

# 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: Carey Spears

From: Daniel Britt, Planner

Date: June 23, 2025

**Subject: Blue-line review for MLD0026-25: Spears Addition**

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: **Russell Badgley**.

Please submit payment of **\$308.14** covering the County Surveyor's fee for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

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**WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:**

- |  |   |
|--|---|
| ✓ All plat corrections.  | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.                               |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met.   |
| ✓ County surveyor fee paid to the Bonner County Planning Department.   | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
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**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>Spears Estates</b>		File No: <b>MLD0026-25</b>
Received by: Daniel Britt, Planner	Received from: Russell Badgley	Date Received: 5.1.25

### Blueline Review

Completed	Date	Initial	Department/ Office
x	6.5.25	DB	Bonner County Planning Department
X	5.28.25	AD	Assessor's Office
X	5.23.25	MM	Bonner County Road & Bridge Department
X	5.21.25	MC	GIS Department
X	5.31.25	GD	County Surveyor



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** MLD0026-25 **DATE OF REPORT:** 6/11/2025  
**APPLICANT:** Carey Spears **PARCEL #:** RP56N03W153151A  
**SUBDIVISION NAME/LOTS:** Spears Estates

#### SUMMARY OF PROPOSAL:

The applicant is proposing to divide a 34.34 acre parcel into (1) 20.02 acre lot and (1) 14.32 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 The 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(B) Initial point shall be shown
- 4 Per BCRC 12-646(J) Scale needs to be corrected to shown 1"=100'

#### STANDARDS REVIEW:

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

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 No In an area of City impact: No

lift the sanitary restrictions on the property?: Yes

12-660 (D) (2) (a) Alignment with Yes 12-621 Depth to width/ Angle of

existing/planned roads/easements:

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

intersection:

12-622 Submerged Lands: **N/A**

12-626.A Environmental Features: **No**

## **FINDINGS:**

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The lots conform to the Rural-10 zoning.
3. The properties will be accessed off Lakeshore Drive.
4. Properties will be served by an individual well and septic system.
5. Power will be served by Northern Lights.
6. The properties are within the Sagle Fire District.
7. There are not mapped slopes over 15% grade
8. The properties do not contain any mapped water courses.
9. The properties do not contain any mapped wetlands.

## **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

# SPEARS ESTATES

## SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SPEARS ESTATES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS

### 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 \_\_\_\_, 2025.

BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025, AT \_\_\_\_ M. IN

BOOK \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC, AS INSTRUMENT NO. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CAREY A. SPEARS AND RONALD B. SPEARS (DECEASED), OF THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "SPEARS ADDITION", LOCATED IN SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°53'07"E, 25.00 FEET TO A 5/8" REBAR, WITH A PLASTIC CAP "REB 12458", ALSO BEING THE POINT OF BEGINNING;

THENCE N89°53'07"E, ALONG NORTH LINE OF SAID SECTION, 1024.43 FEET TO THE INTERSECTION OF THE SPOKANE INTERNATIONAL RAILROAD WESTERLY RIGHT-OF-WAY, BEING A 5/8" REBAR WITH PLASTIC CAP "PLS 10559";

THENCE S53°39'41"W, ALONG THE SAID RAILROAD RIGHT-OF-WAY, 681.70 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 707.12 FEET, ALONG A 5679.65 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 7°08'00", AND A CHORD WHICH BEARS S91°34'41"W, 706.66 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S12°47'41"W, 319.59 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458"; THENCE, DEPARTING SAID RAILROAD RIGHT-OF-WAY, N68°56'12"W, 131.82 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S23°56'30"W, 252.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAKESHORE DR, BEING A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE, ALONG THE SAID WESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

N43°36'26"W, 114.25 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 285.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 261.91 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

193.27 FEET, ALONG A 313.95 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°16'18", AND A CHORD WHICH BEARS S25°58'17"E, 190.23 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N02°32'0"W, 1218.41 FEET RETURNING TO THE POINT OF BEGINNING.

WATER PROVIDED BY PRIVATE WELL.

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM.

(DECEASED)

RONALD B. SPEARS

CAREY A. SPEARS

### OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED CAREY A. SPEARS IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN SAID 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. GENERAL TAXES FOR THE YEAR 2025, A LIEN IN THE PROCESS OF ASSESSMENT, NOT YET DUE OR PAYABLE.  
TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE YEAR 2024 WERE PAID IN THE AMOUNT OF \$2428.18: EXEMPTION(S): NONE  
PARCEL NO.: RP56H03W153151  
A/R NO.: 21182
2. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE CONSTRUCTION AND OPERATION OF THE RAILROAD ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE SPOKANE INTERNATIONAL RAILWAY COMPANY RECORDED MAY 28, 1906, AS (INSTRUMENT) 18271, OFFICIAL RECORDS.
3. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED OCTOBER 4, 1947, AS (INSTRUMENT) 25636, OFFICIAL RECORDS.
4. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONDEMNED BY THE UNITED STATES OF AMERICA, BY DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS. (PARCEL NOT EFFECTED)
5. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED NOVEMBER 9, 1972, AS (INSTRUMENT) 144965, OFFICIAL RECORDS.
6. AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICE, POWER SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED RECORDED APRIL 5, 2000, AS (INSTRUMENT) 561997, OFFICIAL RECORDS.
7. RIGHTS, EASEMENTS, INTERESTS OR CLAIMS THAT MAY EXIST BY REASON OF, OR REFLECTED BY, THE FACTS SHOWN ON THE RECORD OF SURVEY RECORDED OCTOBER 12, 2023, AS (INSTRUMENT) 1026401, OFFICIAL RECORDS.

### 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 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.


DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.


**PRELIMINARY**  
12458  
RUSSELL E. BADGLEY  
STATE OF IDAHO  
RUSSELL E. BADGLEY  
PLS 12458

SECTION 15, TWP 56N, R3E 34W, B.M.	SHEET TITLE: <b>SPEARS ESTATES</b>	4/21/2025

# Summary of comments: MLD0026-25 Blueline Plat.pdf

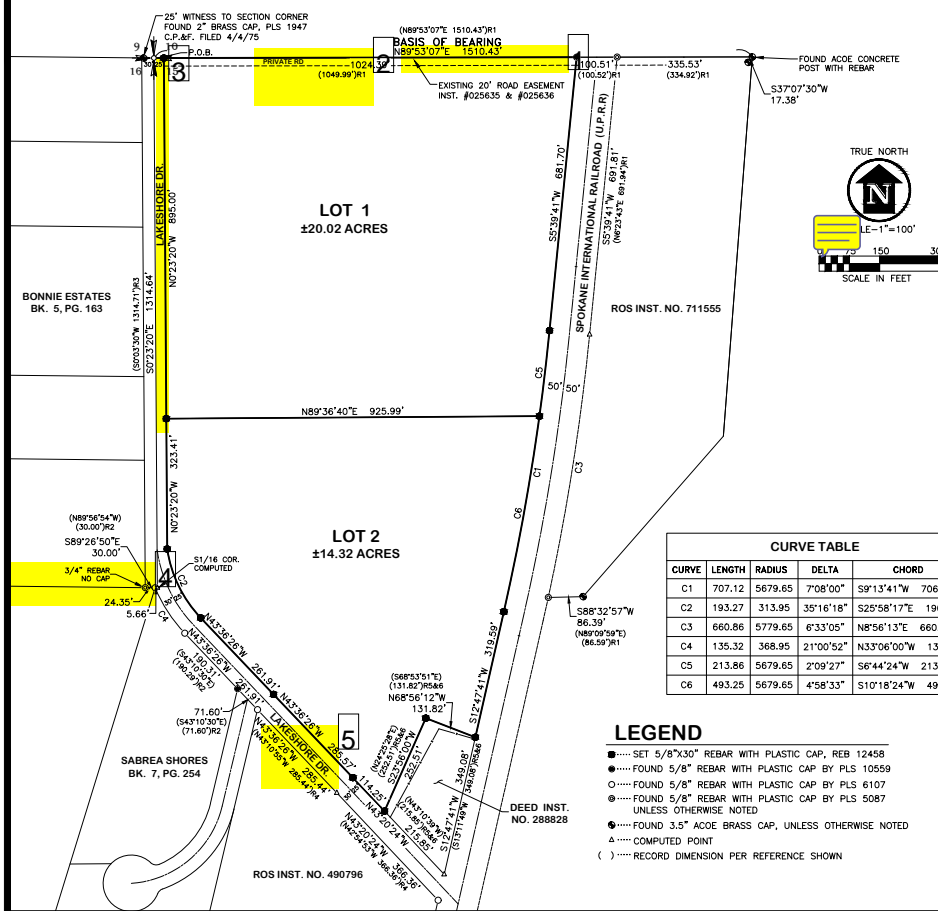
Page:1

 Number: 1 Author: Alicia Deabenderfer Date: 2025-05-28 13:31:53  
The Spears have community property with right of survivorship. Can a death certificate be recorded so we can remove Ronald from title/owner certificate and only have Carey A Spears?

 Number: 2 Author: Alicia Deabenderfer Date: 2025-05-28 12:50:59  
legal description does not close

# SPEARS ESTATES

## SECTION 15, TOWNSHIP 56 N, R 3 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

GEODETIC BASED ON GPS OBSERVATIONS.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL DESCRIBED IN DEED INST. NO. 955729 INTO TWO PARCELS. THE DESCRIPTION INCLUDES AN EXCEPTION, WITH THE SAME DESCRIPTION AS DEED INST. NO. 288828, THE LOCATION OF THE EXCEPTION PARCEL FALLS APPROXIMATELY 23 FEET INTO THE RAILROAD RIGHT-OF-WAY AND THE RIGHT-OF-WAY OF LAKESHORE DRIVE WHEN USING THE METES AND BOUNDS DIMENSIONS FROM THE SECTION CORNER. THE EXCEPTION PARCEL SHAPE AND LOCATION APPEARS TO BE INTENDED TO ADJOIN SAID RIGHT-OF-WAYS ALTHOUGH IT WAS NOT SPECIFIED AS SUCH IN THE DEED. I ADJUSTED THE LOCATION OF THE SOUTHEAST CORNER OF THE EXCEPTION PARCEL TO BE AT THE INTERSECTION OF SAID RIGHT-OF-WAYS. I THEN HELD THE RECORD DISTANCES FOR THE EXCEPTION PARCEL DIMENSIONS. THIS ALSO ENSURES THAT ALL OF THE IMPROVEMENTS ON THE EXCEPTION PARCEL ARE WITHIN ITS BOUNDARY. THE RIGHT-OF-WAY OF THE RAILROAD WAS DETERMINED USING FOUND MONUMENTS PER R1 AND LOCATING THE RAILS. THE RIGHT-OF-WAY OF LAKESHORE DRIVE WAS DETERMINED USING FOUND MONUMENTS PER R2, R3, AND R4 TO DEFINE THE CENTERLINE AND THEN OFFSETTING THE CENTERLINE 25 FEET. THIS IS CONSISTENT WITH THE ACTUAL ROAD LOCATION.

### REFERENCES

1. RECORD OF SURVEY INST. NO. 711555
2. PLAT OF SABREA SHORES, BK. 7, PG. 254, INST. NO. 691730
3. PLAT OF BONNIE ESTATES SUBDIVISION, BK. 5, PG. 163, INST. NO. 504369
4. RECORD OF SURVEY INST. NO. 490796
5. DEED INST. NO. 955729
6. DEED INST. NO. 288828

### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

RUSSELL E. BADGLEY

PLS 12458



### LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 10559
- FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 6107
- FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 5087 UNLESS OTHERWISE NOTED
- FOUND 3.5" ACCE BRASS CAP, UNLESS OTHERWISE NOTED
- △ COMPUTED POINT
- ( ) RECORD DIMENSION PER REFERENCE SHOWN

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	707.12	5679.65	7°08'00"	S9°13'41"W 706.66
C2	193.27	313.95	35°16'18"	S25°58'17"E 190.23
C3	660.86	5779.65	6°33'05"	N8°56'13"E 660.50
C4	135.32	368.95	21°00'52"	N33°06'00"W 134.56
C5	213.86	5679.65	2°09'27"	S6°44'24"W 213.85
C6	493.25	5679.65	4°58'33"	S10°18'24"W 493.10

SECTION 15, TWP 56N, R3E, B.M.	SHEET TITLE: SPEARS ESTATES	DATE: 4/21/2025
		SCALE: 1"=150'
		DRAWN: TOR
		CHECKED: REB
		PREPARED BY: JAS
		CAD FILE NO: 2025-001
		DATE: 4/21/2025
		SHT. 2 OF 2

James A. Sewell and Associates, LLC  
CONSULTING ENGINEERS  
SANDPOINT, ID, 83864, (208)263-4160



Number: 1 Author: Matt Mulder Date: 2025-05-23 11:18:00

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Label Stormcloud Drive and list is as a private road.



Number: 2 Author: Monica Carash Date: 2025-05-21 10:55:33

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Label road as Stormcloud Drive



Number: 3 Author: Matt Mulder Date: 2025-05-23 11:19:11

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Dedicate an additional 5ft of ROW along Lakeshore Drive to match the other side an provide for the current standard ROW width of 60ft for a County maintained public road.



Number: 4 Author: Matt Mulder Date: 2025-05-23 11:21:19

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Show Camp Peine Rd and Ponderosa Ranch Rd. Label them as private.



Number: 5 Author: Matt Mulder Date: 2025-05-23 11:19:54

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Label Lakeshore Drive as a County maintained public road and list instrument number for how the ROW was established.





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

May 28, 2025

Bonner County Planning Dept  
SPEARS ESTATES  
MLD0026-25  
SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST  
RP56N03W153151A

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.

- Legal description does not close
- Owner's certificate and signature line has Ronald B Spears (deceased). The Spears have community property with rights of survivorship. Can a death certificate be recorded so Ronald can be removed from the title/owners certificate?

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer  
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, May 21, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – SPEARS ESTATES (MLD0026-25)**  
**SECTION 15, TOWNSHIP 56N, RANGE 3W**

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>

# HIGHLAND SURVEYING

May 31, 2025

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

Re: Plat Review – MLD0026-25 Spears Estates

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) Basis of Bearings must meet requirements of 55-1902(2), 55-1906(2), 50-1301(1), and 50-1304(2i).
- 2) Include tie to second monument in approved list. I.C. 50-1304 (2)(g) with CP&F reference.
- 3) Map Closures –
  - a. Provide closure report for overall boundary.
  - b. On face of plat, sum of lengths of C5 and C6 disagree with C1.
  - c. Radii of C5 and C6 on plat disagree with lot closure reports.
- 4) Owner's Certificate indicates Ronald B Spears is deceased, leaving a signature line for Carey A. Spears only and Acknowledgement statement is for Carey A. Pears only, yet Subdivision Guarantee indicates ownership in both names. Please reconcile.
- 5) Reconcile differences between Legal Description in Owner's Cert and map concerning:
  - a. Course with distance of 1024.43' in cert but 1024.39' on map
  - b. Course with bearing of N 43°36'26" W in cert, but N 43°20'24" W on map.
  - c. For clarity sake, please consider swapping S 25°58'17" E with N 25°58'17" W in Chord Bearing since this part of the legal description reads in the NW'ly direction.
- 6) Include "of Plats" in Recorder's Certificate.

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,



Grant Dorman, PLS

## INVOICE

Highland Surveying LLC

6811 Main St

Ste C

Bonnors Ferry, ID 83805-0432

info@highlandsurveying.net

+1 (208) 267-2080

# HIGHLAND SURVEYING

### 316 - Bonner County:316-01 Bonner County Planning Department

#### Bill to

316-01 Bonner County Planning

Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

#### Ship to

316-01 Bonner County Planning

Department

1500 HWY 2, Suite 208

Sandpoint, ID 83864

#### Invoice details

Invoice no.: 1029

Terms: Net 30

Invoice date: 05/31/2025

Due date: 06/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Bonner County Surveyor Review</b>	MLD0026-25 Spears Estates	1	\$265.00	\$265.00
2.	<b>Copies &amp; Recording Fees</b>		1	\$43.14	\$43.14

**Total** **\$308.14**

### Ways to pay



Thank you for choosing to work with us on your survey. We accept payments online with a card, bank transfer or check by mail.

Billing Address:

P.O. Box 432

Moyie Springs, ID 83845

[View and pay](#)

MLD0026-25 Spears Estates

5/31/2025

File:

Date:

## Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
<b>Surveyor 54-12</b>		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
<b>Surveys 55-19 &amp; Plats 50-13</b>		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	#1
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	#2
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	#3
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining. Adjoining Subdivisions labeled or shown unplatted.	<del>✓</del> ✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	✓
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	—
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	—
<b>Plats Only 50-13</b>		
50-1303	Centerline Monuments with description	—
50-1304(2a)	Show Streets and alleys show width and courses	✓
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	#2
50-1304(2h)	Reference or Show easements	✓
50-1304(2l)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	#4, #5
50-1309(1), 51-1	Acknowledgment(s)	#A
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerk	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	#C
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	—
50-1309(1)	Surveyor's Certificate	✓
50-1305	County Surveyor's Certificate	✓
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If Interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	—
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	—
<b>Add'l for Condos 55-15</b>		
55-1504(c(i))	Survey map of ground surface of project	✓
55-1504(c(ii))	Diagrammatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	—
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	—



# SPEARS ESTATES

## SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTYSURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SPEARS ESTATES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS 11th DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 11th DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, SHALL BE MAINTAINED AND ENFORCED BY THE DISTRICT. THE DISTRICT SHALL SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

### COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 11th DAY OF \_\_\_\_\_, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS

### 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 11th DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS 11th DAY OF Feb 2025, AT \_\_\_\_\_ M. IN \_\_\_\_\_ BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC, AS INSTRUMENT NO. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CAREY A. SPEARS AND RONALD B. SPEARS (DECEASED), IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "SPEARS ADDITION" LOCATED IN SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°53'07"E, 25.00 FEET TO A 5/8" REBAR, WITH A PLASTIC CAP "REB 12458", ALSO BEING THE POINT OF BEGINNING;

THENCE N89°53'07"E, ALONG NORTH LINE OF SAID SECTION 15, 1024.43 FEET TO THE INTERSECTION OF THE SPOKANE INTERNATIONAL RAILROAD WESTERLY RIGHT-OF-WAY, BEING A 5/8" REBAR WITH PLASTIC CAP "PLS 10359";

THENCE S53°39'41"W, ALONG THE SAID RAILROAD RIGHT-OF-WAY, 681.70 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 707.12 FEET, ALONG A 5679.65 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 70°00', AND A CHORD WHICH BEARS S91°14'1"W, 706.66 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S12°47'41"W, 319.59 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458"; THENCE DEPARTING SAID RAILROAD RIGHT-OF-WAY, N88°56'12"W, 131.82 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S23°56'00"W, 252.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAKESHORE DR, BEING A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE, ALONG THE SAID WESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

N41°36'26"W, 114.25 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 285.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 261.91 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

193.27 FEET, ALONG A 313.95 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°16'18", AND A CHORD WHICH BEARS S32°58'17"E, 190.23 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N073°20'W, 1218.41 FEET RETURNING TO THE POINT OF BEGINNING.

WATER PROVIDED BY PRIVATE WELL

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM.

RONALD B. SPEARS

CAREY A. SPEARS

### OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED CAREY A. SPEARS IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN SAID 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. GENERAL TAXES FOR THE YEAR 2025, A LIEN IN THE PROCESS OF BEING LIFTED, NOT YET DUE OR PAYABLE.  
TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE YEAR 2024 WERE PAID IN THE AMOUNT OF \$2428.18; EXEMPTION(S): NONE

PARCEL NO.: RP56NO3W153151

2. CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE CONSTRUCTION AND OPERATION OF THE RAILROAD ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE SPOKANE INTERNATIONAL RAILWAY COMPANY RECORDED MAY 28, 1906, AS (INSTRUMENT) 18271, OFFICIAL RECORDS.

3. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS HEREIN SET FORTH, GRANTED IN A DOCUMENT RECORDED OCTOBER 1, 1947, AS (INSTRUMENT) 25636, OFFICIAL RECORDS.

4. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH, GRANTED IN A DOCUMENT RECORDED AUGUST 18, 1932, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

(PARCEL NOT EFFECTED)  
5. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN UTILITIES, INC., IN DEED RECORDED NOVEMBER 9, 1972, AS (INSTRUMENT) 144665, OFFICIAL RECORDS.

6. AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY FOR THE OPERATION AND MAINTENANCE OF THE FACILITIES AND PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED RECORDED APRIL 5, 2000, AS (INSTRUMENT) 561997, OFFICIAL RECORDS.

7. RIGHTS, EASEMENTS, INTERESTS OR CLAIMS THAT MAY EXIST BY REASON OF, OR REFLECTED BY, THE FACTS SHOWN ON THE RECORD OF SAID PLAT RECORDED OCTOBER 12, 2023, AS (INSTRUMENT) 1026401, OFFICIAL RECORDS.

### 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 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 11th DAY OF \_\_\_\_\_, 2025.



RUSSELL E. BAUGLEY

PLS 12458

SHEET TITLE: SPEARS ESTATES



SECTION 15, TWP 56N, R3E, B.M.

DATE: 4/21/2025

SCALE: 1" = 150'

DRAWN: TOR

CHECKED: REB

PROJECT NO: 15678-PL-001

DATE: 4/21/2025

BY: JAS

SHR-OF 2

James A. Sewell and Associates, LLC

CONSULTING ENGINEERS

SANDPOINT, ID. 83864, (208)263-4160

SECTION 15, TOWNSHIP 56 N, R 3 WEST, B.M., BONNER COUNTY, IDAHO



170711

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL DESCRIBED IN DEED INST. NO. 957/29 INTO TWO PARCELS. THE DESCRIPTION INCLUDES AN EXCEPTION, WITH THE SAME DESCRIPTION AS DEED INST. NO. 2888/28, WITH THE EXCEPTION PARCEL FALLS APPROXIMATELY 23 FEET INTO THE RAILROAD RIGHT-OF-WAY. THE RIGHT-OF-WAY OF LAKESHORE DRIVE IS APPROXIMATELY 100 METERS WIDE, AND THE REMAINING FROM THE SECTION CORNER, THE EXCEPTION PARCEL SHAPE AND LOCATION APPEARS TO BE INTENDED TO ACQUIRE SAID RIGHT-OF-WAYS. ALTHOUGH IT WAS NOT SPECIFIED AS SUCH IN THE DEED, I ADJUSTED THE LOCATION OF THE SOUTHEAST CORNER OF THE EXCEPTION PARCEL TO BE THE INTERSECTION OF THE RIGHT-OF-WAY OF LAKESHORE DRIVE AND THE RIGHT-OF-WAY OF THE EXCEPTION PARCEL DIMENSIONS. THIS ALSO ENSURES THAT ALL OF THE IMPROVEMENTS ON THE EXCEPTION PARCEL ARE WITHIN IT'S BOUNDARY. THE RIGHT-OF-WAY OF THE RAILROAD WAS DETERMINED USING FOUND MONUMENTS PER R1 AND LOCATING THE RAILS. THE RIGHT-OF-WAY OF LAKESHORE DRIVE WAS DETERMINED BY THE CENTERLINE OF THE DRIVE, PER R4, TO DEFINE THE CENTERLINE, AND THEN OFFSETTING THE CENTERLINE 25 FEET. THIS IS CONSISTENT WITH THE ACTUAL ROAD LOCATION.

1. RECORD OF SURVEY INST. NO. 711555
2. PLAT OF SABREA SHORES, BK. 7, PG. 254,  
INST. NO. 691730
3. PLAT OF BONNIE ESTATES SUBDIVISION, BK. 5,  
PG. 163, INST. NO. 504369
4. RECORD OF SURVEY INST. NO. 490796
5. DEED INST. NO. 955729
6. DEED INST. NO. 288828

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

LEGEND

Don't agree w/ closures

## LEGEND

- 1.....SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458  
 2.....FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 10559  
 3.....FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 6107  
 4.....FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 5087  
 5.....UNLESS OTHERWISE NOTED  
 6.....FOUND 3.5" ACOE BRASS CAP, UNLESS OTHERWISE NOTED  
 7.....COMPUTED POINT  
 8.....RECORD DIMENSION PER REFERENCE SHOWN



RUSSELL E. BADGLEY	12458	PLS 12458
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SHEET TITLE: SPEARS ESTATES

**James A. Sewell and Associates, LLC**  
CONSULTING ENGINEERS  
A SEWELL  
SERIES  
JAS  
SERVICES  
AND ASSOCIATES  
SANDBOARD IN 87964 / 209/327-4150

**SANDPOINT, ID, 83864, (208)263-4160**

SHT 2 OF 2



# Mapcheck 1: LOT 1 SPEARS ESTATES

## Closure Summary

Precision, 1 part in: 1176079.40' ✓

Error distance: 0.00'

Error direction: S63°08'18"W

Area: 872038.58 Sq. Ft. ✓

Square area: 872038.58

Perimeter: 3740.94'

## Point of Beginning

### Side 1: Line

Direction: N89°53'07"E ✓

Distance: 1024.39' ✓

### Side 2: Line

Direction: S5°39'41"W ✓

Distance: 681.70' ✓

### Side 3: Curve

Curve direction: Clockwise

Radius: [5679.46']

Arc length: 213.86' ✓

Delta angle: 2°09'27" ✓

Tangent: [106.94']

Chord direction: S6°44'24"W ✓

Chord angle: [-178°55'17"]

Chord distance: 213.85' ✓

### Side 4: Line

Direction: S89°36'40"W ✓

Distance: 925.99' ✓

### Side 5: Line

Direction: N0°23'20"W ✓

Distance: 895.00' ✓

— Disagree w/ plat



Mapcheck 2: LOT 2

Closure Summary

Precision, 1 part in: 910829.31' ✓

Error distance: 0.00'

Error direction: N65°26'35"E

Area: 623661.61 Sq. Ft. ✓

Square area: 623661.61

Perimeter: 3301.57'

Point of Beginning

Side 1: Line

Direction: N89°36'40"E ✓

Distance: 925.99' ✓

Side 2: Curve

Curve direction: Clockwise

Radius: [5679.74']

Arc length: 493.25' ✓

Delta angle: 4°58'33" ✓

Tangent: [246.78']

Chord direction: S10°18'24"W ✓

Chord angle: [-79°18'16"]

Deflection angle: [100°41'44"]

Chord distance: 493.10' ✓

Side 3: Line

Direction: S12°47'41"W ✓

Distance: 319.59' ✓

Side 4: Line

Direction: N68°56'12"W ✓

Distance: 131.82' ✓

Side 5: Line

Direction: S23°56'00"W ✓

Distance: 252.51' ✓

Side 6: Line

Direction: N43°20'24"W ✓

Distance: 114.25' ✓

Side 7: Line

Direction: N43°36'26"W ✓

Distance: 285.57' ✓

Side 8: Line

Direction: N43°36'26"W ✓

Distance: 261.91' ✓

Side 9: Curve

Curve direction: Clockwise

Radius: [313.95'] ✓

Arc length: 193.27' ✓

- Disagree w/ plat

Delta angle:  $35^{\circ}16'18''$  ✓  
Tangent: [99.81']  
Chord direction:  $N25^{\circ}58'17''W$  ✓  
Chord angle:  $[-162^{\circ}21'51'']$   
Deflection angle:  $[17^{\circ}38'09'']$   
Chord distance: 190.23' ✓

Side 10: Line

Direction:  $N0^{\circ}23'20''W$  ✓  
Distance: 323.41' ✓

# SPEARS ESTATES

## SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SPEARS ESTATES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS

### 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 \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_.M. IN

BOOK \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CAREY A. SPEARS AND RONALD B. SPEARS (DECEASED), IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "SPEARS ADDITION", LOCATED IN SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°53'07"E, 25.00 FEET TO A 5/8" REBAR, WITH A PLASTIC CAP "REB 12458", ALSO BEING THE POINT OF BEGINNING;

THENCE N89°53'07"E, ALONG NORTH LINE OF SAID SECTION, 1024.43 FEET TO THE INTERSECTION OF THE SPOKANE INTERNATIONAL RAILROAD WESTERLY RIGHT-OF-WAY, BEING A 5/8" REBAR WITH PLASTIC CAP "PLS 10559";

THENCE S53°39'41"W, ALONG THE SAID RAILROAD RIGHT-OF-WAY, 681.70 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 707.12 FEET, ALONG A 5679.65 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 7°08'00", AND A CHORD WHICH BEARS S9°13'41"W, 706.66 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S12°47'41"W, 319.59 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE, DEPARTING SAID RAILROAD RIGHT-OF-WAY, N68°56'12"W, 131.82 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S23°56'00"W, 252.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAKESHORE DR, BEING A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE, ALONG THE SAID WESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

N43°36'26"W, 114.25 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 285.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 261.91 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

193.27 FEET, ALONG A 313.95 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°16'18", AND A CHORD WHICH BEARS S25°58'17"E, 190.23 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N0°23'20"W, 1218.41 FEET RETURNING TO THE POINT OF BEGINNING.

WATER PROVIDED BY PRIVATE WELL

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM.

(DECEASED)

RONALD B. SPEARS

CAREY A. SPEARS

### OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED CAREY A. SPEARS IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN SAID 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. GENERAL TAXES FOR THE YEAR 2025, A LIEN IN THE PROCESS OF ASSESSMENT, NOT YET DUE OR PAYABLE.  
TAX NOTE:  
TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE YEAR 2024 WERE PAID IN THE AMOUNT OF \$2428.18:  
EXEMPTION(S): NONE  
PARCEL NO.: RP56N03W153151  
AIN NO.: 21182
2. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE CONSTRUCTION AND OPERATION OF THE RAILROAD ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE SPOKANE INTERNATIONAL RAILWAY COMPANY RECORDED MAY 28, 1906, AS (INSTRUMENT) 18271, OFFICIAL RECORDS.
3. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED OCTOBER 4, 1947, AS (INSTRUMENT) 25636, OFFICIAL RECORDS.
4. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONDEMNED BY THE UNITED STATES OF AMERICA, BY DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS. (PARCEL NOT EFFECTED)
5. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED NOVEMBER 9, 1972, AS (INSTRUMENT) 144965, OFFICIAL RECORDS.
6. AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICE, POWER SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED RECORDED APRIL 5, 2000, AS (INSTRUMENT) 561997, OFFICIAL RECORDS.
7. RIGHTS, EASEMENTS, INTERESTS OR CLAIMS THAT MAY EXIST BY REASON OF, OR REFLECTED BY, THE FACTS SHOWN ON THE RECORD OF SURVEY RECORDED OCTOBER 12, 2023, AS (INSTRUMENT) 1026401, OFFICIAL RECORDS.

### SURVEYOR'S CERTIFICATE

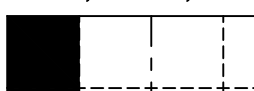

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

RUSSELL E. BADGLEY

PLS 12458

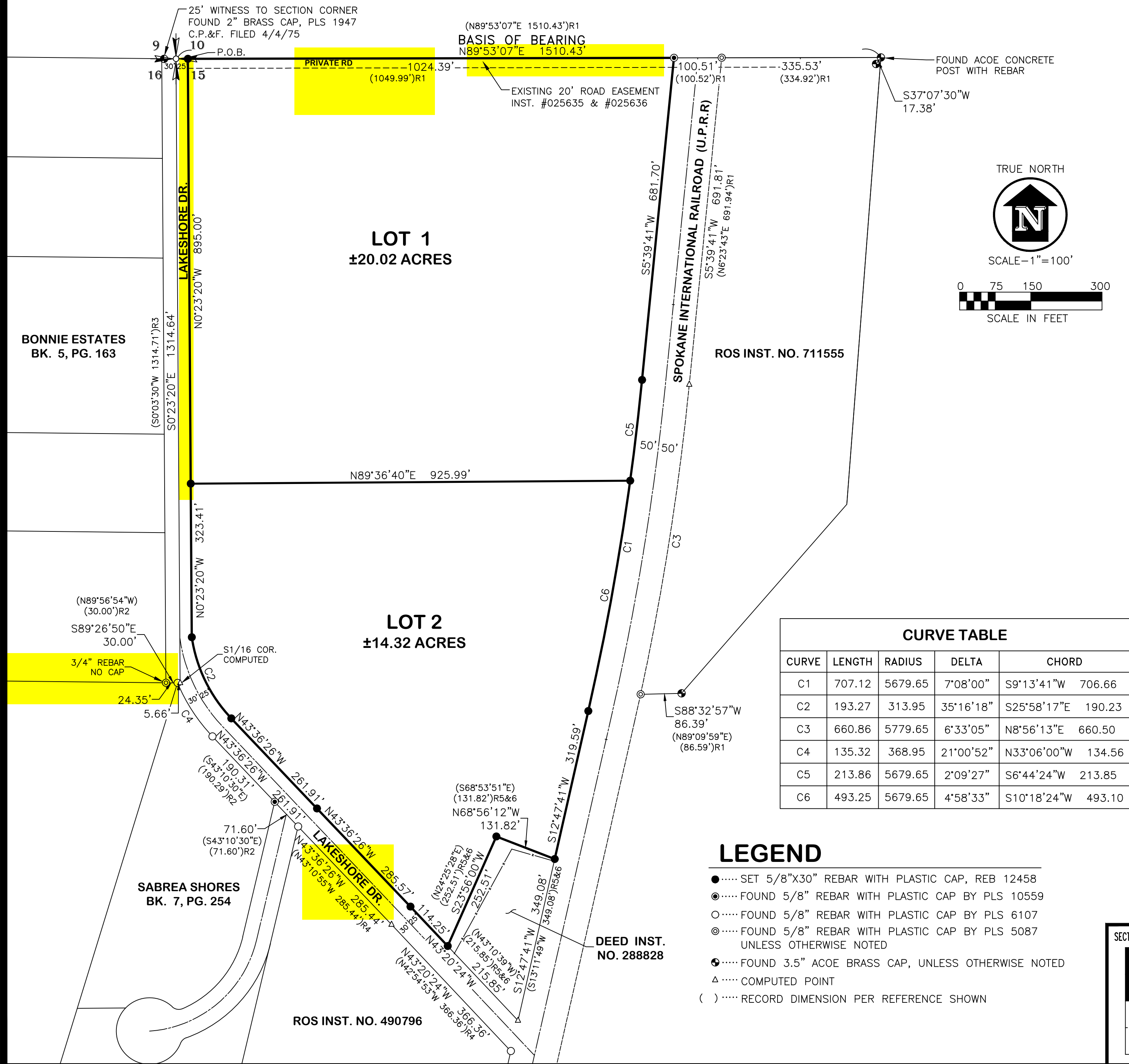


SECTION 15, TWP 56N, RNG 3W, B.M. 	SHEET TITLE: <b>SPEARS ESTATES</b>	DATE: <b>4/21/2025</b>
		SCALE: <b>1"=150'</b>
		DRAWN: <b>TDR</b>
	<b>James A. Sewell and Associates, LLC</b> CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160	CHECKED: <b>REB</b>
		PROJ. NO.: <b>19628-25-001</b>
		CAD FILE NO.: <b>S-SPEARS-ROS</b>
		SHT. <b>1</b> OF <b>2</b>



# SPEARS ESTATES

## SECTION 15, TOWNSHIP 56 N, R 3 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

GEODETIC BASED ON GPS OBSERVATIONS.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL DESCRIBED IN DEED INST. NO. 955729 INTO TWO PARCELS. THE DESCRIPTION INCLUDES AN EXCEPTION, WITH THE SAME DESCRIPTION AS DEED INST. NO. 288828. THE LOCATION OF THE EXCEPTION PARCEL FALLS APPROXIMATELY 23 FEET INTO THE RAILROAD RIGHT-OF-WAY AND THE RIGHT-OF-WAY OF LAKESHORE DRIVE WHEN USING THE METES AND BOUNDS DIMENSIONS FROM THE SECTION CORNER. THE EXCEPTION PARCEL SHAPE AND LOCATION APPEARS TO BE INTENDED TO ADJOIN SAID RIGHT-OF-WAYS ALTHOUGH IT WAS NOT SPECIFIED AS SUCH IN THE DEED. I ADJUSTED THE LOCATION OF THE SOUTHEAST CORNER OF THE EXCEPTION PARCEL TO BE AT THE INTERSECTION OF SAID RIGHT-OF-WAYS. I THEN HELD THE RECORD DISTANCES FOR THE EXCEPTION PARCEL DIMENSIONS. THIS ALSO ENSURES THAT ALL OF THE IMPROVEMENTS ON THE EXCEPTION PARCEL ARE WITHIN ITS BOUNDARY. THE RIGHT-OF-WAY OF THE RAILROAD WAS DETERMINED USING FOUND MONUMENTS PER R1 AND LOCATING THE RAILS. THE RIGHT-OF-WAY OF LAKESHORE DRIVE WAS DETERMINED USING FOUND MONUMENTS PER R2, R3, AND R4 TO DEFINE THE CENTERLINE AND THEN OFFSETTING THE CENTERLINE 25 FEET. THIS IS CONSISTENT WITH THE ACTUAL ROAD LOCATION.

### REFERENCES

1. RECORD OF SURVEY INST. NO. 711555
2. PLAT OF SABREA SHORES, BK. 7, PG. 254, INST. NO. 691730
3. PLAT OF BONNIE ESTATES SUBDIVISION, BK. 5, PG. 163, INST. NO. 504369
4. RECORD OF SURVEY INST. NO. 490796
5. DEED INST. NO. 955729
6. DEED INST. NO. 288828

### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.



RUSSELL E. BADGLEY

PLS 12458

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	
C1	707.12	5679.65	7°08'00"	S9°13'41"W	706.66
C2	193.27	313.95	35°16'18"	S25°58'17"E	190.23
C3	660.86	5779.65	6°33'05"	N8°56'13"E	660.50
C4	135.32	368.95	21°00'52"	N33°06'00"W	134.56
C5	213.86	5679.65	2°09'27"	S6°44'24"W	213.85
C6	493.25	5679.65	4°58'33"	S10°18'24"W	493.10

### LEGEND

- ..... SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙..... FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 10559
- ..... FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 6107
- ⊗..... FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 5087 UNLESS OTHERWISE NOTED
- ⦿..... FOUND 3.5" ACOE BRASS CAP, UNLESS OTHERWISE NOTED
- △..... COMPUTED POINT
- ( )..... RECORD DIMENSION PER REFERENCE SHOWN

SECTION 15, TWP 56N, RNG 3W, B.M.

SHEET TITLE: **SPEARS ESTATES**

**James A. Sewell and Associates, LLC**  
CONSULTING ENGINEERS  
SANDPOINT, ID, 83864, (208)263-4160

DATE: 4/21/2025  
SCALE: 1"=150'  
DRAWN: TDR  
CHECKED: REB

PROJ. NO.: 19628-25-001  
CAD FILE NO.: S-SPEARS-ROS  
SHT. 2 OF 2

## Mapcheck 1: LOT 1 SPEARS ESTATES

### Closure Summary

Precision, 1 part in: 1176079.40'

Error distance: 0.00'

Error direction: S63°08'18"W

Area: 872038.58 Sq. Ft.

Square area: 872038.58

Perimeter: 3740.94'

### Point of Beginning

#### Side 1: Line

Direction: N89°53'07"E

Distance: 1024.39'

#### Side 2: Line

Direction: S5°39'41"W

Distance: 681.70'

#### Side 3: Curve

Curve direction: Clockwise

Radius: [5679.46']

Arc length: 213.86'

Delta angle: 2°09'27"

Tangent: [106.94']

Chord direction: S6°44'24"W

Chord angle: [-178°55'17"]

Chord distance: 213.85'

#### Side 4: Line

Direction: S89°36'40"W

Distance: 925.99'

#### Side 5: Line

Direction: N0°23'20"W

Distance: 895.00'

## Mapcheck 2: LOT 2

### Closure Summary

Precision, 1 part in: 910829.31'

Error distance: 0.00'

Error direction: N65°26'35"E

Area: 623661.61 Sq. Ft.

Square area: 623661.61

Perimeter: 3301.57'

### Point of Beginning

#### Side 1: Line

Direction: N89°36'40"E

Distance: 925.99'

#### Side 2: Curve

Curve direction: Clockwise

Radius: [5679.74']

Arc length: 493.25'

Delta angle: 4°58'33"

Tangent: [246.78']

Chord direction: S10°18'24"W

Chord angle: [-79°18'16"]

Deflection angle: [100°41'44"]

Chord distance: 493.10'

#### Side 3: Line

Direction: S12°47'41"W

Distance: 319.59'

#### Side 4: Line

Direction: N68°56'12"W

Distance: 131.82'

#### Side 5: Line

Direction: S23°56'00"W

Distance: 252.51'

#### Side 6: Line

Direction: N43°20'24"W

Distance: 114.25'

#### Side 7: Line

Direction: N43°36'26"W

Distance: 285.57'

#### Side 8: Line

Direction: N43°36'26"W

Distance: 261.91'

#### Side 9: Curve

Curve direction: Clockwise

Radius: [313.95']

Arc length: 193.27'

Delta angle: 35°16'18"  
Tangent: [99.81']  
Chord direction: N25°58'17"W  
Chord angle: [-162°21'51"]  
Deflection angle: [17°38'09"]  
Chord distance: 190.23'

Side 10: Line

Direction: N0°23'20"W  
Distance: 323.41'

# SPEARS ESTATES

## SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SPEARS ESTATES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

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 COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS

### 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 \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_.M. IN

BOOK \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CAREY A. SPEARS AND RONALD B. SPEARS (DECEASED), IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "SPEARS ADDITION", LOCATED IN SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°53'07"E, 25.00 FEET TO A 5/8" REBAR, WITH A PLASTIC CAP "REB 12458", ALSO BEING THE POINT OF BEGINNING;

THENCE N89°53'07"E, ALONG NORTH LINE OF SAID SECTION, 1024.43 FEET TO THE INTERSECTION OF THE SPOKANE INTERNATIONAL RAILROAD WESTERLY RIGHT-OF-WAY, BEING A 5/8" REBAR WITH PLASTIC CAP "PLS 10559";

THENCE S53°39'41"W, ALONG THE SAID RAILROAD RIGHT-OF-WAY, 681.70 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 707.12 FEET, ALONG A 5679.65 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 7°08'00", AND A CHORD WHICH BEARS S9°13'41"W, 706.66 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S12°47'41"W, 319.59 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE, DEPARTING SAID RAILROAD RIGHT-OF-WAY, N68°56'12"W, 131.82 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S23°56'00"W, 252.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAKESHORE DR, BEING A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE, ALONG THE SAID WESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

N43°36'26"W, 114.25 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 285.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 261.91 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

193.27 FEET, ALONG A 313.95 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35°16'18", AND A CHORD WHICH BEARS S25°58'17"E, 190.23 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N0°23'20"W, 1218.41 FEET RETURNING TO THE POINT OF BEGINNING.

WATER PROVIDED BY PRIVATE WELL

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM.

(DECEASED)

RONALD B. SPEARS

CAREY A. SPEARS

### OWNERS' ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED CAREY A. SPEARS IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN SAID 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

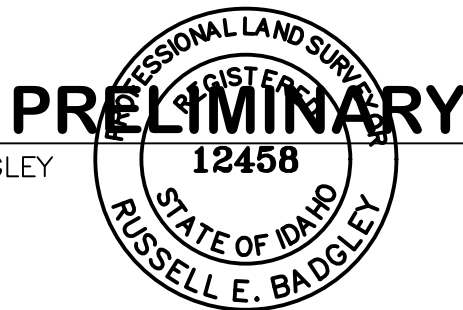
### SUBJECT TO THE FOLLOWING

- 1.GENERAL TAXES FOR THE YEAR 2025, A LIEN IN THE PROCESS OF ASSESSMENT, NOT YET DUE OR PAYABLE.  
TAX NOTE:  
TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE YEAR 2024 WERE PAID IN THE AMOUNT OF \$2428.18:  
EXEMPTION(S): NONE  
PARCEL NO.: RP56N03W153151  
AIN NO.: 21182
2. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE CONSTRUCTION AND OPERATION OF THE RAILROAD ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE SPOKANE INTERNATIONAL RAILWAY COMPANY RECORDED MAY 28, 1906, AS (INSTRUMENT) 18271, OFFICIAL RECORDS.
3. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED OCTOBER 4, 1947, AS (INSTRUMENT) 25636, OFFICIAL RECORDS.
4. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND INCIDENTAL PURPOSES, UPON THE TERMS AND PROVISIONS THEREIN SET FORTH AS CONDEMNED BY THE UNITED STATES OF AMERICA, BY DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS. (PARCEL NOT EFFECTED)
5. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED NOVEMBER 9, 1972, AS (INSTRUMENT)144965, OFFICIAL RECORDS.
6. AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICE, POWER SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED RECORDED APRIL 5, 2000, AS (INSTRUMENT) 561997, OFFICIAL RECORDS.
7. RIGHTS, EASEMENTS, INTERESTS OR CLAIMS THAT MAY EXIST BY REASON OF, OR REFLECTED BY, THE FACTS SHOWN ON THE RECORD OF SURVEY RECORDED OCTOBER 12, 2023, AS (INSTRUMENT) 1026401, OFFICIAL RECORDS.

### 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 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.



RUSSELL E. BADGLEY

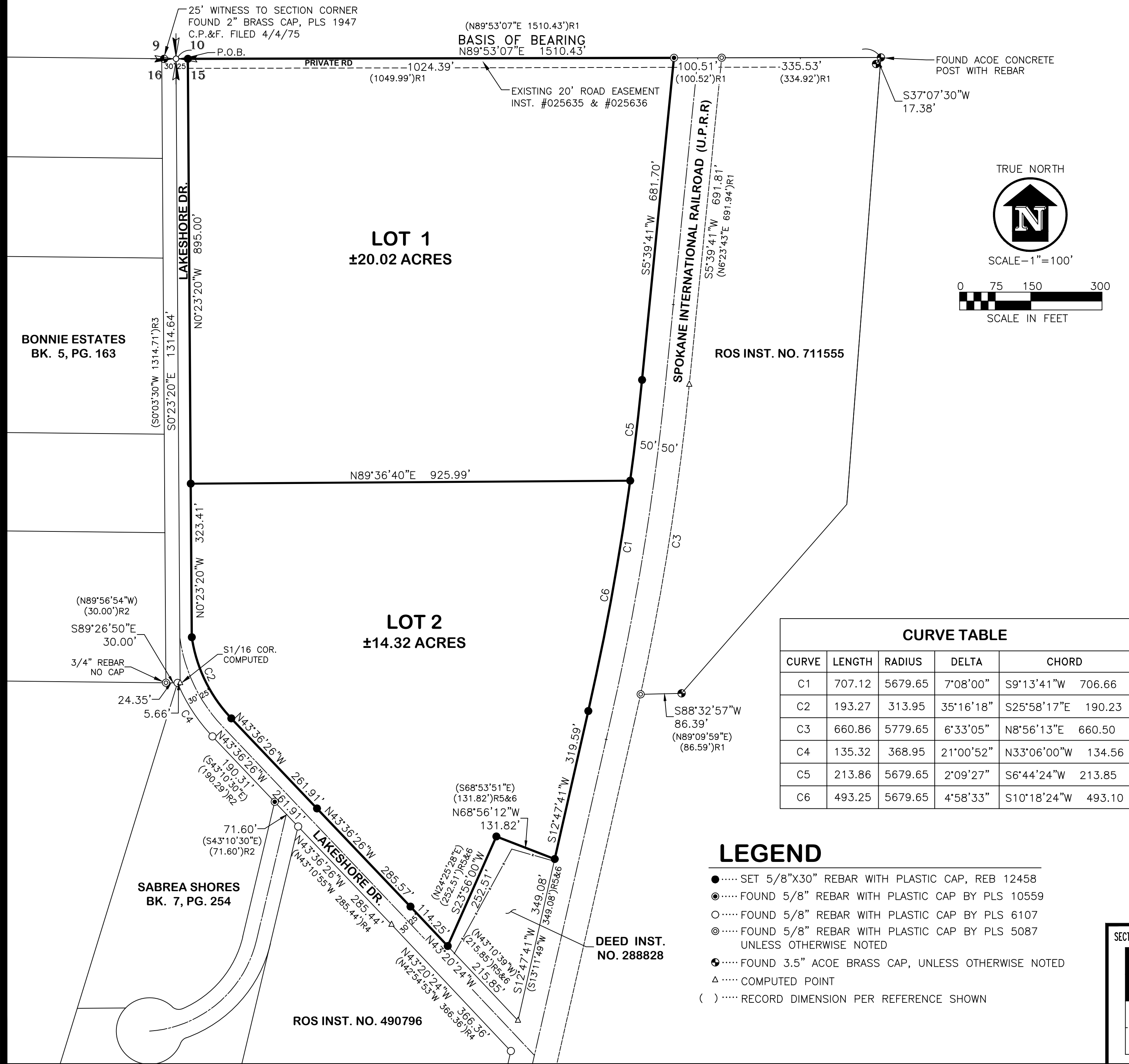
PLS 12458

SECTION 15, TWP 56N, RNG 3W, B.M.	SHEET TITLE: <b>SPEARS ESTATES</b>	DATE: <b>4/21/2025</b> SCALE: <b>1"=150'</b> DRAWN: <b>TDR</b> CHECKED: <b>REB</b>
		PROJ. NO.: <b>19628-25-001</b> CAD FILE NO.: <b>S-SPEARS-ROS</b> SHT. <b>1</b> OF <b>2</b>
James A. Sewell and Associates, LLC CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160		



# SPEARS ESTATES

## SECTION 15, TOWNSHIP 56 N, R 3 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

GEODETIC BASED ON GPS OBSERVATIONS.

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL DESCRIBED IN DEED INST. NO. 955729 INTO TWO PARCELS. THE DESCRIPTION INCLUDES AN EXCEPTION, WITH THE SAME DESCRIPTION AS DEED INST. NO. 288828. THE LOCATION OF THE EXCEPTION PARCEL FALLS APPROXIMATELY 23 FEET INTO THE RAILROAD RIGHT-OF-WAY AND THE RIGHT-OF-WAY OF LAKESHORE DRIVE WHEN USING THE METES AND BOUNDS DIMENSIONS FROM THE SECTION CORNER. THE EXCEPTION PARCEL SHAPE AND LOCATION APPEARS TO BE INTENDED TO ADJOIN SAID RIGHT-OF-WAYS ALTHOUGH IT WAS NOT SPECIFIED AS SUCH IN THE DEED. I ADJUSTED THE LOCATION OF THE SOUTHEAST CORNER OF THE EXCEPTION PARCEL TO BE AT THE INTERSECTION OF SAID RIGHT-OF-WAYS. I THEN HELD THE RECORD DISTANCES FOR THE EXCEPTION PARCEL DIMENSIONS. THIS ALSO ENSURES THAT ALL OF THE IMPROVEMENTS ON THE EXCEPTION PARCEL ARE WITHIN ITS BOUNDARY. THE RIGHT-OF-WAY OF THE RAILROAD WAS DETERMINED USING FOUND MONUMENTS PER R1 AND LOCATING THE RAILS. THE RIGHT-OF-WAY OF LAKESHORE DRIVE WAS DETERMINED USING FOUND MONUMENTS PER R2, R3, AND R4 TO DEFINE THE CENTERLINE AND THEN OFFSETTING THE CENTERLINE 25 FEET. THIS IS CONSISTENT WITH THE ACTUAL ROAD LOCATION.

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- DEED INST. NO. 288828

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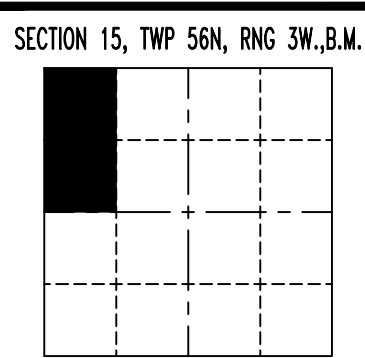
RUSSELL E. BADGLEY

PLS 12458

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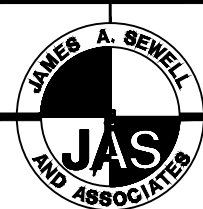
### LEGEND

- ..... SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙..... FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 10559
- ..... FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 6107
- ⊗..... FOUND 5/8" REBAR WITH PLASTIC CAP BY PLS 5087 UNLESS OTHERWISE NOTED
- ⦿..... FOUND 3.5" ACOE BRASS CAP, UNLESS OTHERWISE NOTED
- △..... COMPUTED POINT
- ( )..... RECORD DIMENSION PER REFERENCE SHOWN



SECTION 15, TWP 56N, RNG 3W, B.M.

SHEET TITLE: **SPEARS ESTATES**



**James A. Sewell and Associates, LLC**  
CONSULTING ENGINEERS  
SANDPOINT, ID, 83864, (208)263-4160

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