

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

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To: Fredie & Susan Poppino

From: Kyle Snider, Planner

Date: December 3, 2024

**Subject: Blue-line review for MLD0059-24: Poppino Lots**

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: **Tyson Glahe, Glahe & Associates, Inc.**

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.

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### 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: <b>Poppino Lots</b>		File No: <b>MLD0059-24</b>
Received by: Kyle Snider, Planner	Received from: Nancy Nick, High Trail Consulting	Date Received: 11/05/2024

### Blueline Review

Completed	Date	Initial	Department/ Office
X	12/02/24	KS	Bonner County Planning Department
X	11/13/20 24	AB	Assessor's Office
Comment	11-19-24	MM	Bonner County Road & Bridge Department
Comment	11/13/20 24	MC	GIS Department
X	11/22/24	KR	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** **MLD0059-24** **DATE OF REPORT:** 12/3/2024  
**APPLICANT:** Fredie And Susan Poppino **PARCEL #:** RP000700020070A  
**SUBDIVISION NAME/LOTS:** Poppino Lots

#### SUMMARY OF PROPOSAL:

Divide one (1) 0.916-acre lot into one (1) 0.655-acre lot and one (1) 0.255-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) 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. Prior to final plat please submit "Will Serve" letters showing that the proposed lots will have urban sewer and urban water available.
5. Per BCRC 12-646 (C) : Please show the "initial point" and description thereof.
6. Per BCRC 12-642 B. (3) : Show the area of the proposed lots in acres.

#### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** **10,000 sqft Suburban (S)**

12-660 (D) (2) (f) Site area minimum: **No**

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: **No**

## FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Suburban (S).
3. The proposed lots are located off East Comeback Bay Lane, a Bonner County owned and maintained public right of way.
4. The proposed lots are served by Southside Sewer for sewer and Comeback Bay Water Association for water.
5. The proposed lots are served by Northern Lights, Inc. and Selkirk Fire District.
6. The proposed lots do not contain wetlands or mapped slopes per NWI and USGS.

## 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,

Kyle Snider

Planning Department

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## Blueline Review Letter

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December 3, 2024

Tyson Glahe  
303 Church Street  
Sandpoint, ID 83864

**SUBJECT: MLD0059-24: Poppino Lots**

Dear Tyson,

**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, 11.14.2024: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0950E, 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,

Kyle Snider  
Planner



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

November 13, 2024

Bonner County Planning Dept  
POPPINO LOTS  
MLD0059-24  
SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST  
RP000700020070A

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.

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](mailto: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](mailto:gisgroup@bonnercountyid.gov)

Wednesday, November 13, 2024

Bonner County Planning Department

RE: **PLAT REVIEW – POPPINO LOTS (MLD0059-24)**  
**SECTION 2, TOWNSHIP 56N, 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.

Please correct Come Back Lane to East Comeback Bay Lane.

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>

COME BACK BAY  
BLOCK 2

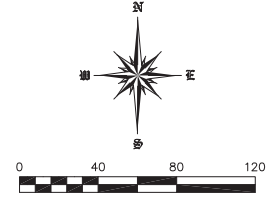
LOT 1  
28,798  
SQ FT

LOT 2  
11,123  
SQ FT

COME BACK BAY  
PUBLIC ROAD ~ PUBLIC MAINT.  
COME BACK BAY  
BLOCK 3

## POPPINO LOTS

A REPLAT OF LOT 7, BLOCK 2, COME BACK BAY  
BOOK 3, PAGE 52  
LYING IN A PORTION OF SECTION 2, TOWNSHIP 56 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



### LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879, OR AS NOTED
- FOUND 5/8" REBAR, NO CAP
- (P1) PLAT OF COME BACK BAY, BOOK 3 OF PLATS, PAGE 52, 08/17/1970.
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 957181, 5/13/2020.

### DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER ALLIANCE TITLE PLAT CERTIFICATE, FILE NO. 673870, GUARANTEE NO. 7195-36-673870-2024.81075-232927804, DATED OCTOBER 3, 2024.

- RESERVATIONS AND EXCEPTIONS IN THE UNITED STATES PATENT, AND IN THE ACT AUTHORIZING THE ISSUANCE THEREOF. RECORDED: SEPTEMBER 5, 2008 IN BOOK: 10 OF PATENTS AT PAGE: 102, OFFICIAL RECORDS: BONNER COUNTY, AFFECTS: NWSE
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT GRANTED TO: PACIFIC POWER & LIGHT COMPANY FOR PUBLIC UTILITIES, RECORDED: NOVEMBER 6, 1968, INSTRUMENT NO.: 119112.
- COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. RECORDED: SEPTEMBER 2, 1970, INSTRUMENT NO.: 129227.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS, CONTAINED IN A DOCUMENT RECORDED: SEPTEMBER 30, 1974, INSTRUMENT NO.: 160805, SUPPLEMENTAL AGREEMENT RECORDED: SEPTEMBER 30, 1974, INSTRUMENT NO.: 160806.

### 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 PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0950, EFFECTIVE 11/18/2009.

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 7, BLOCK 2 OF SAID COME BACK BAY (P1) INTO 2 CONFORMING LOTS.

### 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 1.0001244450. GEODEIC NORTH IS AN ANGULAR ROTATION OF -0°34'57" AT THE NORTHWEST CORNER OF LOT 4.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
2	2	56 N	2 W	ORRISON	WASHINGTON
PROJECT # 24-222 POPPINO				Plot Date: 11/1/2024	
DRAWING NAME: 24-222 POPPINO-MLO.DWG				Poppino Lots	
GLAIRE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1"=40' Checked By: TLAG Date: 10/2024 Drawn By: TLAG Sheet: 1 of 2	




# Summary of Comments on G:\Shared drives\Projects-2024 \24-222 - Poppino, Mickey\CS-CAD\1-CAD Dwgs\24-222 Poppino-MLD PAGE 1 (1)


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Page: 1

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 Number: 1      Author: Matt Mulder      Date: 11/19/2024 9:07:07 AM  
Road name needs to be corrected to East Comeback Bay Lane.

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 Number: 2      Author: Monica Carash      Date: 11/13/2024 1:32:59 PM  
Correct road name is East Comeback Bay Lane

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POPPINO LOTS

A REPLAT OF LOT 7, BLOCK 2, COME BACK BAY  
BOOK 3, PAGE 52  
LYING IN A PORTION OF SECTION 2, TOWNSHIP 56 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT FREDIE POPPINO AND SUSAN M. POPPINO, HUSBAND AND WIFE, 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, THE SAME TO BE KNOWN AS 'POPPINO LOTS' BEING A PORTION OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 7 IN BLOCK 2, COME BACK BAY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 3 OF PLATS, PAGE 52, RECORDS OF BONNER COUNTY, IDAHO.  
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

FREDIE POPPINO DATE

SUSAN M. POPPINO DATE

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 "POPPINO LOTS" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF , 2024.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY COMEBACK BAY WATER ASSPOCIATION  
SEWER SERVICE: SEWAGE DISPOSAL BY SOUTHSIDE SEWER DISTRICT

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR .

DATED THIS DAY OF , 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2024, AT O'CLOCK AM.,  
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

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FREDIE POPPINO, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SUSAN M. POPPINO, 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:

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879

DATE



1/4 Section Township Range		BONNER COUNTY IDAHO	
2	56 N 2 W		
PROJECT # 24-322 POPPINO		Plot Date 11/1/2024	
DRAWING NAME: 24-322 POPPINO-BUILDING			
POPPINO LOTS			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-365-4474		Scale: N/A Checked By: TLAG Date: 10/2024 Drawn By: TLAG Sheet: 2 of 2	

## Page: 2

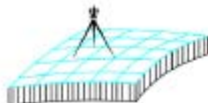
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 Number: 1      Author: kyle.snider   Subject: Sticky Note      Date: 12/2/2024 9:53:36 AM  
Change to "Chair" or "Chairwoman"

---

 Number: 2      Author: kyle.snider   Subject: Sticky Note      Date: 12/2/2024 9:54:43 AM  
Association

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## 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@glahinc.com](mailto:manager@glahinc.com)  
Website: [www.glahinc.com](http://www.glahinc.com)

November 20, 2024

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

Re: Plat Review – MLD0059-24 – Poppino Lots

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 surveyor's narrative should explain how the boundary and other lines were established and the reasoning behind the decisions.
- 3) A closure sheet for the plat exterior is needed.
- 4) The closure sheets disagree with the plat on the lot areas and the length of the line common to the two lots.
- 5) The monuments across the road should be tied into the plat.
- 6) Other items marked in red on sheets 1 and 2.

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

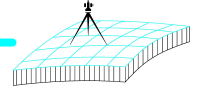
Sincerely,

Digitally signed by Joel L. Andring  
Date: 2024.11.20 13:59:19 -08'00'

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](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #

15189

Date

11/22/2024

Bill To:

Glahe

Project / Job #

24-001EQ Review MLD0059-24 - Poppino Lots

Please submit payment by: 12/7/2024

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0059-24 - Poppino Lots	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14

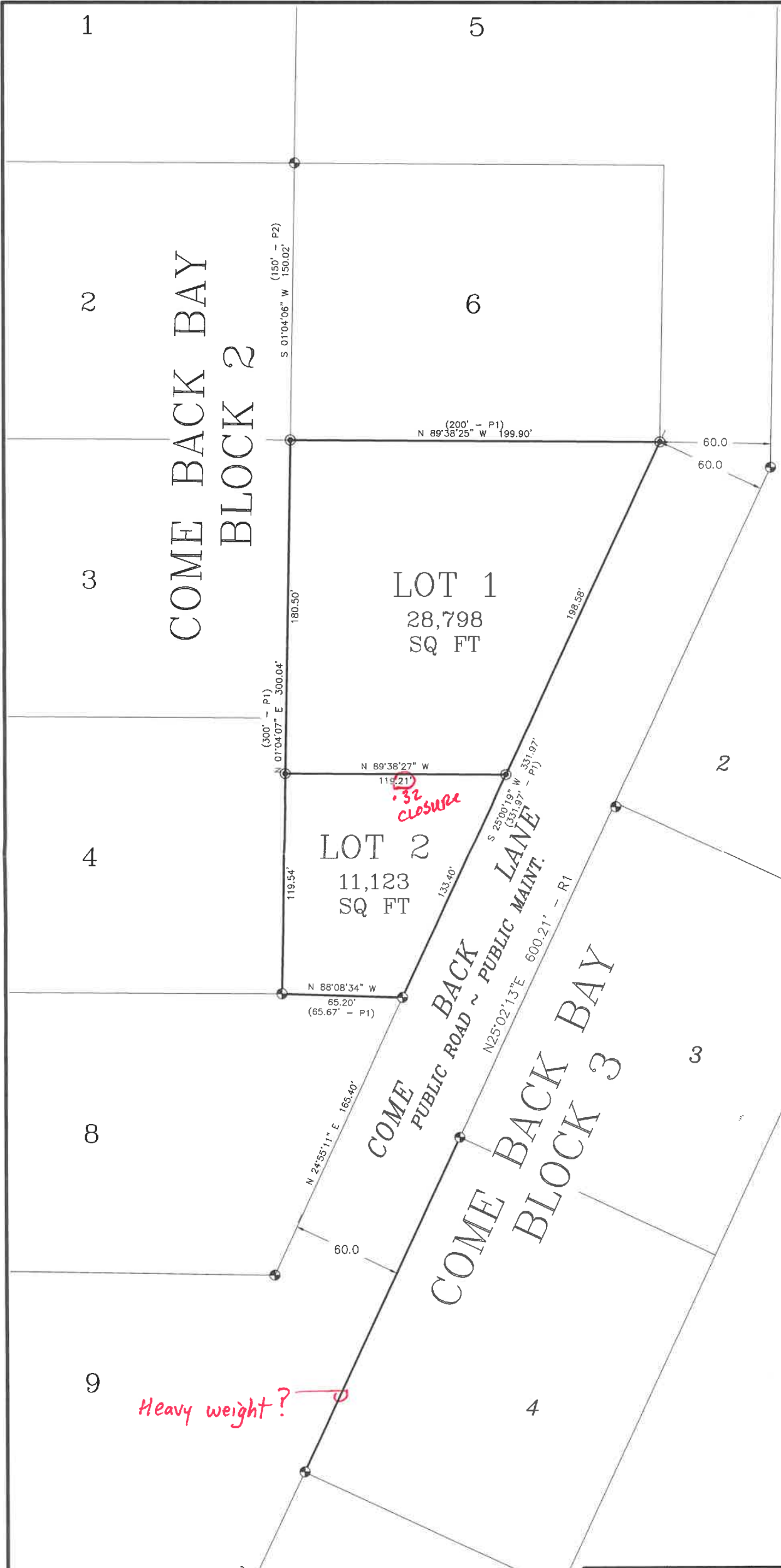


THANK YOU FOR YOUR BUSINESS

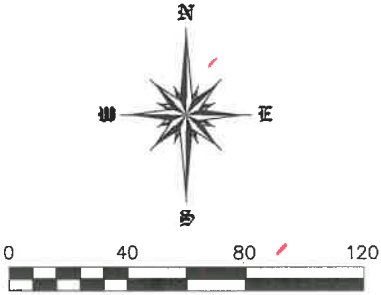
ALL INVOICES ARE DUE UPON RECEIPT

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% ]



POPPINO LOTS  
A REPLAT OF LOT 7, BLOCK 2, COME BACK BAY  
BOOK 3, PAGE 52  
LYING IN A PORTION OF SECTION 2, TOWNSHIP 56 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND**
- SET 5/8" X 24" REBAR AND CAP, PLS 14879, OR AS NOTED
  - FOUND 5/8" REBAR, NO CAP
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  - (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 957181, 5/13/2020.

**DOCUMENTS AND EASEMENTS OF RECORD**

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  - TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS, CONTAINED IN A DOCUMENT RECORDED: SEPTEMBER 30, 1974, INSTRUMENT NO.: 160805, SUPPLEMENTAL AGREEMENT RECORDED: SEPTEMBER 30, 1974, INSTRUMENT NO.: 160806.

**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 PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0950, EFFECTIVE 11/18/2009.

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**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 (2001)(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 1.0001244450. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°34'57" AT THE NORTHWEST CORNER OF LOT 4.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	POPPINO LOTS	
2	2	56 N	2 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
PROJECT #: 24-222 POPPINO DRAWING NAME: 24-222 POPPINO-MLD.DWG				Plot Date: 11/1/2024		Scale: 1"=40'	Checked By: TLAG Date: 10/2024
						Drawn By: TLAG	Sheet: 1 of 2

POPPINO LOTS

A REPLAT OF LOT 7, BLOCK 2, COME BACK BAY  
BOOK 3, PAGE 52  
LYING IN A PORTION OF SECTION 2, TOWNSHIP 56 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT FREDIE POPPINO AND SUSAN M. POPPINO, HUSBAND AND WIFE, 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, THE SAME TO BE KNOWN AS 'POPPINO LOTS' BEING A PORTION OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 7 IN BLOCK 2, COME BACK BAY, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 3 OF PLATS, PAGE 52, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

FREDIE POPPINO DATE

SUSAN M. POPPINO DATE

ACKNOWLEDGMENT

STATE OF  
COUNTY OF  
ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FREDIE POPPINO, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC  
NOTARY PUBLIC FOR THE STATE OF  
RESIDING AT:  
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF  
COUNTY OF  
ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SUSAN M. POPPINO, 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 "POPPINO LOTS" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF , 2024.

BONNER COUNTY SURVEYOR

PANHANDLE HEALTH DISTRICT

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY COMEBACK BAY WATER ASSPCOATION  
SEWER SERVICE: SEWAGE DISPOSAL BY SOUTHSIDE SEWER DISTRICT

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR .

DATED THIS DAY OF , 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF 2024, AT O'CLOCK M., IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO.

COUNTY RECORDER BY DEPUTY  
\$ FEE

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879 DATE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	POPPINO LOTS	
2	2	56 N	2 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A
PROJECT # 24-222 POPPINO DRAWING NAME: 24-222 POPPINO-MLD.DWG				Plot Date: 11/1/2024		Checked By: TLAG Date: 10/2024	Drawn By: TLAG Sheet: 2 of 2

NORTHING	EASTING	BEARING	DISTANCE
----------	---------	---------	----------

2393820.701	2434936.182		
		S 25°00'19" W	198.576
2393640.738	2434852.243		
		N 89°38'27" W	119.322
2393641.486	2434732.922		
		N 01°04'06" E	180.502
2393821.956	2434736.288		
		S 89°38'25" E	199.898
2393820.701	2434936.182		

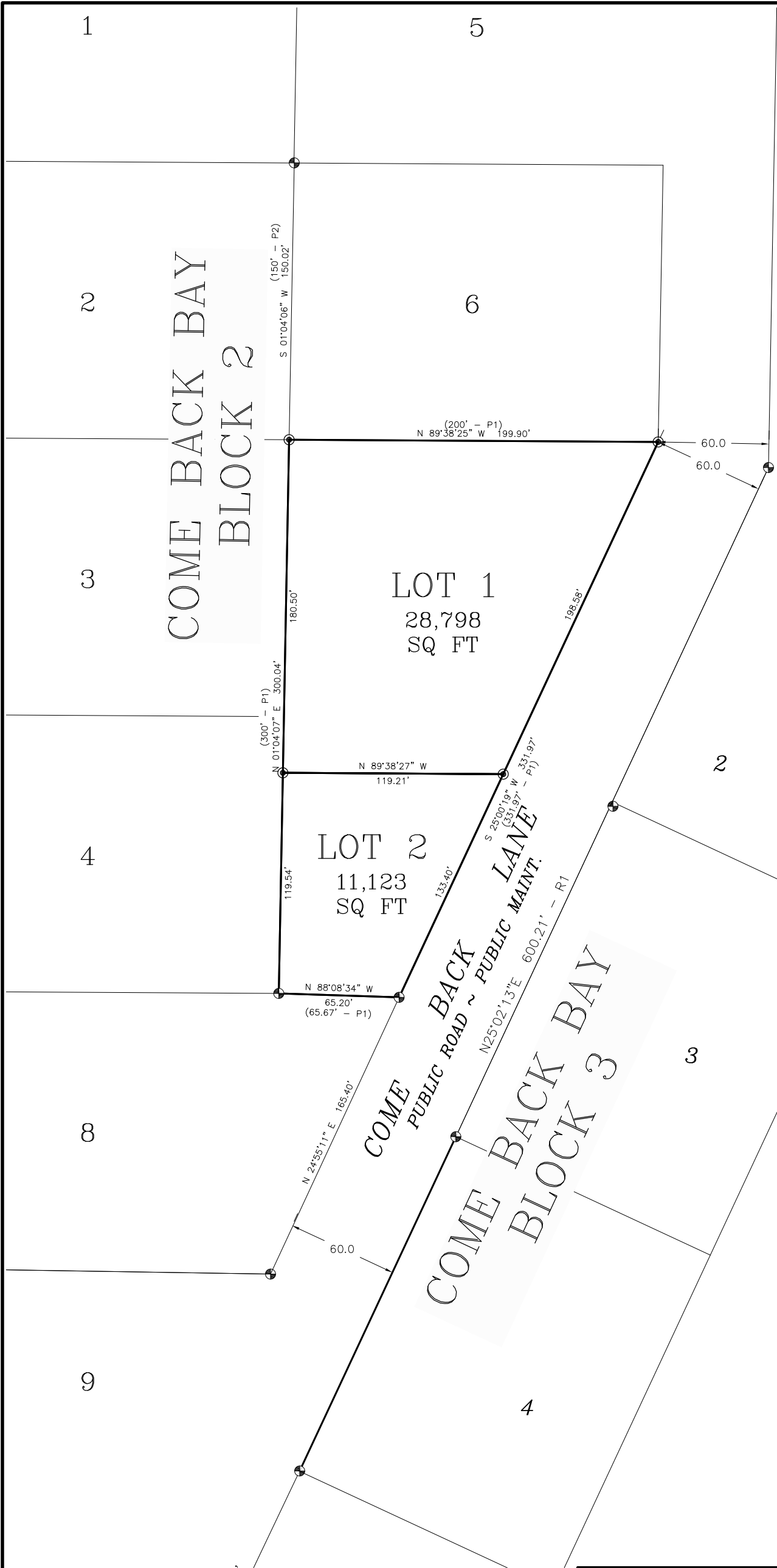
CLOSURE ERROR DISTANCE> 0.00000  
TOTAL DISTANCE> 698.298  
POLYLINE AREA: 28808 SQ FT, 0.66 ACRES

NORTHING	EASTING	BEARING	DISTANCE
----------	---------	---------	----------

2393640.738	2434852.243		
		S 25°00'19" W	133.396
2393519.846	2434795.856		
		N 88°08'34" W	65.196
2393521.959	2434730.694		
		N 01°04'06" E	119.548
2393641.486	2434732.922		
		S 89°38'27" E	119.322
2393640.738	2434852.243		

CLOSURE ERROR DISTANCE> 0.00000  
TOTAL DISTANCE> 437.463  
POLYLINE AREA: 11130 SQ FT, 0.26 ACRES

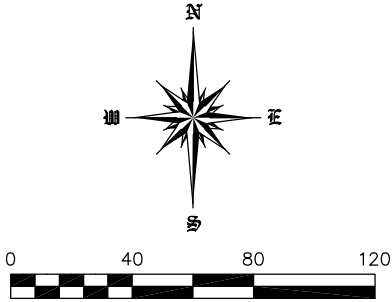




POPPINO LOTS

A REPLAT OF LOT 7, BLOCK 2, COME BACK BAY  
BOOK 3, PAGE 52

LYING IN A PORTION OF SECTION 2, TOWNSHIP 56 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879, OR AS NOTED
- FOUND 5/8" REBAR, NO CAP
- (P1) PLAT OF COME BACK BAY, BOOK 3 OF PLATS, PAGE 52, 08/17/1970.
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 957181, 5/13/2020.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER ALLIANCE TITLE PLAT CERTIFICATE, FILE NO. 673870, GUARANTEE NO. 7195-36-673870-2024.81075-232927804, DATED OCTOBER 3, 2024.

- RESERVATIONS AND EXCEPTIONS IN THE UNITED STATES PATENT, AND IN THE ACT AUTHORIZING THE ISSUANCE THEREOF. RECORDED: SEPTEMBER 5, 2008 IN BOOK: 10 OF PATENTS AT PAGE: 102, OFFICIAL RECORDS: BONNER COUNTY. AFFECTS: NWSE
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN DOCUMENT GRANTED TO: PACIFIC POWER & LIGHT COMPANY FOR PUBLIC UTILITIES, RECORDED: NOVEMBER 6, 1968, INSTRUMENT NO.: 119112.
- COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. RECORDED: SEPTEMBER 2, 1970, INSTRUMENT NO.: 129227.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS, CONTAINED IN A DOCUMENT RECORDED: SEPTEMBER 30, 1974, INSTRUMENT NO.: 160805, SUPPLEMENTAL AGREEMENT RECORDED: SEPTEMBER 30, 1974, INSTRUMENT NO.: 160806.

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 PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0950, EFFECTIVE 11/18/2009.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 7, BLOCK 2 OF SAID COME BACK BAY (P1) INTO 2 CONFORMING LOTS.

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 (2001)(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 1.0001244450. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°34'57" AT THE NORTHWEST CORNER OF LOT 4.



1/4		SECTION	TOWNSHIP	RANGE	<div>MONTANA</div> <div>IDAHO</div> <div></div>		POPPINO LOTS			
<div></div>		2	56 N	2 W	<div>OREGON</div> <div>WASHINGTON</div>		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: 1"=40'	
PROJECT #: 24-222 POPPINO					Plot Date: 11/1/2024		Checked By: TLAG	Drawn By: TLAG		
DRAWING NAME: 24-222 POPPINO-MLD.DWG							Date: 10/2024	Sheet: 1 of 2		

POPPINO LOTS

A REPLAT OF LOT 7, BLOCK 2, COME BACK BAY  
BOOK 3, PAGE 52  
LYING IN A PORTION OF SECTION 2, TOWNSHIP 56 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT FREDIE POPPINO AND SUSAN M. POPPINO, HUSBAND AND WIFE, 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, THE SAME TO BE KNOWN AS 'POPPINO LOTS' BEING A PORTION OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

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TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

FREDIE POPPINO \_\_\_\_\_ DATE \_\_\_\_\_

SUSAN M. POPPINO \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FREDIE POPPINO, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SUSAN M. POPPINO , 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 "POPPINO LOTS" AND CHECKED THE REPLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BONNER COUNTY SURVEYOR \_\_\_\_\_

PANHANDLE HEALTH DISTRICT

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SEWER SERVICE: SEWAGE DISPOSAL BY SOUTHSIDE SEWER DISTRICT

COUNTY TREASURER’S CERTIFICATE

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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

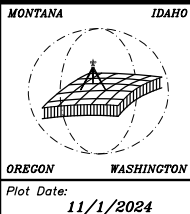
PLACE RECORDING LABEL HERE



TYSON L.A. GLAHE, PLS 14879 \_\_\_\_\_

DATE \_\_\_\_\_

PROJECT #: 24-222 POPPINO  
DRAWING NAME: 24-222 POPPINO-MLD.DWG



1/4	Section	Township	Range	MONTANA IDAHO	
	2	56 N	2 W		
PROJECT #: 24-222 POPPINO				OREGON WASHINGTON	
DRAWING NAME: 24-222 POPPINO-MLD.DWG				Plot Date:	11/1/2024
POPPINO LOTS					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					Scale: N/A
					Checked By: TLAG Date: 10/2024
					Drawn By: TLAG Sheet: 2 of 2