

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: Colin & Shawnda Burnett

From: Kyle Snider, Planner

Date: June 23, 2025

Subject: Blue-line review for MLD0024-25: Upland Springs

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

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **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.

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Review Letter

June 23, 2025

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

SUBJECT: MLD0024-25: Upland Springs

Dear Truxton,

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
 - Parcel is within SFHA Zone X per FIRM Panel Number 16017C0715E 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



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: planning@bonnercountyid.gov

Website: www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0024-25**

DATE OF REPORT: 6/23/2025

APPLICANT: Colin Burnett

PARCEL #: RP57N02W200851A

SUBDIVISION NAME/LOTS: Upland Springs

SUMMARY OF PROPOSAL:

Divide one (1) 8.99-acre parcel into one (1) 3.99-acre lot and one (1) 5.00-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 12-646 (C): Show the "initial point" and description thereof.
4. Per BCRC 12-646 (L): Show the location of the intermittent stream across proposed Lot 1 and 2.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **2.5-acres** **Suburban (S)**

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

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

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

In an area of City impact: **Yes**

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: **No**

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

12-626.A Environmental Features: **Yes**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Suburban (S).
3. The proposed lots are accessed off Parker Lane, a privately owned and privately maintained easement.
4. The proposed lots are served by individual well for water, individual septic for sewage, Avista Utilities for power, and West Side Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0715E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do contain an intermittent stream and associated wetlands. (NHD, NWI)

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

Planning Department

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Review Routing Form

Plat Name: Upland Springs		File No: MLD0025-25
Received by: Kyle Snider, Planner	Received from: Truxton, Glahe & Associates	Date Received: 04/22/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	06/17/25	KS	Bonner County Planning Department
X	5/1/25	AB	Assessor's Office
Comments	4-25-25	MM	Bonner County Road & Bridge Department
X	4/28/2025	MC	GIS Department
See Letter	05/2/2025	JA	County Surveyor



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

May 1, 2025

Bonner County Planning Dept
UPLAND SPRINGS
MLD0024-25
SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST
RP57N02W200851A

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



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469

E-mail: gisgroup@bonnercountyid.gov

Monday, April 28, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – UPLAND SPRINGS (MLD0024-25)**
SECTION 20, TOWNSHIP 57N, 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>

LEGEND



SECTIONAL CORNER, AS NOTED.

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 1947
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR AND CAP, PLS 7877
- CALCULATED POINT, NOTHING SET

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER DELINEATION BY TOM DUEBENDORFER, FILE #004-1400044, AND SHOWN AS SUCH.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0715E, EFFECTIVE 11/18/2009.
- D) PARKER LANE IS A SHARED DRIVEWAY FOR THE SEVERAL OF UPLAND MEADOWS.

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 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF $-0^{\circ}38'05''$ AT THE SOUTHWEST CORNER OF LOT 2, UPLAND MEADOWS.

2 SURVEYOR'S NARRATIVE

- 1) 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.
- 2) THE PURPOSE OF THIS SURVEY WAS TO PERFORM A MINOR LAND DIVISION OF THE PROPERTY OF DESANT NO. 847274 & 847278 FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES, AS BEING THE INDICATED CORNERS.
- 3) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL THE TECHNIQUES USING TOTAL



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	20	57 N	2 W		
PROJECT # 24-236 BURNETT				OREGON	WASHINGTON
DRAWING NAME: 24-236.Plot1.dwg LINLAND M.D. TITLE				Plot Date:	3/24/2025

UPLAND SPRINGS

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

Scale:	$1"=100'$	
Checked By:	TLG	Drawn By:
Sheet:		1 of 2

Summary of comments: MLD0024-25 Blueline Plat.pdf

Page:1



Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-06-17 14:48:05

Show initial point.



Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-06-17 14:58:56

Show the location of the intermittent stream.



Number: 3 Author: Matt Mulder Date: 2025-04-25 09:47:06

Show the ROW width for Upland Drive and extend the ROW lines the full distance down past the subject parcel.



Number: 4 Author: Matt Mulder Date: 2025-04-25 09:50:54

Show Jana Lane, and label it as private with instrument number (assuming that's the likely case, it's currently shown as unknown ownership on GIS).

UPLAND SPRINGS

LYING IN A PORTION OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT COLIN BURNETT AND SHAWNDA BURNETT, TRUSTEES OF THE COLIN AND SHAWNDA BURNETT LIVING TRUST DATED SEPTEMBER 11, 2023, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "UPLAND SPRINGS" BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, UPLAND MEADOWS, AS RECORDED IN BOOK 20 OF PLATS, PAGE 5, RECORDS OF BONNER COUNTY, IDAHO, THENCE SOUTH 00°12'22" EAST, 25.00 FEET;

THENCE SOUTH 00°12'22" EAST, 437.65 FEET TO THE CENTERLINE OF AN EXISTING CREEK, AS DEFINED IN WARRANTY DEED, INSTRUMENT NO. 1040558, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID CREEK CENTERLINE THE FOLLOWING (31) THIRTY-ONE COURSES:

1. NORTH 39°41'45" EAST, 47.21 FEET;
2. NORTH 37°16'03" EAST, 53.97 FEET;
3. NORTH 10°21'50" WEST, 4.00 FEET;
4. NORTH 32°38'41" EAST, 79.42 FEET;
5. SOUTH 60°35'00" EAST, 18.07 FEET;
6. SOUTH 43°35'13" EAST, 24.34 FEET;
7. SOUTH 70°28'57" EAST, 60.75 FEET;
8. NORTH 77°32'10" EAST, 44.53 FEET;
9. NORTH 61°39'08" EAST, 13.92 FEET;
10. SOUTH 64°44'07" EAST, 36.85 FEET;
11. SOUTH 18°35'15" EAST, 50.33 FEET;
12. SOUTH 61°35'21" EAST, 33.97 FEET;
13. SOUTH 10°40'30" EAST, 11.11 FEET;
14. SOUTH 82°30'41" EAST, 24.15 FEET;
15. SOUTH 35°56'22" EAST, 16.29 FEET;
16. NORTH 77°41'28" EAST, 15.23 FEET;
17. SOUTH 77°00'32" EAST, 36.31 FEET;
18. NORTH 63°52'36" EAST, 22.11 FEET;
19. SOUTH 60°40'14" EAST, 45.08 FEET;
20. SOUTH 78°40'44" EAST, 31.40 FEET;
21. SOUTH 43°25'06" EAST, 80.65 FEET;
22. NORTH 68°48'00" EAST, 48.42 FEET;
23. SOUTH 35°42'04" EAST, 16.18 FEET;
24. NORTH 68°01'02" EAST, 21.07 FEET;
25. SOUTH 78°12'58" EAST, 23.42 FEET;
26. NORTH 75°23'14" EAST, 64.22 FEET;
27. SOUTH 61°50'04" EAST, 8.76 FEET;
28. SOUTH 26°51'47" WEST, 8.69 FEET;
29. SOUTH 66°18'49" EAST, 50.16 FEET;
30. NORTH 54°41'30" EAST, 26.54 FEET;
31. SOUTH 57°32'27" EAST, 28.82 FEET;

THENCE LEAVING SAID CREEK CENTERLINE, NORTH 12°03'10" EAST, 511.51 FEET;
THENCE NORTH 12°03'10" EAST, 7.86 FEET;
THENCE SOUTH 89°08'42" EAST, 100.47 FEET;
THENCE SOUTH 89°08'42" EAST, 176.71 FEET;
THENCE NORTH 02°02'50" EAST, 17.14 FEET;
THENCE NORTH 89°04'54" WEST, 176.71 FEET;
THENCE NORTH 89°04'54" WEST, 258.46 FEET;
THENCE NORTH 89°04'54" WEST, 193.29 FEET;
THENCE NORTH 89°04'54" WEST, 578.39 FEET, TO THE POINT OF BEGINNING ENCOMPASSING AN AREA OF 8.99 ACRES.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

COLIN BURNETT, TRUSTEE _____ DATE _____

SHAWNDA BURNETT, TRUSTEE _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED COLIN & SHAWNDA BURNETT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEES OF THE COLIN AND SHAWNDA BURNETT LIVING TRUST.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE, FILE NO. 24526504, DATED OCTOBER 31, 2024.

1. A PUBLIC UTILITIES EASEMENT GRANTED TO THE UNITED STATES OF AMERICA. RECORDED JUNE 17, 1950, INST. NO. 34953.
2. RIGHT OF WAY DEED IN FAVOR OF THE COUNTY OF BONNER, STATE OF IDAHO. RECORDED AUGUST 12, 1955, INST. NO. 53835.
3. A PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC GAS TRANSMISSION COMPANY. RECORDED DECEMBER 2, 1959, INST. NO. 73440.
4. A PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC POWER AND LIGHT COMPANY, INC. RECORDED MARCH 25, 1970, INST. NO. 126550.
5. A PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC POWER AND LIGHT COMPANY, INC. RECORDED DECEMBER 29, 1971, INST. NO. 137866.
6. A PUBLIC UTILITIES EASEMENT GRANTED TO SYRINGA HEIGHTS WATER DISTRICT. RECORDED APRIL 4, 2002, INST. NO. 599073.
7. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY. RECORDED NOVEMBER 7, 2003, INST. NO. 638260.
8. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY. RECORDED JULY 9, 2004, INST. NO. 654251.
9. A PUBLIC UTILITIES EASEMENT GRANTED TO THE AVISTA CORPORATION. RECORDED JULY 26, 2006, INST. NO. 709157.
10. AN INGRESS, EGRESS AND UTILITIES EASEMENT GRANTED TO BRAD GOLPHENE AND MARIA GOLPHENE, HUSBAND AND WIFE. RECORDED MAY 15, 2013, INST. NO. 844347.
11. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/WAN WARRANTY DEED, EXECUTED BY BRAD GOLPHENE AND MARIA GOLPHENE, HUSBAND AND WIFE. RECORDED DECEMBER 10, 2020, INST. NO. 971988.
12. SCRIVENER'S AFFIDAVIT. RECORDED FEBRUARY 10, 2021, INST. NO. 976083.
13. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY THE UPLAND MEADOWS PLAT. RECORDED MARCH 1, 2023, INST. NO. 1017362.
14. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY. RECORDED JUNE 27, 2024, INST. NO. 1034987.
15. A DRAIN FIELD EASEMENT GRANTED TO SETH JACOBSEN AND CINDY SHORT, HUSBAND AND WIFE. RECORDED AUGUST 12, 2024, INST. NO. 1036812.

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.

SURVEYOR'S CERTIFICATE

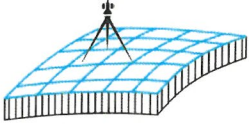
I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY 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 _____



		UPLAND SPRINGS GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
DRAWING NAME: 24-238 BURNETT-UPLAND M.D. TRS		Plot Date: 3/24/2025	
DATE: _____		DATE: _____	
COUNTY RECORDER		BY DEPUTY	
\$ FEE _____		Sheet: 2 of 2	





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

May 2, 2025

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

Re: Plat Review – MLD0024-25 – Upland Springs

Dear Planning Dept.,

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

- 1) The basis of bearing should be identified along some line on the plat.
- 2) Surveyor's Narrative note 1 disclaims representing ownership or easements, yet plats are required to include these.
- 3) The overall lengths of the north line of the plat, of Lot 1 and of Lot 2 should be shown.
- 4) Monuments should be set at the southern corners of both lots, or else reference points set beside the creek.
- 5) Adjoining plats and surveys of record should be referenced.
- 6) The location of the record easements for gas, water, power, drainfield and access should be shown on the plat, if possible.
- 7) If access to Lot 2 is to be over Parker Lane, easement language should be included that makes that clear.
- 8) The plat falls within the area of city impact for Sandpoint. A signature block should be provided for Sandpoint if necessary.
- 9) Other items marked in red on sheet 1.

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

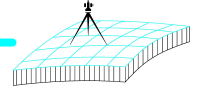
Sincerely,

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

Joel L. Andring, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

15590

Date

5/2/2025

Bill To:

Glahe

Project / Job #

25-001AQ Review MLD0024-25 - Upland Sprin

Please submit payment by: 5/17/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0024-25 - Upland Springs	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

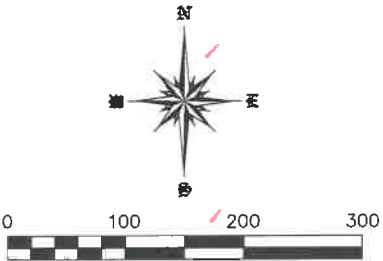
ALL INVOICES ARE DUE UPON RECEIPT

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%]

UPLAND SPRINGS

LYING IN A PORTION OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 57 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 5/8" REBAR AND CAP, PLS 1947
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR AND CAP, PLS 7877
- CALCULATED POINT, NOTHING SET

Are these used any where?

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER DELINEATION BY TOM DUEBENDORFER, FILE 2004-1400044, AND SHOWN AS SUCH.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0715E, EFFECTIVE 11/18/2009.
- D) PARKER LANE IS A SHARED DRIVEWAY FOR THE SERVICE OF UPLAND MEADOWS.

LINE	BEARING	DISTANCE
L1	N39°41'45"E	47.21'
L2	N37°16'03"E	53.97'
L3	N15°21'59"W	4.00'
L4	N32°38'41"E	79.42'
L5	S60°53'00"E	18.07'
L6	S43°35'13"E	24.34'
L7	S70°29'57"E	60.75'
L8	N77°30'10"E	44.53'
L9	N61°39'05"E	13.52'
L10	S64°44'07"E	36.85'
L11	S18°35'15"E	50.33'
L12	S61°35'21"E	33.97'
L13	S10°40'30"E	11.11'
L14	S82°30'41"E	24.15'
L15	S35°56'27"E	16.29'
L16	N77°41'28"E	15.23'
L17	S77°00'32"E	36.31'
L18	N63°52'36"E	22.11'
L19	S60°46'14"E	45.06'
L20	S79°40'44"E	31.40'
L21	S43°25'06"E	80.65'
L22	N68°48'00"E	48.42'
L23	S35°42'04"E	16.18'
L24	N68°01'02"E	21.07'
L25	S78°12'58"E	23.42'
L26	N75°23'14"E	64.22'
L27	S61°50'04"E	8.76'
L28	S26°51'47"W	8.69'
L29	S66°18'49"E	50.16'
L30	N54°41'30"E	26.54'
L31	S57°32'27"E	28.82'

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 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°38'05" AT THE SOUTHWEST CORNER OF LOT 2, UPLAND MEADOWS.

SURVEYOR'S NARRATIVE

- 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.
- THE PURPOSE OF THIS SURVEY WAS TO PERFORM A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 847275 & 847276. FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.



1/4	Section	Township	Range	MONTANA	IDAHO
20	20	57 N	2 W	OREGON	WASHINGTON
PROJECT # 24-236 BURNETT					
DRAWING NAME: 24-236 Burnett-UPLAND MLD TOLG					
PLOT DATE: 3/24/2025					
UPLAND SPRINGS					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					
Scale: 1"=100'					
Checked By: TLG					
Drawn By: TDLG					
Sheet: 1 of 2					

UPLAND SPRINGS

LYING IN A PORTION OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT COLIN BURNETT AND SHAWNDA BURNETT, TRUSTEES OF THE COLIN AND SHAWNDA BURNETT LIVING TRUST DATED SEPTEMBER 11, 2023, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'UPLAND SPRINGS' BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, UPLAND MEADOWS, AS RECORDED IN BOOK 20 OF PLATS, PAGE 5, RECORDS OF BONNER COUNTY, IDAHO, THENCE SOUTH 00°12'22" EAST, 25.00 FEET;

THENCE SOUTH 00°12'22" EAST, 437.65 FEET TO THE CENTERLINE OF AN EXISTING CREEK, AS DEFINED IN WARRANTY DEED, INSTRUMENT NO. 1040558, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID CREEK CENTERLINE THE FOLLOWING (31) THIRTY-ONE COURSES:

1. NORTH 39°41'45" EAST, 47.21 FEET;
2. NORTH 37°16'03" EAST, 53.97 FEET;
3. NORTH 15°21'59" WEST, 4.00 FEET;
4. NORTH 32°38'41" EAST, 79.42 FEET;
5. SOUTH 60°53'00" EAST, 18.07 FEET;
6. SOUTH 43°35'13" EAST, 24.34 FEET;
7. SOUTH 70°29'57" EAST, 60.75 FEET;
8. NORTH 77°30'10" EAST, 44.53 FEET;
9. NORTH 61°39'05" EAST, 13.52 FEET;
10. SOUTH 64°44'07" EAST, 36.85 FEET;
11. SOUTH 18°35'15" EAST, 50.33 FEET;
12. SOUTH 61°35'21" EAST, 33.97 FEET;
13. SOUTH 10°40'30" EAST, 11.11 FEET;
14. SOUTH 82°30'41" EAST, 24.15 FEET;
15. SOUTH 35°56'27" EAST, 16.29 FEET;
16. NORTH 77°41'28" EAST, 15.23 FEET;
17. SOUTH 77°00'32" EAST, 36.31 FEET;
18. NORTH 63°52'36" EAST, 22.11 FEET;
19. SOUTH 60°46'14" EAST, 45.06 FEET;
20. SOUTH 79°40'44" EAST, 31.40 FEET;
21. SOUTH 43°25'06" EAST, 80.65 FEET;
22. NORTH 68°48'00" EAST, 48.42 FEET;
23. SOUTH 35°42'04" EAST, 16.18 FEET;
24. NORTH 68°01'02" EAST, 21.07 FEET;
25. SOUTH 78°12'56" EAST, 23.42 FEET;
26. NORTH 75°23'14" EAST, 64.22 FEET;
27. SOUTH 61°50'04" EAST, 8.76 FEET;
28. SOUTH 26°51'47" WEST, 8.69 FEET;
29. SOUTH 66°18'49" EAST, 50.16 FEET;
30. NORTH 54°41'30" EAST, 26.54 FEET;
31. SOUTH 57°32'27" EAST, 28.82 FEET;

THENCE LEAVING SAID CREEK CENTERLINE, NORTH 12°03'10" EAST, 511.51 FEET;

THENCE NORTH 12°03'10" EAST, 7.86 FEET;
THENCE SOUTH 89°06'42" EAST, 100.47 FEET;
THENCE SOUTH 89°06'42" EAST, 176.71 FEET;
THENCE NORTH 00°25'52" EAST, 17.14 FEET;
THENCE NORTH 89°04'54" WEST, 176.71 FEET;
THENCE NORTH 89°04'54" WEST, 256.46 FEET;
THENCE NORTH 89°04'54" WEST, 193.29 FEET;
THENCE NORTH 89°04'54" WEST, 576.39 FEET, TO THE POINT OF BEGINNING ENCOMPASSING AN AREA OF 8.99 ACRES.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

COLIN BURNETT, TRUSTEE _____ DATE _____

SHAWNDA BURNETT, TRUSTEE _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED COLIN & SHAWNDA BURNETT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEES OF THE COLIN AND SHAWNDA BURNETT LIVING TRUST.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE, FILE NO. 24526504, DATED OCTOBER 31, 2024.

1. A PUBLIC UTILITIES EASEMENT GRANTED TO THE UNITED STATES OF AMERICA. RECORDED JUNE 17, 1950, INST. NO. 34953.
- ✓ 2. RIGHT OF WAY DEED IN FAVOR OF THE COUNTY OF BONNER, STATE OF IDAHO. RECORDED AUGUST 12, 1955, INST. NO. 53835.
3. A PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC GAS TRANSMISSION COMPANY. RECORDED DECEMBER 2, 1959, INST. NO. 73440.
4. A PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC POWER AND LIGHT COMPANY, INC. RECORDED MARCH 25, 1970, INST. NO. 126550.
5. A PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC POWER AND LIGHT COMPANY, INC. RECORDED DECEMBER 29, 1971, INST. NO. 137866.
6. A PUBLIC UTILITIES EASEMENT GRANTED TO SYRINGA HEIGHTS WATER DISTRICT. RECORDED APRIL 4, 2002, INST. NO. 599073.
7. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY. RECORDED NOVEMBER 7, 2003, INST. NO. 638260.
8. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY. RECORDED JULY 9, 2004, INST. NO. 654251.
9. A PUBLIC UTILITIES EASEMENT GRANTED TO THE AVISTA CORPORATION. RECORDED JULY 26, 2006, INST. NO. 709157.
10. AN INGRESS, EGRESS AND UTILITIES EASEMENT GRANTED TO BRAD GOLPHENEE AND MARIA GOLPHENEE, HUSBAND AND WIFE. RECORDED MAY 15, 2013, INST. NO. 844347.
- ✓ 11. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN WARRANTY DEED, EXECUTED BY BRAD GOLPHENEE AND MARIA GOLPHENEE, HUSBAND AND WIFE. RECORDED DECEMBER 10, 2020, INST. NO. 971988.
- ✓ 12. SCRIVENER'S AFFIDAVIT. RECORDED FEBRUARY 10, 2021, INST. NO. 976083.
- ✓ 13. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY THE UPLAND MEADOWS PLAT. RECORDED MARCH 1, 2023, INST. NO. 1017362.
14. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY. RECORDED JUNE 27, 2024, INST. NO. 1034987.
15. A DRAIN FIELD EASEMENT GRANTED TO SETH JACOBSON AND CINDY SHORT, HUSBAND AND WIFE. RECORDED AUGUST 12, 2024, INST. NO. 1036812.

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.

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 20, TOWNSHIP 57 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



						UPLAND SPRINGS	
PROJECT # 24-236 BURNETT				DRAWING NAME: 24-236 Burnett-UPLAND MLD TDLG		Plot Date: 3/24/2025	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A		Checked By: TLAG Sheet: 2 of 2	

Polyline Report_All

Tue Mar 25 07:59:34 2025

Northing	Easting	Bearing	Distance
2410904.389	2416940.633	S 54°41'30" W	26.545
2410889.047	2416918.971	N 66°18'49" W	50.160
2410909.197	2416873.037	N 26°51'47" E	8.691
2410916.951	2416876.964	N 61°50'04" W	8.765
2410921.088	2416869.237	S 75°23'14" W	64.223
2410904.886	2416807.091	N 78°12'58" W	23.422
2410909.669	2416784.163	S 68°01'02" W	21.065
2410901.783	2416764.629	N 35°42'04" W	16.180
2410914.923	2416755.186	S 68°48'00" W	48.415
2410897.415	2416710.048	N 43°25'06" W	80.651
2410955.997	2416654.614	N 79°40'44" W	31.404
2410961.623	2416623.719	N 60°46'14" W	45.060
2410983.626	2416584.396	S 63°52'36" W	22.109
2410973.892	2416564.546	N 77°00'32" W	36.309
2410982.054	2416529.166	S 77°41'28" W	15.230
2410978.807	2416514.286	N 35°56'27" W	16.286
2410991.993	2416504.727	N 82°30'41" W	24.154
2410995.141	2416480.779	N 10°40'30" W	11.113
2411006.061	2416478.721	N 61°35'21" W	33.972
2411022.225	2416448.841	N 18°35'15" W	50.335
2411069.934	2416432.797	N 64°44'07" W	36.852
2411085.663	2416399.470	S 61°39'05" W	13.525
2411079.241	2416387.567	S 77°30'10" W	44.525
2411069.606	2416344.097	N 70°29'57" W	60.753
2411089.886	2416286.829		

	N 43°35'13" W 24.343
2411107.519	2416270.045
	N 60°53'00" W 18.067
2411116.310	2416254.261
	S 32°38'41" W 79.416
2411049.439	2416211.422
	S 15°21'59" E 4.000
2411045.582	2416212.482
	S 37°16'03" W 53.974
2411002.629	2416179.798
	S 39°41'45" W 47.208
2410966.305	2416149.646
	N 00°12'22" W 437.652
2411403.954	2416148.071
	N 00°12'22" W 25.005
2411428.959	2416147.981
	S 89°04'54" E 576.388
2411419.722	2416724.296
	S 89°04'54" E 193.293
2411416.624	2416917.564
	S 89°04'54" E 256.462
2411412.514	2417173.993
	S 89°04'54" E 176.712
2411409.682	2417350.682
	S 00°25'52" W 17.139
2411392.544	2417350.553
	N 89°06'42" W 176.711
2411395.283	2417173.863
	N 89°06'42" W 100.471
2411396.841	2417073.404
	S 12°03'10" W 7.865
2411389.149	2417071.762
	S 12°03'10" W 511.505
2410888.920	2416964.954
	N 57°32'27" W 28.823
2410904.389	2416940.633

Closure Error Distance> 0.00000

Total Distance> 3524.780

Polyline Area: 391613 sq ft, 8.99 acres

Polyline Report_Lot 1

Tue Mar 25 08:13:44 2025

Northing	Easting	Bearing	Distance
2411421.588	2416607.888	N 89°04'54" W	459.966
2411428.959	2416147.981	S 00°12'22" E	25.005
2411403.954	2416148.071	S 00°12'22" E	437.652
2410966.305	2416149.646	N 39°41'45" E	47.208
2411002.629	2416179.798	N 37°16'03" E	53.974
2411045.582	2416212.482	N 15°21'59" W	4.000
2411049.439	2416211.422	N 32°38'41" E	79.416
2411116.310	2416254.261	S 60°53'00" E	18.067
2411107.519	2416270.045	S 43°35'13" E	24.343
2411089.886	2416286.829	S 70°29'57" E	60.753
2411069.606	2416344.097	N 77°30'10" E	44.525
2411079.241	2416387.567	N 61°39'05" E	13.525
2411085.663	2416399.470	S 64°44'07" E	36.852
2411069.934	2416432.797	S 18°35'15" E	50.335
2411022.225	2416448.841	S 61°35'21" E	33.972
2411006.061	2416478.721	S 10°40'30" E	11.113
2410995.141	2416480.779	S 82°30'41" E	24.154
2410991.993	2416504.727	S 35°56'27" E	16.286
2410978.807	2416514.286	N 77°41'28" E	15.230
2410982.054	2416529.166	S 77°00'32" E	36.309
2410973.892	2416564.546	N 63°52'36" E	22.109
2410983.626	2416584.396	S 60°46'14" E	6.664
2410980.372	2416590.212	N 02°17'39" E	441.569
2411421.588	2416607.888		

Closure Error Distance> 0.00000

Total Distance> 1963.026

Polyline Area: 173813 sq ft, 3.99 acres

Polyline Report_Lot 2

Tue Mar 25 08:14:07 2025

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

2410980.372	2416590.212	S 60°46'14" E 38.396	
2410961.623	2416623.719	S 79°40'44" E 31.404	
2410955.997	2416654.614	S 43°25'06" E 80.651	
2410897.415	2416710.048	N 68°48'00" E 48.415	
2410914.923	2416755.186	S 35°42'04" E 16.180	
2410901.783	2416764.629	N 68°01'02" E 21.065	
2410909.669	2416784.163	S 78°12'58" E 23.422	
2410904.886	2416807.091	N 75°23'14" E 64.223	
2410921.088	2416869.237	S 61°50'04" E 8.765	
2410916.951	2416876.964	S 26°51'47" W 8.691	
2410909.197	2416873.037	S 66°18'49" E 50.160	
2410889.047	2416918.971	N 54°41'30" E 26.545	
2410904.389	2416940.633	S 57°32'27" E 28.823	
2410888.920	2416964.954	N 12°03'10" E 519.370	
2411396.841	2417073.404	S 89°06'42" E 277.182	
2411392.544	2417350.553	N 00°25'52" E 17.139	
2411409.682	2417350.682	N 89°04'54" W 742.889	
2411421.588	2416607.888	S 02°17'39" W 441.569	
2410980.372	2416590.212		

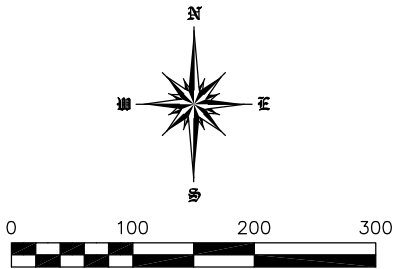
Closure Error Distance> 0.00000

Total Distance> 2444.892

Polyline Area: 217800 sq ft, 5.00 acres

UPLAND SPRINGS

LYING IN A PORTION OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 57 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 5/8" REBAR AND CAP, PLS 1947
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR AND CAP, PLS 7877
- CALCULATED POINT, NOTHING SET

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER DELINEATION BY TOM DUEBENDORFER, FILE 2004-1400044, AND SHOWN AS SUCH.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0715E, EFFECTIVE 11/18/2009.
- D) PARKER LANE IS A SHARED DRIVEWAY FOR THE SERVICE OF UPLAND MEADOWS.

PLACE RECORDING
LABEL HERE

LINE	BEARING	DISTANCE
L1	N39°41'45"E	47.21'
L2	N37°16'03"E	53.97'
L3	N15°21'59"W	4.00'
L4	N32°38'41"E	79.42'
L5	S60°53'00"E	18.07'
L6	S43°35'13"E	24.34'
L7	S70°29'57"E	60.75'
L8	N77°30'10"E	44.53'
L9	N61°39'05"E	13.52'
L10	S64°44'07"E	36.85'
L11	S18°35'15"E	50.33'
L12	S61°35'21"E	33.97'
L13	S10°40'30"E	11.11'
L14	S82°30'41"E	24.15'
L15	S35°56'27"E	16.29'
L16	N77°41'28"E	15.23'
L17	S77°00'32"E	36.31'
L18	N63°52'36"E	22.11'
L19	S60°46'14"E	45.06'
L20	S79°40'44"E	31.40'
L21	S43°25'06"E	80.65'
L22	N68°48'00"E	48.42'
L23	S35°42'04"E	16.18'
L24	N68°01'02"E	21.07'
L25	S78°12'58"E	23.42'
L26	N75°23'14"E	64.22'
L27	S61°50'04"E	8.76'
L28	S26°51'47"W	8.69'
L29	S66°18'49"E	50.16'
L30	N54°41'30"E	26.54'
L31	S57°32'27"E	28.82'

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 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°38'05" AT THE SOUTHWEST CORNER OF LOT 2, UPLAND MEADOWS.

SURVEYOR'S NARRATIVE

- 1) 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.
- 2) THE PURPOSE OF THIS SURVEY WAS TO PERFORM A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN INSTRUMENT NO. 847275 & 847276. FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- 3) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.



1/4	Section	Township	Range	MONTANA	IDAHO
	20	57 N	2 W		
PROJECT #: 24-236 BURNETT				OREGON	WASHINGTON
DRAWING NAME: 24-236 Burnett-UPLAND MLD TDLG				Plot Date:	3/24/2025
UPLAND SPRINGS				Scale: 1"=100'	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Checked By: TLAG	Drawn By: TDLG
				Sheet: 1 of 2	

UPLAND SPRINGS

LYING IN A PORTION OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT COLIN BURNETT AND SHAWNDA BURNETT, TRUSTEES OF THE COLIN AND SHAWNDA BURNETT LIVING TRUST DATED SEPTEMBER 11, 2023, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'UPLAND SPRINGS' BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, UPLAND MEADOWS, AS RECORDED IN BOOK 20 OF PLATS, PAGE 5, RECORDS OF BONNER COUNTY, IDAHO, THENCE SOUTH 00°12'22" EAST, 25.00 FEET;

THENCE SOUTH 00°12'22" EAST, 437.65 FEET TO THE CENTERLINE OF AN EXISTING CREEK, AS DEFINED IN WARRANTY DEED, INSTRUMENT NO. 1040558, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID CREEK CENTERLINE THE FOLLOWING (31) THIRTY–ONE COURSES:

1. NORTH 39°41'45" EAST, 47.21 FEET;
2. NORTH 37°16'03" EAST, 53.97 FEET;
3. NORTH 15°21'59" WEST, 4.00 FEET;
4. NORTH 32°38'41" EAST, 79.42 FEET;
5. SOUTH 60°53'00" EAST, 18.07 FEET;
6. SOUTH 43°35'13" EAST, 24.34 FEET;
7. SOUTH 70°29'57" EAST, 60.75 FEET;
8. NORTH 77°30'10" EAST, 44.53 FEET;
9. NORTH 61°39'05" EAST, 13.52 FEET;
10. SOUTH 64°44'07" EAST, 36.85 FEET;
11. SOUTH 18°35'15" EAST, 50.33 FEET;
12. SOUTH 61°35'21" EAST, 33.97 FEET;
13. SOUTH 10°40'30" EAST, 11.11 FEET;
14. SOUTH 82°30'41" EAST, 24.15 FEET;
15. SOUTH 35°56'27" EAST, 16.29 FEET;
16. NORTH 77°41'28" EAST, 15.23 FEET;
17. SOUTH 77°00'32" EAST, 36.31 FEET;
18. NORTH 63°52'36" EAST, 22.11 FEET;
19. SOUTH 60°46'14" EAST, 45.06 FEET;
20. SOUTH 79°40'44" EAST, 31.40 FEET;
21. SOUTH 43°25'06" EAST, 80.65 FEET;
22. NORTH 68°48'00" EAST, 48.42 FEET;
23. SOUTH 35°42'04" EAST, 16.18 FEET;
24. NORTH 68°01'02" EAST, 21.07 FEET;
25. SOUTH 78°12'58" EAST, 23.42 FEET;
26. NORTH 75°23'14" EAST, 64.22 FEET;
27. SOUTH 61°50'04" EAST, 8.76 FEET;
28. SOUTH 26°51'47" WEST, 8.69 FEET;
29. SOUTH 66°18'49" EAST, 50.16 FEET;
30. NORTH 54°41'30" EAST, 26.54 FEET;
31. SOUTH 57°32'27" EAST, 28.82 FEET;

THENCE LEAVING SAID CREEK CENTERLINE, NORTH 12°03'10" EAST, 511.51 FEET;
THENCE NORTH 12°03'10" EAST, 7.86 FEET;
THENCE SOUTH 89°06'42" EAST, 100.47 FEET;
THENCE SOUTH 89°06'42" EAST, 176.71 FEET;
THENCE NORTH 00°25'52" EAST, 17.14 FEET;
THENCE NORTH 89°04'54" WEST, 176.71 FEET;
THENCE NORTH 89°04'54" WEST, 256.46 FEET;
THENCE NORTH 89°04'54" WEST, 193.29 FEET;
THENCE NORTH 89°04'54" WEST, 576.39 FEET, TO THE POINT OF BEGINNING ENCOMPASSING AN AREA OF 8.99 ACRES.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

COLIN BURNETT, TRUSTEE	DATE
SHAWNDA BURNETT, TRUSTEE	DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED COLIN & SHAWNDA BURNETT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEES OF THE COLIN AND SHAWNDA BURNETT LIVING TRUST.

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

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE, FILE NO. 24526504, DATED OCTOBER 31, 2024.

1. A PUBLIC UTILITIES EASEMENT GRANTED TO THE UNITED STATES OF AMERICA. RECORDED JUNE 17, 1950, INST. NO. 34953.
2. RIGHT OF WAY DEED IN FAVOR OF THE COUNTY OF BONNER, STATE OF IDAHO. RECORDED AUGUST 12, 1955, INST. NO. 53835.
3. A PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC GAS TRANSMISSION COMPANY. RECORDED DECEMBER 2, 1959, INST. NO. 73440.
4. A PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC POWER AND LIGHT COMPANY, INC. RECORDED MARCH 25, 1970, INST. NO. 126550.
5. A PUBLIC UTILITIES EASEMENT GRANTED TO THE PACIFIC POWER AND LIGHT COMPANY, INC. RECORDED DECEMBER 29, 1971, INST. NO. 137866.
6. A PUBLIC UTILITIES EASEMENT GRANTED TO SYRINGA HEIGHTS WATER DISTRICT. RECORDED APRIL 4, 2002, INST. NO. 599073.
7. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY. RECORDED NOVEMBER 7, 2003, INST. NO. 638260.
8. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY. RECORDED JULY 9, 2004, INST. NO. 654251.
9. A PUBLIC UTILITIES EASEMENT GRANTED TO THE AVISTA CORPORATION. RECORDED JULY 26, 2006, INST. NO. 709157.
10. AN INGRESS, EGRESS AND UTILITIES EASEMENT GRANTED TO BRAD GOLPHENEE AND MARIA GOLPHENEE, HUSBAND AND WIFE. RECORDED MAY 15, 2013, INST. NO. 844347.
11. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN WARRANTY DEED, EXECUTED BY BRAD GOLPHENEE AND MARIA GOLPHENEE, HUSBAND AND WIFE. RECORDED DECEMBER 10, 2020, INST. NO. 971988.
12. SCRIVENER’S AFFIDAVIT. RECORDED FEBRUARY 10, 2021, INST. NO. 976083.
13. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY THE UPLAND MEADOWS PLAT. RECORDED MARCH 1, 2023, INST. NO. 1017362.
14. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY. RECORDED JUNE 27, 2024, INST. NO. 1034987.
15. A DRAIN FIELD EASEMENT GRANTED TO SETH JACOBSON AND CINDY SHORT, HUSBAND AND WIFE. RECORDED AUGUST 12, 2024, INST. NO. 1036812.

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.

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 20, TOWNSHIP 57 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	UPLAND SPRINGS	
	20	57 N	2 W				
PROJECT #: 24-236 BURNETT				OREGON WASHINGTON		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
DRAWING NAME: 24-236 Burnett-UPLAND MLD TDLG				Plot Date: 3/24/2025		Scale: N/A	
						Checked By: TLAG	Drawn By: TDLG
						Sheet: 2 of 2	