

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Collective Report Memorandum

To: Jeremy & Christina Calkins

From: Dave Fisher, Planner

Date: May 6, 2025

Subject: Blue-line review for MLD0021-25: Old Orchard Estates

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: **Truxton 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.

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: Old Orchard Estates		File No: MLD0021-25
Received by: Dave Fisher, Planner	Received from: Truxton Glahe; Glahe & Associates Inc.	Date Received: 4/21/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	5/5/25	DF	Bonner County Planning Department
X	4/25/25	AB	Assessor's Office
X	4/22/25	MM	Bonner County Road & Bridge Department
X	4/22/25	MC	GIS Department
X	4/28/25	LB	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0021-25 **DATE OF REPORT:** 5/6/2025
APPLICANT: Jeremy & Christina Calkins **PARCEL #:** RP55N02W170160A
SUBDIVISION NAME/LOTS: Old Orchard Estates

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 20-acre parcel into one (1) 7.05-acre lot, one (1) 7.01-acre lot and one (1) 6.01-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 Bonner County GIS, an approved road name is required for proposed access easement.

4 Per BCRC 12-646(C): Initial Point to be shown on plat.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		5-Acres.	Rural 5 (R-5)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	Yes
DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	No
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		12-626.A Environmental Features:	Yes

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural 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 Northern Lights Inc.
5. The proposed lots do not contain frontage on a watercourse.
6. The proposed lots do not have wetlands or submerged lands.
7. The proposed lots do contain slopes over 15%.
8. The proposed lots are accessed by Old Orchard Road, privately owned and maintained 30 foot gravel/dirt easement.

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,

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

Planning Department

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

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



Blueline Review Letter

May 6, 2025

Truxton Glahe
Glahe & Associates, Inc.
303 Church St.
Sandpoint, ID 83864

SUBJECT: MLD0021-25: Old Orchard 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
 - KS 04/28/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1175E 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

April 25, 2025

Bonner County Planning Dept
OLD ORCHARD ESTATES
MLD0021-25
SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST
RP55N02W170160A

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.

Correct errors in Owners' Certificate legal description:

- 487.61ft
- N89-33-36W

Label POB on plat face

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

Tuesday, April 22, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – OLD ORCHARD ESTATES (MLD0021-25)
SECTION 17, TOWNSHIP 55N, RANGE 2W**

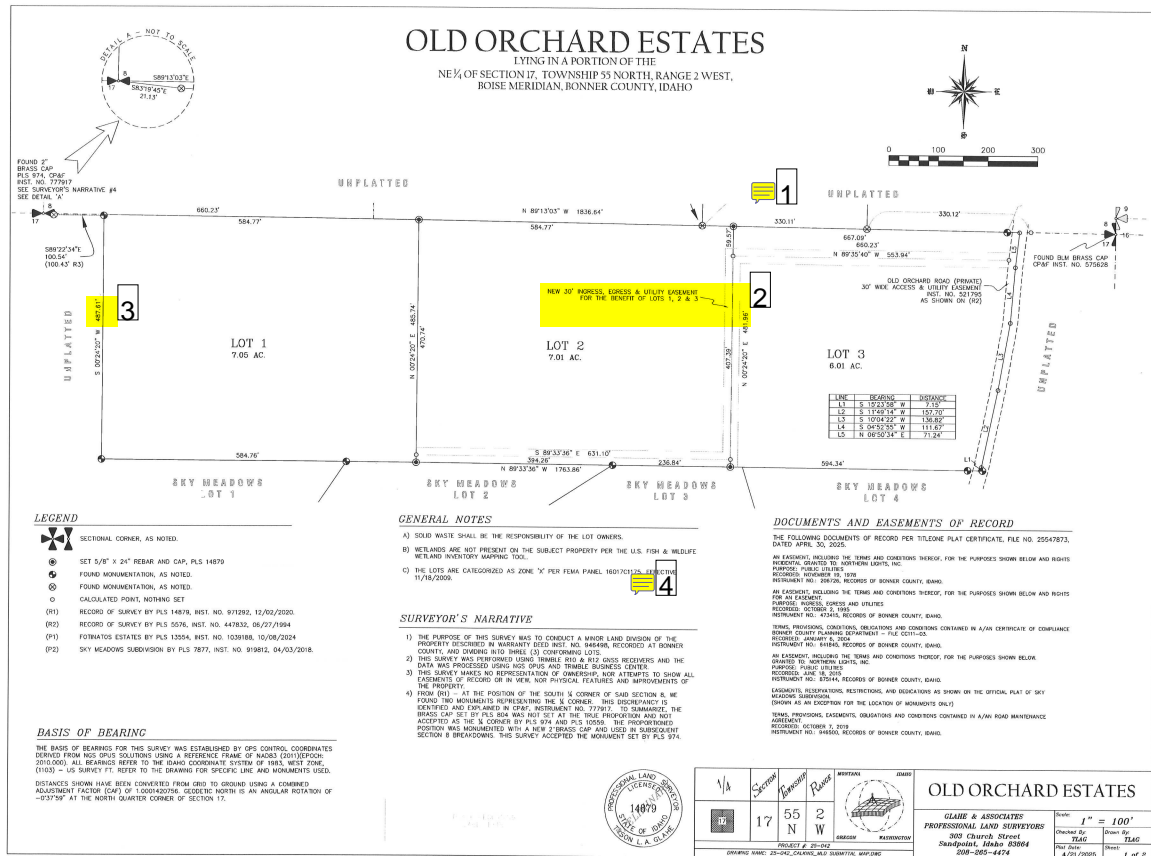
To Whom It May Concern:

The proposed 30' Ingress, Egress & Utility Easement will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

Sincerely,


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

LYING IN A PORTION OF THE
NE¼ OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



Summary of comments: MLD0021-25 Blueline Plat.pdf

Page:1

 Number: 1 Author: david.fisher Subject: Note Date: 2025-05-05 11:50:44


Show Initial Point

 Number: 2 Author: Monica Carash Date: 2025-04-22 07:51:13

Road Name required

 Number: 3 Author: Andrea Ballard Date: 2025-04-25 10:40:24

differs from closure report

 Number: 4 Author: david.fisher Subject: Note Date: 2025-05-05 11:52:50

16017C1175E

OLD ORCHARD ESTATES

LYING IN A PORTION OF THE
NE 1/4 OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CHRISTINA CALKINS AND JEREMY CALKINS, WIFE AND HUSBAND, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS "OLD ORCHARD ESTATES" BEING A PORTION OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17, A FOUND 2 INCH BRASS CAP MONUMENTING SAID CORNER; SAID CORNER BEARS SOUTH 89°42'54" EAST, 2859.73 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 17, A FOUND 2 INCH BRASS CAP, MONUMENTING SAID CORNER;

THENCE NORTH 89°13'03" WEST, 682.73 FEET ALONG THE NORTH LINE OF SAID SECTION 17, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AN EXISTING ACCESS ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°13'03" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1836.64 FEET;

THENCE LEAVING SAID NORTH LINE, SECTION 17, SOUTH 00°24'20" WEST, A DISTANCE OF 487.61 FEET;

THENCE NORTH 89°53'26" WEST, 388 FEET TO A POINT OF INTERSECTION WITH ABOVE STATED CENTERLINE OF EXISTING ACCESS ROAD;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF EXISTING ACCESS ROAD THE FOLLOWING FIVE (5) DESCRIBED COURSES:

1. NORTH 10°23'58" EAST, 7.15 FEET;
2. NORTH 11°49'14" EAST, 157.70 FEET;
3. NORTH 10°04'22" EAST 136.89 FEET;
4. NORTH 04°52'55" EAST, 111.67 FEET;
5. NORTH 04°50'34" EAST, 75.24 FEET TO THE POINT OF BEGINNING.

THE OWNERS ALSO HEREBY CERTIFY THAT A NEW INGRESS, EGRESS & UTILITY EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT, BE DEDICATED TO ALL LOTS OF THIS DIVISION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

CHRISTINA CALKINS _____ DATE _____

JEREMY CALKINS _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTINA CALKINS, 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 _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEREMY CALKINS, 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 _____, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

1

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025.

PLANNING DIRECTOR _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "OLD ORCHARD ESTATES" AND CHECKED THE REPEAT 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 _____, 2025.

BONNER COUNTY SURVEYOR _____

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, FENCELINE OR SHEDDERS WHEN NECESSARY 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 PRIVATELY OWNED WELL WATER SYSTEMS
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEMS

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 _____, 2025.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT _____, AT THE REQUEST OF _____
GLANC AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

PLAT 14879
JAN 18/25

Tyson L.A. Glanc, RES 14879

DATE _____



1/4	Section	Range	Meridian	State
17	55	2	N	W
PROJECT # 25-002				
DRAWING NAME: 25-002, CALKINS, AND SUBMITTAL 25-002				

OLD ORCHARD ESTATES

GLANC & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
300 Church Street
Sandwich, Idaho 83664
208-285-4474

Date: N/A
Checked By: FLAG
Drawn By: FLAG
Print Date: 4/23/2025
Page: 1 of 1

Page:2



Number: 1 Author: david.fisher Subject: Note Date: 2025-05-05 12:06:26

Chair, or Chairwoman



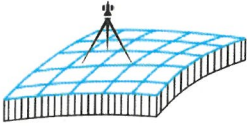
Number: 2 Author: Andrea Ballard Date: 2025-04-25 10:40:03

differs from closure report; traverse doesn't close



Number: 3 Author: Andrea Ballard Date: 2025-04-25 10:35:40

wrong direction



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

April 28, 2025

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

Re: Plat Review – MLD0021-25 – Old Orchards Estates

Dear Planning Dept.,

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

- 1) Two symbols in the legend are identified as "found monuments as noted" but nothing is noted.
- 2) The basis of bearing should be identified along some line on the plat.
- 3) Surveyor's Narrative note 3 disclaims representing ownership or easements, yet plats are required to include these.
- 4) The point of commencement and the true point of beginning are both described as "beginning" in the owners' cert. This should be clarified.
- 5) The distance between the commencing point and the point of beginning should be shown on the plat.
- 6) The closure sheets disagree with the plat in several places as marked.
- 7) The angle points along the east plat boundary (or reference points to them) should be monumented.
- 8) At a minimum, the first portion of the new access easement, which does not follow a lot line, should be monumented.
- 9) Other items marked in red on sheets 1 and 2.

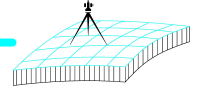
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Joel L. Andring, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15588

Date

4/28/2025

Bill To:

Glahe

Project / Job #

25-001AO Review MLD0021-25 - Old Orchard

Please submit payment by: 5/13/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0021-25 - Old Orchard Estates	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

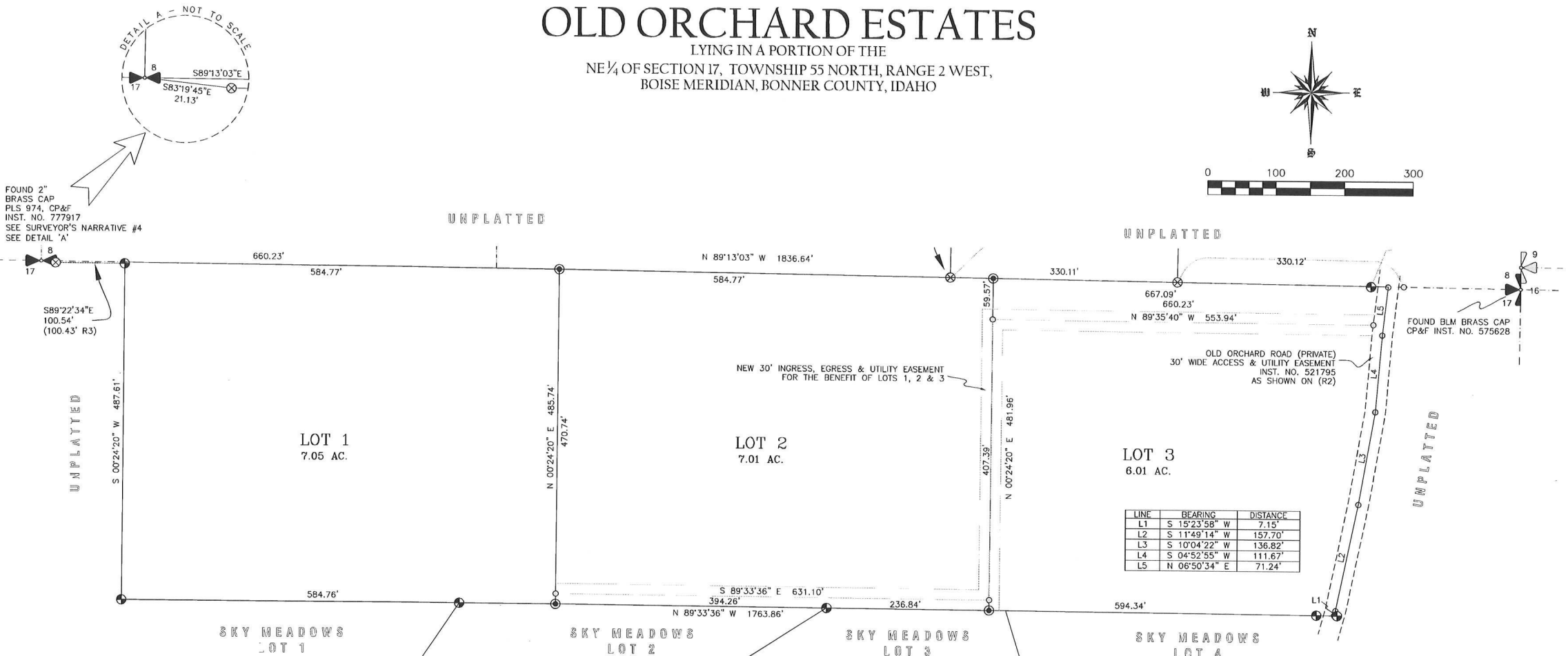
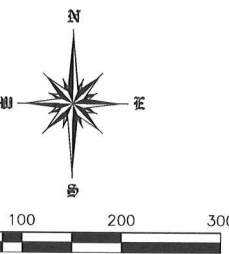
ALL INVOICES ARE DUE UPON RECEIPT

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%]

OLD ORCHARD ESTATES

LYING IN A PORTION OF THE
NE 1/4 OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND MONUMENTATION, AS NOTED.
- FOUND MONUMENTATION, AS NOTED.
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 971292, 12/02/2020.
- (R2) RECORD OF SURVEY BY PLS 5576, INST. NO. 447832, 06/27/1994
- (P1) FOTINATOS ESTATES BY PLS 13554, INST. NO. 1039188, 10/08/2024
- (P2) SKY MEADOWS SUBDIVISION BY PLS 7877, INST. NO. 919812, 04/03/2018.

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 1.0001420756. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'59" AT THE NORTH QUARTER CORNER OF SECTION 17.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1175, EFFECTIVE 11/18/2009.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 946498, RECORDED AT BONNER COUNTY, AND DIVIDING INTO THREE (3) CONFORMING LOTS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- FROM (R1) - AT THE POSITION OF THE SOUTH 1/4 CORNER OF SAID SECTION 8, WE FOUND TWO MONUMENTS REPRESENTING THE 1/4 CORNER. THIS DISCREPANCY IS IDENTIFIED AND EXPLAINED IN CP&F, INSTRUMENT NO. 777917. TO SUMMARIZE, THE BRASS CAP SET BY PLS 804 WAS NOT SET AT THE TRUE PROPORTION AND NOT ACCEPTED AS THE 1/4 CORNER BY PLS 974 AND PLS 10559. THE PROPORTIONED POSITION WAS MONUMENTED WITH A NEW 2" BRASS CAP AND USED IN SUBSEQUENT SECTION 8 BREAKDOWNS. THIS SURVEY ACCEPTED THE MONUMENT SET BY PLS 974.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 25547873, DATED APRIL 30, 2025.

AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: NOVEMBER 19, 1978
INSTRUMENT NO.: 206726, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS FOR AN EASEMENT.
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: OCTOBER 2, 1995
INSTRUMENT NO.: 473415, RECORDS OF BONNER COUNTY, IDAHO.

TERMS, PROVISIONS, CONDITIONS, OBLIGATIONS AND CONDITIONS CONTAINED IN A/CAN CERTIFICATE OF COMPLIANCE BONNER COUNTY PLANNING DEPARTMENT - FILE CCH1-03.
RECORDED: JANUARY 6, 2004
INSTRUMENT NO.: 841845, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW.
GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: JUNE 18, 2015
INSTRUMENT NO.: 875144, RECORDS OF BONNER COUNTY, IDAHO.

EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF SKY MEADOWS SUBDIVISION.
(SHOWN AS AN EXCEPTION FOR THE LOCATION OF MONUMENTS ONLY)

TERMS, PROVISIONS, EASEMENTS, OBLIGATIONS AND CONDITIONS CONTAINED IN A/CAN ROAD MAINTENANCE AGREEMENT.
RECORDED: OCTOBER 7, 2019
INSTRUMENT NO.: 946500, RECORDS OF BONNER COUNTY, IDAHO.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
17	17	55 N	2 W	OREGON	WASHINGTON
PROJECT # 25-042					
DRAWING NAME: 25-042_CAKINS_MLD SUBMITTAL MAP.DWG					

OLD ORCHARD ESTATES

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

Scale: 1" = 100'

Checked By: TLAG
Drawn By: TLAG
Plot Date: 4/21/2025
Sheet: 1 of 2

OLD ORCHARD ESTATES

LYING IN A PORTION OF THE
NE¼ OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CHRISTINA CALKINS AND JEREMY CALKINS, WIFE AND HUSBAND, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS 'OLD ORCHARD ESTATES' BEING A PORTION OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17, A FOUND 2 INCH BRASS CAP MONUMENTING SAID CORNER, SAID CORNER BEARS SOUTH 89°40'34" EAST, 2619.77 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 17, A FOUND 2 INCH BRASS CAP, MONUMENTING SAID CORNER;

THENCE NORTH 89°13'03" WEST, 682.73 FEET ALONG THE NORTH LINE OF SAID SECTION 17, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AN EXISTING ACCESS ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°13'03" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1836.64 FEET;

THENCE LEAVING SAID NORTH LINE OF SECTION 17, SOUTH 00°24'20" WEST, A DISTANCE OF 487.61 FEET;

THENCE NORTH 89°33'36" WEST, 1763.86 FEET TO A POINT OF INTERSECTION WITH ABOVE STATED CENTERLINE OF EXISTING ACCESS ROAD;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF EXISTING ACCESS ROAD THE FOLLOWING FIVE (5) DESCRIBED COURSES:

1. NORTH 15°23'58" EAST, 7.15 FEET;
2. NORTH 11°49'14" EAST, 157.70 FEET;
3. NORTH 10°04'22" EAST 136.82 FEET;
4. NORTH 04°52'55" EAST, 111.67 FEET;
5. NORTH 06°50'34" EAST, 71.24 FEET TO THE POINT OF BEGINNING.

THE OWNER'S ALSO HEREBY CERTIFY THAT A NEW INGRESS, EGRESS & UTILITY EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT, BE DEDICATED TO ALL LOTS OF THIS DIVISION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

CHRISTINA CALKINS

DATE

JEREMY CALKINS

DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTINA CALKINS, 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 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEREMY CALKINS, 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 , 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF , 2025.

PLANNING DIRECTOR

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 17, TOWNSHIP 55 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



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "OLD ORCHARD ESTATES" 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 , 2025.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEMS
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEMS

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 , 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS DAY OF 2025, 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

OLD ORCHARD ESTATES

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

Scale: N/A
Checked By: TLAG
Drawn By: TLAG
Plot Date: 4/21/2025
Sheet: 1 of 1

1/4	Section	Township	Range	MONTANA	IDAHO
17	17	55 N	2 W	OREGON	WASHINGTON
PROJECT #: 25-042 DRAWING NAME: 25-042_CALKINS_MLD SUBMITTAL 4/21/2025					

Polyline Report
Project: Calkins, Jeremy
Location: T55N R2W S17
Job No: 25-042

Mon Apr 21 08:48:19 2025

Northing	Easting	Bearing	Distance
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2354344.270	2417485.368		
		S 89°33'36" E	1763.857
2354330.726	2419249.173		
		N 15°23'58" E	7.150
2354337.620	2419251.072		
		N 11°49'14" E	157.700
2354491.975	2419283.376		
		N 10°04'22" E	136.820
2354626.686	2419307.306		
		N 04°52'55" E	111.670
2354737.951	2419316.809		
		N 06°50'34" E	71.235
2354808.679	2419325.297		
		N 89°13'03" W	1836.636
2354833.760	2417488.832		
		S 00°24'20" W	489.502
2354344.270	2417485.368		

Closure Error Distance> 0.00000

Total Distance> 4574.571

Polyline Area: 874433.811 sq ft, 20.0742 acres

Polyline Report

Mon Apr 21 08:09:39 2025

Project: Calkins, Jeremy

Location: T55N R2W S17

Job No: 25-042

Northing	Easting	Bearing	Distance
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2354833.760	2417488.832		
		S 89°13'03" E	630.183
2354825.154	2418118.957		
		S 00°24'20" W	485.735
2354339.431	2418115.519		
		N 89°33'36" W	630.170
2354344.270	2417485.368		
		N 00°24'20" E	489.502
2354833.760	2417488.832		

Closure Error Distance> 0.00000

Total Distance> 2235.591

Polyline Area: 307282.611 sq ft, 7.0542 acres

Polyline Report
Project: Calkins, Jeremy
Location: T55N R2W S17
Job No: 25-042

Mon Apr 21 08:09:49 2025

Northing	Easting	Bearing	Distance
2354825.154	2418118.957		
		S 89°13'03" E	631.110
2354816.536	2418750.008		
		S 00°24'20" W	481.963
2354334.585	2418746.597		
		N 89°33'36" W	631.097
2354339.431	2418115.519		
		N 00°24'20" E	485.735
2354825.154	2418118.957		

Closure Error Distance> 0.00000
Total Distance> 2229.905
Polyline Area: 305355.600 sq ft, 7.0100 acres

Polyline Report
Project: Calkins, Jeremy
Location: T55N R2W S17
Job No: 25-042

Mon Apr 21 08:09:57 2025

Northing	Easting	Bearing	Distance
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2354816.536	2418750.008		
		S 89°13'03" E	575.342
2354808.679	2419325.297		
		S 06°50'34" W	71.235
2354737.951	2419316.809		
		S 04°52'55" W	111.670
2354626.686	2419307.306		
		S 10°04'22" W	136.820
2354491.975	2419283.376		
		S 11°49'14" W	157.700
2354337.620	2419251.072		
		S 15°23'58" W	7.150
2354330.726	2419249.173		
		N 89°33'36" W	502.591
2354334.585	2418746.597		
		N 00°24'20" E	481.963
2354816.536	2418750.008		

Closure Error Distance> 0.00000

Total Distance> 2044.471

Polyline Area: 261795.600 sq ft, 6.0100 acres