

# 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: Lori Beard

From: Dave Fisher, Planner

Date: February 18, 2025

**Subject: Blue-line review for MLD0001-25: Serenity Acres**

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: **Provolt Land Surveying**.

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:**

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- |  |   |
|--|---|
| ✓ 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>Serenity Acres</b>		File No: <b>MLD0001-25</b>
Received by: Dave Fisher, Planner	Received from: Dan Provolt	Date Received: 1/2/2025

### Blueline Review

Completed	Date	Initial	Department/ Office
X	2/18/25	DF	Bonner County Planning Department
Comments	1/14/25	AB	Assessor's Office
X	1-10-25	MM	Bonner County Road & Bridge Department
X	1/8/2025	MC	GIS Department
X	01/28/2025	LB	County Surveyor



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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** MLD0001-25 **DATE OF REPORT:** 2/18/2025  
**APPLICANT:** Lori Beard **PARCEL #:** RP56N02W282550A  
**SUBDIVISION NAME/LOTS:** Serenity Acres

### SUMMARY OF PROPOSAL:

Dividing one (1) 15.49-acre parcel into one (1) 9.77-acre lot and one (1) 5.72-acre lot.

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**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.

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### 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 12-646 (J): North point and graphic scale to be shown on plat.

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### STANDARDS REVIEW:

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DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	5-Acres.	Rural 5 (R-5)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services: N/A

### 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:	N/A
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:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-626.A Environmental Features:	Yes

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**FINDINGS:**

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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 5 (R-5).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots will be served by Avista Utilities and Sagle Fire District.
5. The proposed lots contain frontage on Heath Lake.
6. The proposed lots do contain submerged lands.
7. The proposed lots are accessed by Heath Lake Road, a Bonner County owned and maintained right-of-way.
8. The proposed lots do contain slopes over 30%.

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**NOTICE OF ADMINISTRATIVE DECISION:**

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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,

A handwritten signature in black ink, appearing to be a stylized 'S' or 'J' followed by a horizontal line.

Planning Department

# Bonner County Planning Department

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## Blueline Review Letter

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February 18, 2025

Dan Provolt  
Provolt Land Surveying  
PO BOX 580  
Ponderay, ID 83852

**SUBJECT: MLD0001-25: Serenity Acres**

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, 1.21.2025: Parcel is within SFHA Zone X & Shaded 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,

A handwritten signature in black ink, appearing to read "Dave Fisher".

Dave Fisher  
Planner



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

January 14, 2025

Bonner County Planning Dept  
SERENITY ACRES  
MLD0001-25  
SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST  
RP56N02W282550A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat. The referenced divorce decree did not contain a legal description of the property- I believe a deed is required to remove Raymond Theodore Beard from title. Please see title report/consult title company.

Please include full township & range info in the Owner's Certificate

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](mailto:gisgroup@bonnercountyid.gov)

Wednesday, January 8, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – SERENITY ACRES (MLD0001-25)**  
**SECTION 28, 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.

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>

SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

N89°37'22"W  
611.34'

— APRX. HIGH WATER LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	233.01	123.81	123.81	344.250° W	123.727° W
C2	200.00	231.61	218.88	S83.42° W	66° 21' 03"
C3	600.00	182.73	182.02	S42.05° W	17° 26' 57"
C4	249.99	191.01	186.39	N67.38° S	43° 56' 54"
C5	535.01	150.99	150.49	S42° 26' 28" W	16° 10' 11"
C6	175.00	202.66	191.52	S83.42° 05" W	66° 21' 03"
C7	274.99	178.11	184.54	N44.56° E	44° 56' 27"
C8	912.98	92.76	92.32	N55.20° 18" W	19° 19' 39"

2

**PRELIMINARY COPY**

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725




# Summary of comments: MLD0001-25 Blueline Plat.pdf

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Page:1

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 Number: 1 Author: David Fisher Subject: Note Date: 2025-02-18 11:21:13

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Add net acreages above highwater

 Number: 2 Author: David Fisher Subject: Note Date: 2025-02-18 11:20:39

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Add North Point and scale

# SERENITY ACRES

SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LORI A BEARD, A SINGLE WOMAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "SERENITY ACRES" LOCATED IN A PORTION OF SECTION 28, TOWNSHIP 56, RANGE 2, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF SECTION 28 NORTH 89 DEGREES 37' 22" WEST, 611.34 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT;

THENCE SOUTH 09 DEGREES 59' 02" WEST, 522.05 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 50' WIDE PRESCRIPTIVE EASEMENT; THENCE ALONG SAID EASEMENT THE FOLLOWING SEVEN (7) COURSES;

- 123.39 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 560.01 FEET (THE CHORD OF WHICH BEARS SOUTH 44 DEGREES 12' 50" WEST, 123.14 FEET);
- SOUTH 50 DEGREES 31' 33" WEST, 104.72 FEET;
- 231.61 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET (THE CHORD OF WHICH BEARS SOUTH 83 DEGREES 42' 05" WEST, 218.88 FEET);
- NORTH 63 DEGREES 07' 24" WEST, 518.25 FEET;
- 182.73 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET (THE CHORD OF WHICH BEARS NORTH 54 DEGREES 23' 57" WEST, 182.02 FEET);
- NORTH 45 DEGREES 40' 28" WEST, 417.68 FEET;
- 191.01 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 249.99 FEET (THE CHORD OF WHICH BEARS NORTH 67 DEGREES 38' 55" WEST, 186.39 FEET) TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 28;

THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 37' 22" EAST, 1556.16 FEET TO THE INITIAL POINT.

LORI A. BEARD

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED LORI A BEARD, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

NOTARY PUBLIC

3  
4

## NOTES

SUBJECT TO THE FOLLOWING:

- UNITED STATES PATENT RECORDED OCTOBER 12, 1908 AS INST. NO. 2701
- ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING ON SAID PREMISES AS RESERVED BY HUMBOLD LUMBER CO. IN A DEED RECORDED FEBRUARY 12, 1936 AS INST. NO. 92046
- AN EASEMENT GRANTED TO NORTH IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 17, 1939 AS INST. NO. 98169
- AN EASEMENT GRANTED TO THE STATE OF IDAHO FOR THE PURPOSE OF PUBLIC HIGHWAY RECORDED SEPTEMBER 20, 1950 AS INST. NO. 36010
- AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 18, 1971 AS INST. NO. 131786
- AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED NOVEMBER 10, 1999 AS INST. NO. 555243 AND 555244
- AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 16, 2024 AS INST. NO. 1030413
- DECREE OF DIVORCE FILED NOVEMBER 20, 2023 CASE NO. CV 09-22-1769, FIRST JUDICIAL DISTRICT, BONNER COUNTY

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAN I. PROVOLT, PLS 7879



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SERENITY ACRES" 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 \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY SURVEYOR

## SANITARY RESTRICTIONS

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

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

BY:

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

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

AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.28, T.56N., R.2W., B.M.

SERENITY ACRES
PROVOLT LAND SURVEYING, INC P.O. BOX 580 PONDERAY, ID. 83852 (208) 290-1725

PLS 31-24
BOOK NONE
PAGE JP
ROLL NO. 1-5-4
FILED
FILED-BEARD
SHT 2 OF 2



Number: 1 Author: David Fisher Subject: Note Date: 2025-02-18 11:24:09

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An



Number: 2 Author: Andrea Ballard Date: 2025-01-14 10:37:07

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The divorce decree did not contain a legal description of the property- I believe a deed is required to remove Raymond Theodore Beard from title. Please see title report/consult title company



Number: 3 Author: Andrea Ballard Date: 2025-01-14 10:27:54

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2 West



Number: 4 Author: Andrea Ballard Date: 2025-01-14 10:27:37

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56 North



Number: 5 Author: David Fisher Subject: Note Date: 2025-02-18 11:27:49

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SFHA zone X per FIMA Panel 16017C0950E effective 11/18/2009



Number: 6 Author: David Fisher Subject: Note Date: 2025-02-18 11:26:25

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Chair, or Chairwoman



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

January 28, 2025

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

Re: Plat Review – MLD0001-25 Serenity Acres

Dear Planning Dept.,

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

- 1) Missing north arrow
  - a. Scale bar is typical on Provolt maps
- 2) Review curve 4
- 3) Closure report not showing accepted closure.
- 4) CP&F at  $\frac{1}{4}$  corner 47 years old
- 5) Identify 'Range 2 West' in owner's cert.
- 6) Identify Water & Sewer source.

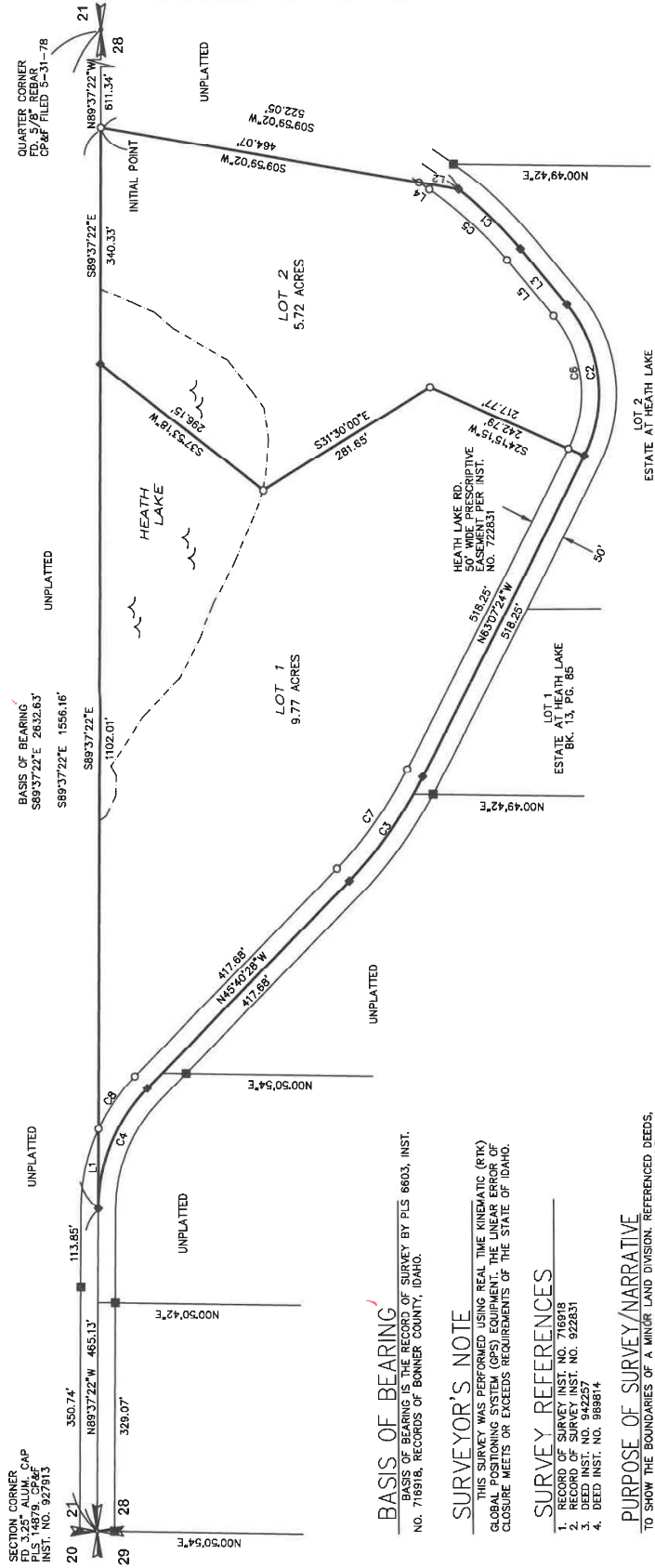
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

# SERENITY ACRES

SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LINE	BEARING	DISTANCE
1	S89°37'22\"E	113.85'
2	S09°59'02\"W	57.89'
3	S44°31'22\"W	18.18'
4	S44°31'22\"W	18.18'
5	S50°31'33\"W	104.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	550.01	123.39'	123.14'	S44°12'50\"W	12°37'27\"
C2	200.00	231.61'	218.88'	S83°42'05\"W	65°21'03\"
C3	500.00	182.71'	182.71'	N87°16'55\"W	17°58'57\"
C4	500.00	182.71'	182.71'	N87°16'55\"W	17°58'57\"
C5	535.01	150.39'	150.49'	S42°26'28\"W	16°10'11\"
C6	175.00	202.65'	191.52'	S83°42'05\"W	65°21'03\"
C7	575.00	175.11'	174.44'	N54°53'57\"W	17°28'57\"
C8	274.99	92.76'	92.32'	N55°20'16\"W	19°19'39\"

## BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 6803, INST. NO. 716918, RECORDS OF BONNER COUNTY, IDAHO.

## SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

## SURVEY REFERENCES

- RECORD OF SURVEY INST. NO. 716918
- RECORD OF SURVEY INST. NO. 922831
- DEED INST. NO. 888817
- DEED INST. NO. 888814

## PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION. REFERENCED DEEDS, SURVEYS AND FOUND MONUMENTS WERE USED TO DETERMINE PROPERTY BOUNDARIES.

## LEGEND

- UNLESS NOTED OTHERWISE, REBAR WITH PLASTIC CAP, PLS 7679.
- FOUND 5/8\" REBAR WITH PLASTIC CAP, PLS 6803
- ▲ FOUND 5/8\" REBAR, NO CAP
- NOTE 1\" IRON PIPE
- ▼ FOUND 5/8\" REBAR, NO CAP
- ◆ COMPUTED POINT, NOT SET
- APRX. HIGH WATER LINE

PRELIMINARY



SERENITY ACRES

PROVOLT LAND SURVEYING, INC.  
P.O. BOX 580, PONDERAY, ID. 83852  
(208) 290-1725

DATE: 12-31-24  
SCALE: 1\"=100'  
PLS NO.: 1584  
SHT 1 OF 1

SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

THIS IS TO CERTIFY THAT LORI A BEARD, A SINGLE WOMAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "SERENITY ACRES" LOCATED IN A PORTION OF SECTION 28, TOWNSHIP 56, RANGE 24 BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

1. COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF SECTION 28 NORTH 89 DEGREES 37' WEST, 811.34 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT;
2. WEST, 811.34 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT;
3. THENCE SOUTH 03 DEGREES 53' 02" WEST, 522.05 FEET TO AN INTERSECTION WITH THE CENTRINE OF A 50' WIDE PRESCRIPTIVE EASEMENT; THENCE ALONG SAID EASEMENT THE FOLLOWING SEVEN (7) COURSES:
  1. 123.39 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 590.01 FEET (THE CHORD OF WHICH BEARS SOUTH 44 DEGREES 12' 50" WEST, 104.72 FEET);
  2. SOUTH 50 DEGREES 31' 33" WEST, 104.72 FEET;
  3. 231.61 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET (THE CHORD OF WHICH BEARS SOUTH 83 DEGREES 42' 05" WEST, 218.98 FEET);
  4. 218.98 FEET;
  5. 182.73 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET (THE CHORD OF WHICH BEARS NORTH 54 DEGREES 23' 57" WEST, 182.02 FEET);
  6. NORTH 45 DEGREES 40' 28" WEST, 417.89 FEET;
  7. 249.96 FEET (THE CHORD OF WHICH BEARS NORTH 87 DEGREES 38' 55" WEST, 186.39 FEET) TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 28;
4. THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 37' 22" EAST, 1596.15 FEET TO THE INITIAL POINT.

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

ON THIS        DAY OF        20       BEFORE ME  
PERSONALLY APPEARED LORI A BEARD, KNOWN OR IDENTIFIED TO ME TO BE  
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN  
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE  
SAME.  
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE  
WRITTEN.

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

**NOTARY PUBLIC**

SUBJECT TO THE FOLLOWING:

1. UNITED STATES PATENT RECORDED OCTOBER 12, 1908 AS INST. NO. 2701
2. ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING ON SAID
3. EASEMENT GRANTED FEBRUARY 12, 1908 AS INST. NO. 92048
4. AN EASEMENT GRANTED TO NORTH DAHO RURAL ELECTRICAL
5. REHABILITATION ASSOCIATION, INC. FOR THE PURPOSE OF PUBLIC
6. EASEMENT GRANTED TO THE STATE OF IDAHO FOR THE PURPOSE
7. OF PUBLIC HIGHWAY RECORDED SEPTEMBER 20, 1950 AS INST. NO. 36010
8. 36010 EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE
9. OF PUBLIC UTILITIES RECORDED FEBRUARY 18, 1971 AS INST. NO. 131788
10. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED
11. FEBRUARY 18, 1971 AS INST. NO. 131788
12. AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE
13. OF PUBLIC UTILITIES RECORDED FEBRUARY 16, 2024 AS INST. NO. 1309413
14. DECREE OF DIVORCE FILED NOVEMBER 20, 2023 CASE NO. 2023-12-1788- FIRST JUDICIAL DISTRICT, BONNER COUNTY.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SURVEY LOCATED IN THE ABOVE DESCRIBED SECTION, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SERENITY ACRES" 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 \_\_\_\_\_, 20\_\_\_\_

BOJNER COUNTY SURVEYOR

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.

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_ APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

8%

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BOONER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**CHAIRMAN- BOARD OF COUNTY COMMISSIONERS**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.,  
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT NO. \_\_\_\_\_  
FEE: \_\_\_\_\_

BOOK	PAGE
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COUNTY RECORDER

COUNTY RECORDER

COUNTY RECORDER

RECORDED'S  
CERTIFICATE

S.28, T.56N., R.2W., B.M.

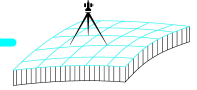
SERENITY ACRES

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE 12-31-24	SCALE NONE	DRAWING JP	PROJ. NO. 1564	CAD FILE S-MID-BEARD	SHT 2 OF 2
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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) 265-4474

E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)

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

Invoice #

15352

Date

1/28/2025

Bill To:

Provolt

Project / Job #

25-001B Review MLD0001-25 - Serenity Acre

Please submit payment by: 2/12/2025

## INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0001-25 - Serenity Acres	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

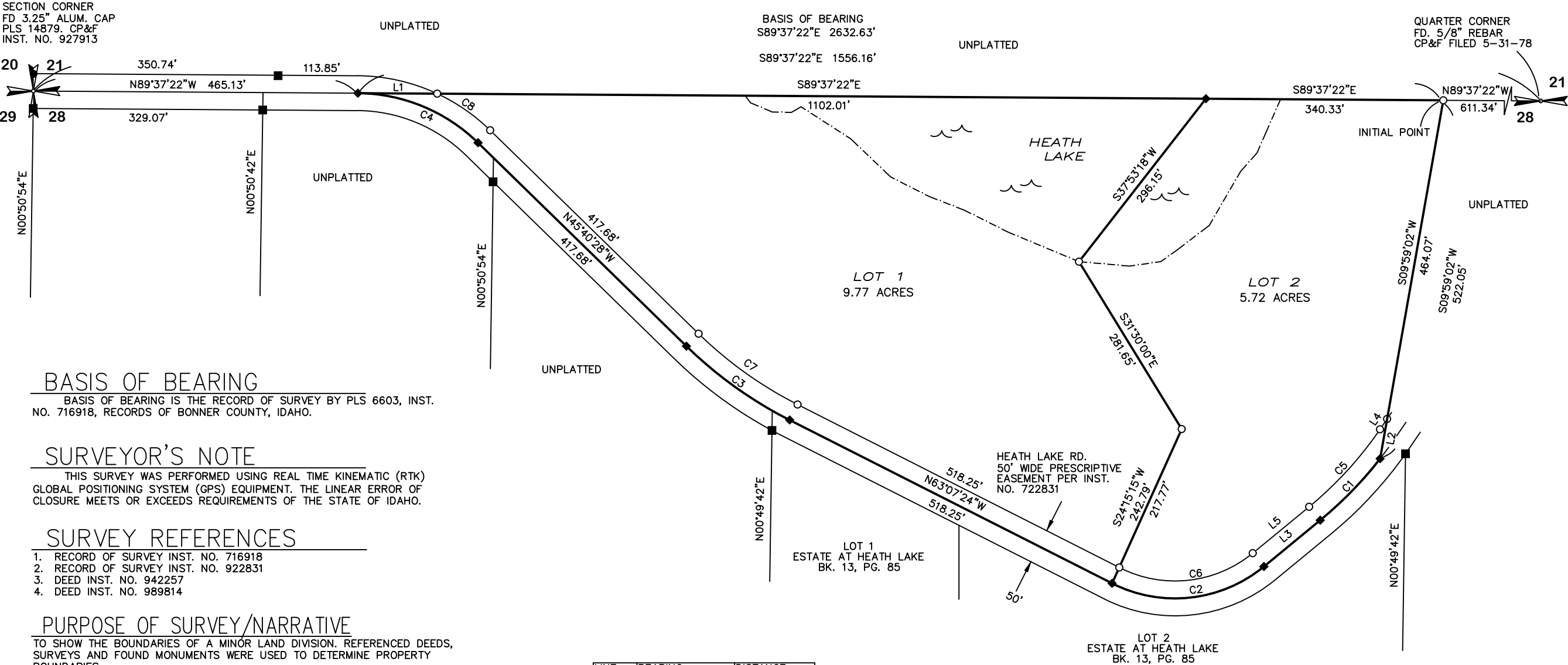
ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 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% ]

SERENITY ACRES

SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY PLS 6603, INST. NO. 716918, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

- 1. RECORD OF SURVEY INST. NO. 716918
- 2. RECORD OF SURVEY INST. NO. 922831
- 3. DEED INST. NO. 942257
- 4. DEED INST. NO. 989814

PURPOSE OF SURVEY/NARRATIVE

TO SHOW THE BOUNDARIES OF A MINOR LAND DIVISION. REFERENCED DEEDS, SURVEYS AND FOUND MONUMENTS WERE USED TO DETERMINE PROPERTY BOUNDARIES.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6603
- ▲ FOUND 5/8" REBAR, NO CAP
- NOTE 1" IRON PIPE
- ▼ FOUND 5/8" REBAR, NO CAP
- ◆ COMPUTED POINT, NOT SET
- APRX. HIGH WATER LINE

LINE	BEARING	DISTANCE
L1	S89°37'22"E	113.82'
L2	S09°59'02"W	57.98'
L3	S50°31'33"W	104.72'
L4	S34°21'22"W	18.18'
L5	S50°31'33"W	104.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	560.01'	123.39'	123.14'	S44°12'50"W	12°37'27"
C2	200.00'	231.61'	218.88'	S83°42'05"W	66°21'03"
C3	600.00'	182.73'	182.02'	N54°23'57"W	17°26'57"
C4	249.99'	191.01'	186.39'	N67°38'55"W	43°56'54"
C5	535.01'	150.99'	150.49'	S42°26'28"W	16°10'11"
C6	175.00'	202.66'	191.52'	S83°42'05"W	66°21'03"
C7	575.00'	175.11'	174.44'	N54°23'57"W	17°26'57"
C8	274.99'	92.76'	92.32'	N55°20'18"W	19°19'39"



PRELIMINARY COPY

SERENITY ACRES

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE:  
12-31-24

SCALE:  
1"=100'

PROJ. NO.:  
1564

SHT 1 OF 1



# SERENITY ACRES

SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## SANITARY RESTRICTIONS

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

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_.  
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER

BY:

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M.,  
AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. \_\_\_\_\_ FEE: \_\_\_\_\_

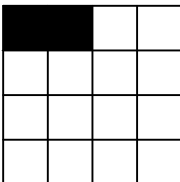
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

RECORDER'S  
CERTIFICATE

S.28, T.56N., R.2W., B.M.



SERENITY ACRES

PROVOLT LAND SURVEYING, INC  
P.O. BOX 580 PONDERAY, ID. 83852  
(208) 290-1725

DATE: 12-31-24  
SCALE: NONE  
DRAWN: JP  
PROJ. NO.: 1564  
CAD FILE: S-MLD-BEARD  
SHT 2 OF 2

## NOTES

SUBJECT TO THE FOLLOWING:

- UNITED STATES PATENT RECORDED OCTOBER 12, 1908 AS INST. NO. 2701
- ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING ON SAID PREMISES AS RESERVED BY HUMBIRD LUMBER CO. IN A DEED RECORDED FEBRUARY 12, 1936 AS INST. NO. 92046
- AN EASEMENT GRANTED TO NORTH IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED MAY 17, 1939 AS INST. NO. 98169
- AN EASEMENT GRANTED TO THE STATE OF IDAHO FOR THE PURPOSE OF PUBLIC HIGHWAY RECORDED SEPTEMBER 20, 1950 AS INST. NO. 36010
- AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 18, 1971 AS INST. NO. 131788
- AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED NOVEMBER 10, 1999 AS INST. NO. 555243 AND 555244
- AN EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR THE PURPOSE OF PUBLIC UTILITIES RECORDED FEBRUARY 16, 2024 AS INST. NO. 1030413
- DECREE OF DIVORCE FILED NOVEMBER 20, 2023 CASE NO. CV 09-22-1769, FIRST JUDICIAL DISTRICT, BONNER COUNTY

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 28, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAN I. PROVOLT, PLS 7879



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "SERENITY ACRES" 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 \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY SURVEYOR

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LORI A BEARD, A SINGLE WOMAN, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "SERENITY ACRES" LOCATED IN A PORTION OF SECTION 28, TOWNSHIP 56, RANGE 2, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28;  
THENCE ALONG THE NORTH LINE OF SECTION 28 NORTH 89 DEGREES 37' 22" WEST, 611.34 FEET TO A POINT, SAID POINT BEING THE INITIAL POINT;

THENCE SOUTH 09 DEGREES 59' 02" WEST, 522.05 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 50' WIDE PRESCRIPTIVE EASEMENT; THENCE ALONG SAID EASEMENT THE FOLLOWING SEVEN (7) COURSES;

- 123.39 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 560.01 FEET (THE CHORD OF WHICH BEARS SOUTH 44 DEGREES 12' 50" WEST, 123.14 FEET);
- SOUTH 50 DEGREES 31' 33" WEST, 104.72 FEET;
- 231.61 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET (THE CHORD OF WHICH BEARS SOUTH 83 DEGREES 42' 05" WEST, 218.88 FEET);
- NORTH 63 DEGREES 07' 24" WEST, 518.25 FEET;
- 182.73 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET (THE CHORD OF WHICH BEARS NORTH 54 DEGREES 23' 57" WEST, 182.02 FEET);
- NORTH 45 DEGREES 40' 28" WEST, 417.68 FEET;
- 191.01 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 249.99 FEET (THE CHORD OF WHICH BEARS NORTH 67 DEGREES 38' 55" WEST, 186.39 FEET) TO A INTERSECTION WITH THE NORTH LINE OF SAID SECTION 28;

THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 37' 22" EAST, 1556.16 FEET TO THE INITIAL POINT.

LORI A. BEARD

## ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME  
PERSONALLY APPEARED LORI A BEARD, KNOWN OR IDENTIFIED TO ME TO BE  
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN  
INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE  
SAME.  
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE  
WRITTEN.

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

NOTARY PUBLIC

PntNo	Bearing	Distance	Northing	Easting	Description
PP			4903.99	6937.20	
	N 89°37'22" W	611.34			
PP			4908.01	6325.88	
	S 09°59'02" W	522.05			
PP			4393.87	6235.37	
	Radius: 560.01	Chord: 123.14	Degree: 10°13'52"	Dir: Right	
	Length: 123.39	Delta: 12°37'27"	Tangent: 61.95		
	Chord BRG: S 44°12'50" W	Rad-In: N 52°05'53" W	Rad-Out: N 39°28'27" W		
	Radius PntNo: PP N:	4737.89 E: 5793.48			
PP			4305.61	6149.50	
	S 50°31'33" W	104.72			
PP			4239.04	6068.66	
	Radius: 200.00	Chord: 218.88	Degree: 28°38'53"	Dir: Right	
	Length: 231.61	Delta: 66°21'03"	Tangent: 130.75		
	Chord BRG: S 83°42'05" W	Rad-In: N 39°28'27" W	Rad-Out: N 26°52'37" E		
	Radius PntNo: PP N:	4393.42 E: 5941.52			
PP			4215.02	5851.10	
	N 63°07'24" W	518.25			
PP			4449.31	5388.84	
	Radius: 600.00	Chord: 182.02	Degree: 9°32'57"	Dir: Right	
	Length: 182.73	Delta: 17°26'57"	Tangent: 92.08		
	Chord BRG: N 54°23'57" W	Rad-In: N 26°52'35" E	Rad-Out: N 44°19'31" E		
	Radius PntNo: PP N:	4984.50 E: 5660.08			
PP			4555.27	5240.83	
	N 45°40'28" W	417.68			
PP			4847.12	4942.03	
	Radius: 249.99	Chord: 186.39	Degree: 22°55'08"	Dir: Left	
	Length: 191.01	Delta: 43°46'35"	Tangent: 100.44		
	Chord BRG: N 67°33'46" W	Rad-In: S 44°19'32" W	Rad-Out: S 00°32'57" W		
	Radius PntNo: PP N:	4668.28 E: 4767.35			
PP			4918.26	4769.75	
	S 89°37'22" E	1556.16			
PP			4908.01	6325.88	

Closure Error Distance> 611.3356 Error Bearing> N 89°37'22" W  
Closure Precision> 1 in 7.3 Total Distance Inversed> 4458.93

Area: 674830.4, 15.49

PntNo	Bearing	Distance	Northing	Easting	Description
PP			4918.26	4769.75	
	S 89°37'22" E	1215.83			
PP			4910.25	5985.55	
	S 37°53'18" W	296.15			
1020			4676.53	5803.68	
	S 31°30'00" E	281.65			
PP			4436.39	5950.84	
	S 24°15'15" W	242.79			
PP			4215.02	5851.10	
	N 63°07'24" W	518.25			
PP			4449.31	5388.84	
	Radius: 600.00	Chord: 182.02	Degree: 9°32'57"	Dir: Right	
	Length: 182.73	Delta: 17°26'57"	Tangent: 92.08		
	Chord BRG: N 54°23'57" W	Rad-In: N 26°52'35" E	Rad-Out: N 44°19'31" E		
	Radius PntNo: PP N: 4984.50	E: 5660.08			
PP			4555.27	5240.83	
	N 45°40'28" W	417.68			
PP			4847.12	4942.03	
	Radius: 249.99	Chord: 186.39	Degree: 22°55'08"	Dir: Left	
	Length: 191.01	Delta: 43°46'35"	Tangent: 100.44		
	Chord BRG: N 67°33'46" W	Rad-In: S 44°19'32" W	Rad-Out: S 00°32'57" W		
	Radius PntNo: PP N: 4668.28	E: 4767.35			
PP			4918.26	4769.75	
Closure Error Distance> 0.0000					
Total Distance Inversed> 3346.08					

Area: 425771.3, 9.77

PntNo	Bearing	Distance	Northing	Easting	Description
PP			4910.25	5985.55	
	S 89°37'22" E	340.33			
PP			4908.01	6325.88	
	S 09°59'02" W	522.05			
PP			4393.87	6235.37	
	Radius: 560.01	Chord: 123.14	Degree: 10°13'52"	Dir: Right	
	Length: 123.39	Delta: 12°37'27"	Tangent: 61.95		
	Chord BRG: S 44°12'50" W	Rad-In: N 52°05'53" W	Rad-Out: N 39°28'27" W		
	Radius PntNo: PP N:	4737.89 E: 5793.48			
PP			4305.61	6149.50	
	S 50°31'33" W	104.72			
PP			4239.04	6068.66	
	Radius: 200.00	Chord: 218.88	Degree: 28°38'53"	Dir: Right	
	Length: 231.61	Delta: 66°21'03"	Tangent: 130.75		
	Chord BRG: S 83°42'05" W	Rad-In: N 39°28'27" W	Rad-Out: N 26°52'37" E		
	Radius PntNo: PP N:	4393.42 E: 5941.52			
PP			4215.02	5851.10	
	N 24°15'15" E	242.79			
PP			4436.39	5950.84	
	N 31°30'00" W	281.65			
1020			4676.53	5803.68	
	N 37°53'18" E	296.15			
PP			4910.25	5985.55	
Closure Error Distance> 0.0000					
Total Distance Inversed> 2142.69					

Area: 249059.1, 5.72