SS

ON THIS ___ DAY OF ___, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RECORDER'S CERTIFICATE:

FILED THIS ___ DAY OF ___, 2024,

AT ___ O'CLOCK ___, M. IN BOOK ___ OF PLATS AT PAGE ____.

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. _____ FEE: ____.

BONNER COUNTY RECORDER

COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS ___ DAY OF ___, IN THE YEAR OF 2024.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS ___ DAY OF ___, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR, ET AL

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

PN: S23134

PAGE 1 OF 2

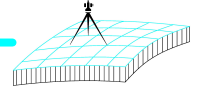


HMH
engineering

3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

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 #

15190

Bill To:

HMH

Date

11/22/2024

Project / Job #

24-001EF Review MLD0057-24 - Kopf Estates

Please submit payment by: 12/7/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	132.50
Revised Review - Second Invoice	
MLD0057-24 - Kopf Estates	



Retainer / Credits: \$0.00

Invoice Amount: \$132.50

Job Total Balance Due: \$440.64

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%]

KOPF ESTATES
SITUATE IN THE NE1/4 OF SECTION 24
TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT DAVID & NELLIE KOPF ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS. THE SAME TO BE KNOWN AS KOPF ESTATES, BEING A PARCEL SITUATE IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24 (FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 24 BEARS NORTH 88°37'18" WEST, 2671.81 FEET DISTANT); THENCE NORTH 88°37'18" WEST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 690.92 FEET (FROM WHICH A 5/8" REBAR WITH A PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 00°30'10" EAST, 1.00 FEET DISTANT), SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 30' 10" WEST, 1440.81 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "INLOES PLS 20888", SAID POINT BEING COMMON WITH THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD, AND BEING A POINT OF CURVATURE (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947", BEARS NORTH 00° 30' 10" EAST, 8.70 FEET DISTANT); THENCE THE FOLLOWING TWO (2) COURSES ON THE NORTHERLY RIGHT OF WAY OF UPPER PACK RIVER ROAD:
THENCE 708.52 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 7025.00 FEET, A CENTRAL ANGLE OF 05° 46' 43", AND WHOSE CHORD BEARS NORTH 68° 12' 26" WEST, 708.22 FEET, TO A 5/8" REBAR WITH AN ILLEGIBLE PLASTIC CAP;
THENCE NORTH 71° 10' 00" WEST, 218.64 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "INLOES PLS 20888" (FROM WHICH A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS NORTH 20°33'19" WEST, 7.91 FEET DISTANT);
THENCE NORTH 20° 33' 19" WEST, 1216.05 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 24, SAID POINT WITNESSED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "TUCKER PE 1947" BEARS SOUTH 20°33'19" EAST, 1.00 FEET DISTANT;
THENCE SOUTH 88° 37' 18" EAST, ON THE NORTH BOUNDARY OF SAID SECTION 24, 1304.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31.048 ACRES (±1,352,460 SQ.FT.), MORE OR LESS.

- BE IT FURTHER KNOWN THAT:
- AN INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 1 AND LOT 2, AS SHOWN ON SHEET 2, IS HEREBY DEDICATED.
 - DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL PRIVATELY OWNED WELLS
 - SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

DAVID KOPF _____ DATE _____

NELLIE KOPF _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ }SS

ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ }SS

ON THIS ____ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED _____, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

RECORDER'S CERTIFICATE:

FILED THIS ____ DAY OF _____, 2024,

AT ____ O'CLOCK _____M. IN BOOK ____ OF PLATS AT PAGE ____.

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. _____ FEE: ____.

BONNER COUNTY RECORDER _____

COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS ____ DAY OF _____, IN THE YEAR OF 2024.

CHAIRMAN OF THE BOARD OF COMMISSIONERS _____

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS ____ DAY OF _____, IN THE YEAR OF 2024.

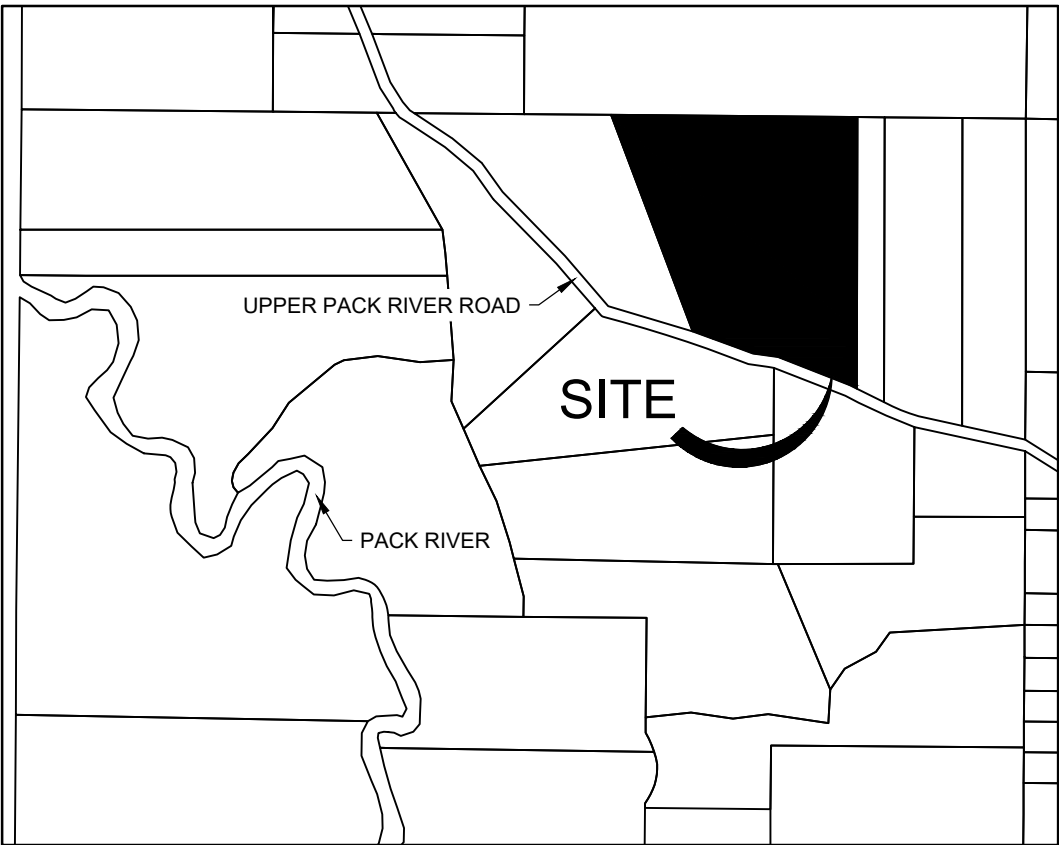
BONNER COUNTY PLANNING DIRECTOR, ET AL _____

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 _____



Vicinity Map:

SCALE: ± 1" = 1000'

PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE FOR LOT 2. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED. SEWAGE FACILITIES HAVE BEEN SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 1. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "KOPF ESTATES" 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.

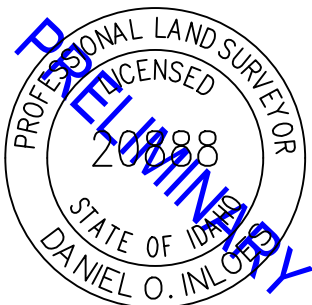
DATED THIS ____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR _____

SURVEYOR'S CERTIFICATE:

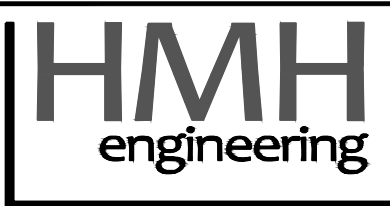
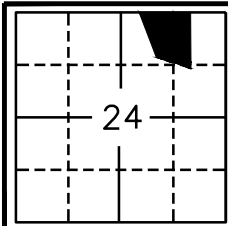
THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE HAVE BEEN COMPLIED WITH. PURSUANT TO IDAHO CODE 50-1304(2)(L), PER PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATIONS NATIONAL PIPELINE MAPPING SYSTEM, THERE ARE NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINES OR INTERSTATE PETROLEUM PRODUCTS PIPELINES WITHIN 1000 FEET OF THIS SUBDIVISION.

DANIEL O. INLOES, PLS 20888:

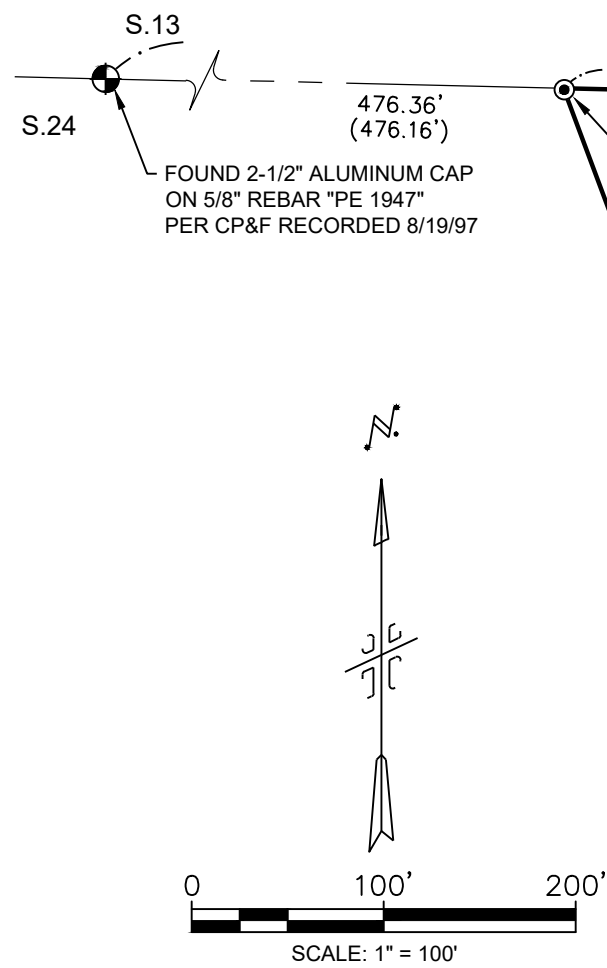


11.11.2024

DATE:



3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825



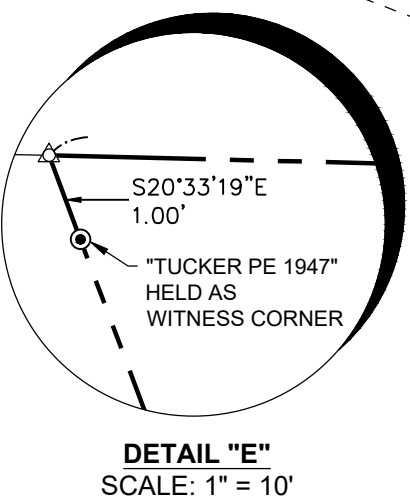
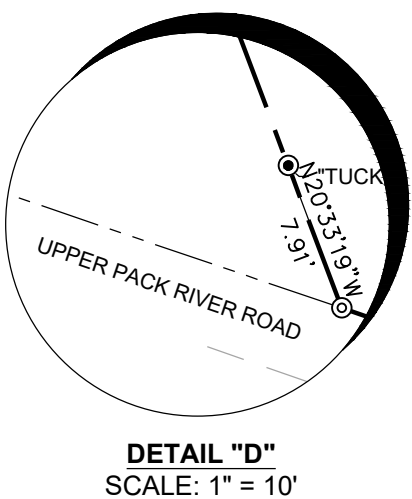
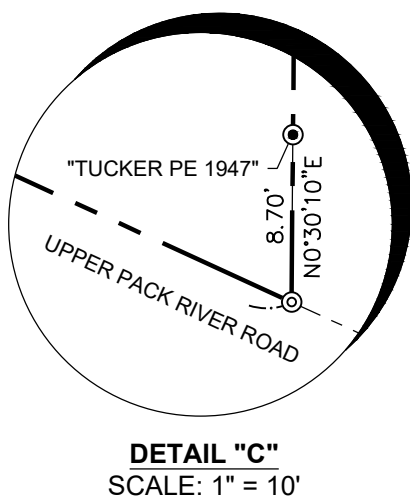
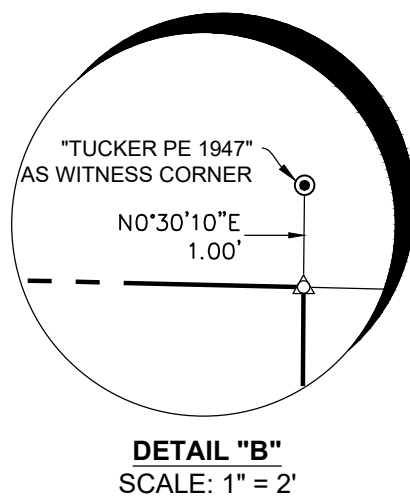
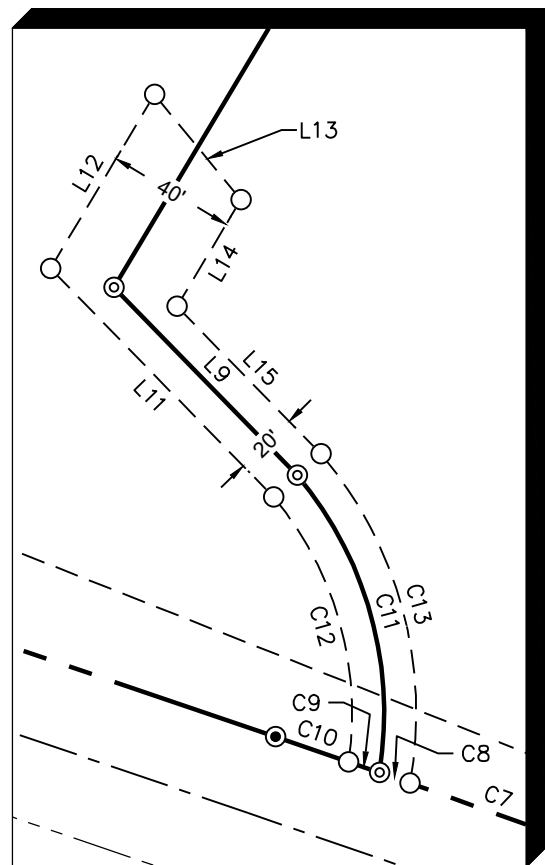
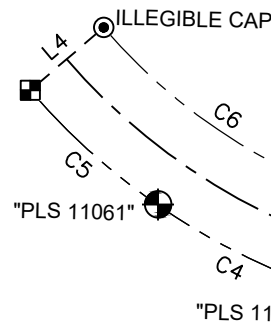
UNPLATTED
SPECIAL WARRANTY DEED 831374
N88°37'18"W 2671.81' (2670.66')
N88°37'18"W 1304.53' (1303.50')
1204.53'

KOPF ESTATES

SITUATE IN THE NE1/4 OF SECTION 24
TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

LOT 1
AREA: 17.364 AC
(±756,388\ SQ.FT.)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	137.67	7025.00	1°07'22"	137.67	N64°45'23"W
C2	708.52	7025.00	5°46'43"	708.22	N68°12'26"W
C3	840.67	6975.00	6°54'20"	840.16	N67°39'15"W
C4	97.67	350.00	15°59'18"	97.35	N63°17'48"W
C5	89.55	350.00	14°39'36"	89.31	N47°58'21"W
C6	160.21	300.00	30°35'50"	158.31	S55°53'48"E
C7	664.08	7025.00	5°24'58"	663.84	N68°01'34"W
C8	10.14	7025.00	0°04'58"	10.14	N70°46'32"W
C9	10.16	7025.00	0°04'58"	10.16	N70°51'30"W
C10	24.14	7025.00	0°11'49"	24.14	N70°59'53"W
C11	99.37	115.00	49°30'32"	96.31	N15°26'46"W
C12	88.65	105.00	48°22'17"	86.04	N15°49'29"W
C13	110.12	125.00	50°28'34"	106.60	N15°07'46"W



BLOCK 1

LOT 2
AREA: 13.684 AC
(±596,072 SQ.FT.)

Line Table		
Line #	Length	Direction
L1	36.90	N64°18'49"W
L2	20.76	N64°18'49"W
L3	57.71	N64°34'26"W
L4	50.26	N49°35'02"E
L5	50.00	N18°42'33"E
L6	50.31	N19°18'32"E
L7	50.19	N25°36'43"E
L8	49.93	N25°33'27"E
L9	81.99	N44°17'11"W
L11	99.67	N44°17'11"W
L12	63.29	N30°50'05"E
L13	42.51	S39°23'12"E
L14	38.84	N30°50'05"E
L15	64.31	N44°17'11"W

BASIS OF BEARING:

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. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001251167.

REFERENCES:

- (R1) ROS INSTRUMENT No. 495475, LAWRENCE GLAHE, PLS 5713, RECORDED 1996.
(R2) ROS INSTRUMENT No. 509084, RICHARD TUCKER, PE/PLS 1947, RECORDED 1997.
(R3) ROS INSTRUMENT No. 693542, ERIC GREEN, PLS 11061, RECORDED 2005.
(R4) ROS INSTRUMENT No. 924608, DAN PROVOLT, PLS 7879, RECORDED 2018.

NOTES:

- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A SUBDIVISION GUARANTEE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, GUARANTEE No. 81075-231062023, DATED OCTOBER 12, 2023. THE FOLLOWING ARE PERTINENT ENCUMBRANCES LISTED ON SAID SUBDIVISION GUARANTEE:
 - NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC. - PUBLIC UTILITY EASEMENT INSTRUMENT No. 131608. BLANKET IN NATURE OVER SECTION 24.
 - NORTHERN LIGHTS, INC. - PUBLIC UTILITY EASEMENT INSTRUMENT No. 588937. 20' ON EACH SIDE OF EXISTING OVERHEAD POWER LINE.
- THIS SITE IS SITUATE IN FEMA FLOOD ZONE "X", PER FIRM PANEL 16017C0485E, WITH AN EFFECTIVE DATE OF 11/18/2009.
- WATER IS PROVIDED BY PRIVATELY OWNED INDIVIDUAL WELL WATER SYSTEMS.
- SEWAGE DISPOSAL IS PROVIDED BY PRIVATELY OWNED SEPTIC AND DRAINFIELD.

SURVEYOR'S NARRATIVE:

THIS PLAT WAS PREPARED AT THE REQUEST OF DAVID & NELLIE KOPF TO PARTITION THE PARCEL DESCRIBED IN WARRANTY DEED 1019869 INTO 2 LOTS. FOUND MONUMENTS WERE HELD EXCEPT WERE NOTED. UPPER PACK RIVER ROAD WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AND RECORD DATA PER (R1). I CONTACTED DAN PROVOLT, THE ORIGINAL SURVEYOR OF (R4), TO DISCUSS THE FOUND MONUMENTS MARKED "PLS 7879" NEAR THE NORTH LINE OF SECTION 24 AND THE RECORD VS. MEASURED LENGTH DISCREPANCY OF THE NORTH BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 24 AND ESTABLISHED THAT HE DID NOT LOCATE THE NORTH QUARTER CORNER OF SECTION 24 TO CONTROL THE NORTH BOUNDARY OF THE SUBJECT PARCELS SHOWN ON (R4). HE FOUND AND HELD THE NORTHEAST CORNER OF SECTION 24 AND THE NORTHEAST CORNER OF THE SUBJECT PARCEL SHOWN ON (R2) TO CONTROL THE BEARING OF THE NORTH LINE OF SECTION 24. I FOUND AND HELD THE NORTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 24 TO CONTROL THE NORTH BOUNDARY OF SECTION 24 AND THE SUBJECT PROPERTY.

LEGEND:

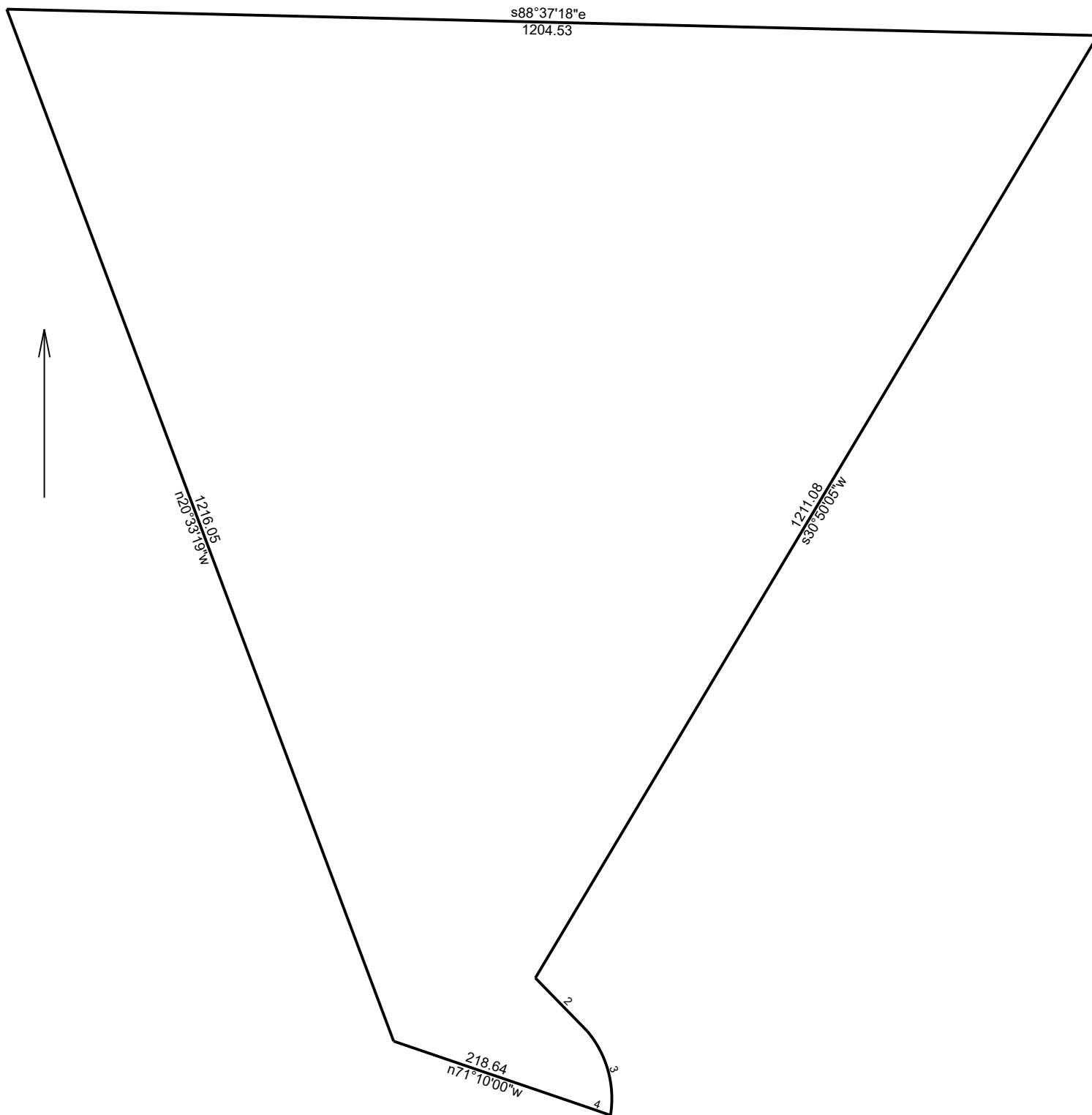
- FOUND ALUMINUM CAP
FOUND BRASS CAP
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ROAD RIGHT-OF-WAY"
FOUND 5/8" REBAR, AS DESCRIBED
CALCULATED POINT (NOTHING FOUND OR SET)
SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOS PLS 20888"
(R) RECORD INFORMATION PER (R2)
SUBJECT PROPERTY BOUNDARY
NEW LOT LINE
ADJACENT PROPERTY BOUNDARY
SECTION LINE
EASEMENT LINE
ROAD CENTERLINE

DANIEL O. INLOS, PLS 20888: 11.11.2024
DATE:
PROFESSIONAL LAND SURVEYOR
LICENSED
20888
STATE OF IDAHO
DANIEL O. INLOS

PN:S23134

PAGE 2 OF 2

HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825



LOT 1 CLOSURE REPORT

11/14/2024

Scale: 1 inch= 155 feet

File:

Tract 1: 17.3643 Acres, Closure: s16.3232w 0.01 ft. (1/389392), Perimeter=4066 ft.

01 s30.5005w 1211.08

07 s88.3718e 1204.53

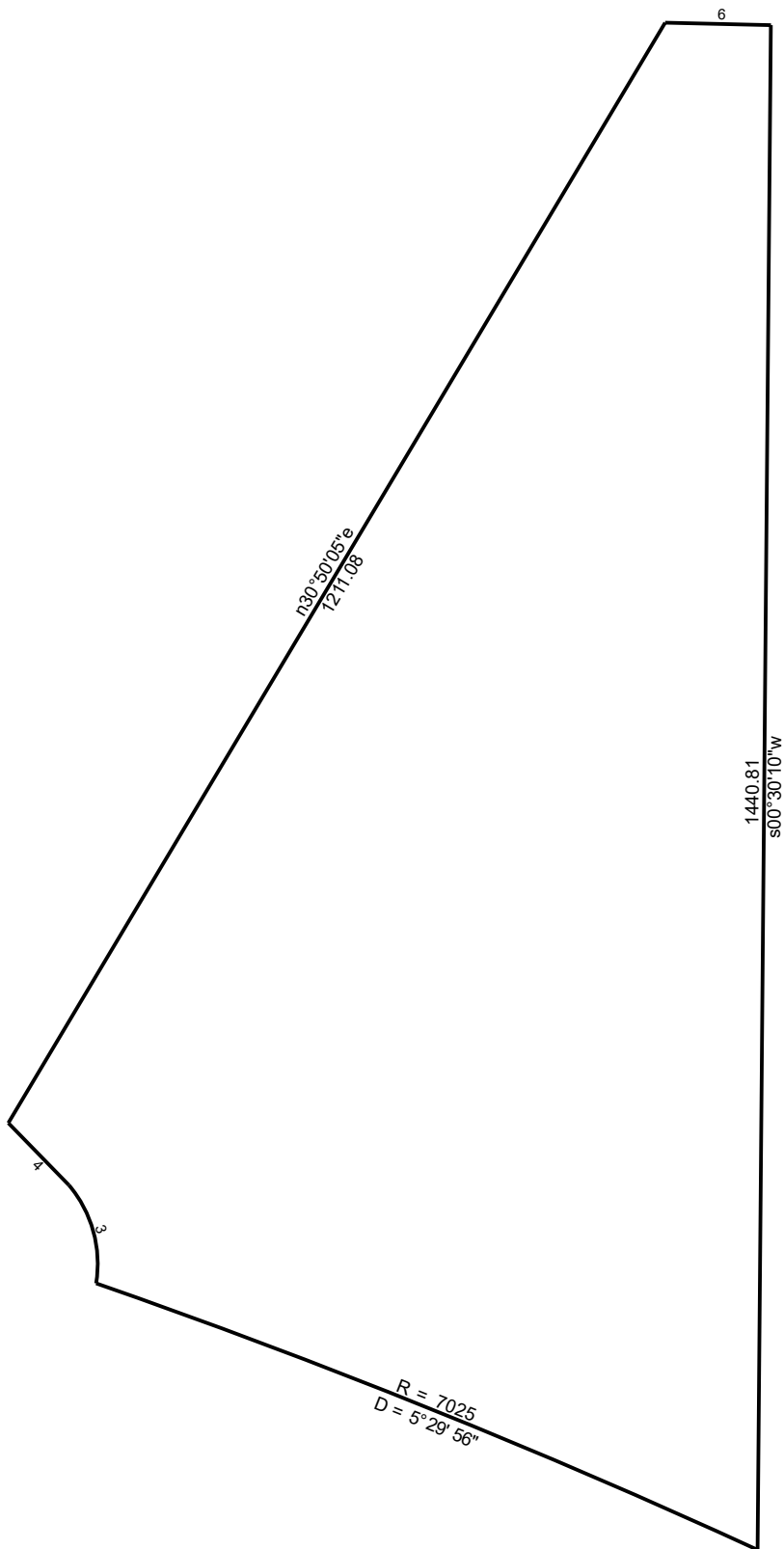
02 s44.1711e 81.99

03 Rt, r=115.00, delta=049.3032, chord=s15.2646e 96.31

04 Lt, r=7025.00, delta=000.1647, chord=n70.5724w 34.30

05 n71.1000w 218.64

06 n20.3319w 1216.05



LOT 2 CLOSURE REPORT

11/14/2024

Scale: 1 inch= 175 feet

File:

Tract 1: 13.6838 Acres, Closure: n36.5347w 0.01 ft. (1/326917), Perimeter=3607 ft.

01 s00.3010w 1440.81

02 Lt, r=7025.00, delta=005.2956, chord=n68.0402w 673.96

03 Lt, r=115.00, delta=049.3032, chord=n15.2646w 96.31

04 n44.1711w 81.99

05 n30.5005e 1211.08

06 s88.3718e 100