

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: Daum Construction

From: Dave Fisher, Planner

Date: June 9, 2025

Subject: Blue-line review for MLD0035-25: Lazzarini Acres

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: Advanced Technology Surveying & Engineering Inc.

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

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

- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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Blueline Review Routing Form

Plat Name: Lazzarini Acres		File No: MLD0035-25
Received by: Dave Fisher, Planner	Received from: Tiffanie Espe; Advanced Technology Surveying & engineering, Inc.	Date Received: 5/14/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	6/3/25	DF	Bonner County Planning Department
x	5/22/25	AD	Assessor's Office
X	5-23-25	MM	Bonner County Road & Bridge Department
Road name required	5/21/2025	MC	GIS Department
X	5/30/25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0035-25** **DATE OF REPORT:** 6/9/2025
APPLICANT: Daum Construction **PARCEL #:** RP54N02W066150A
SUBDIVISION NAME/LOTS: Lazzarini Acres

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 20-acre parcel into two (2) 10-acre lots.

THE APPLICATION **IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

- 1 A final plat shall be recorded.
- 2 The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
- 3 Per Bonner County GIS Department: An approved road name is required.
- 4 Per BCRC 12-646 (D): All property lines, intersecting, crossing or contiguous to the subdivision to be mathematically tied to the lines of the subdivision by distances and bearing, the status of adjoining property shall be indicated (name of subdivision or unplatted area).
- 5 Per BCRC 12-646 (L): FEMA FIRM Panel information to be included.
- 6 Per BCRC 12-646 (M): Wetland boundaries to be shown on plat.

STANDARDS REVIEW:

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

12-660 (D) (2) (f) Site area minimum: **Yes** Urban services: **N/A**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	No
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:	N/A
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 Rural 10 (R-10).
3. The proposed lots will be served by individual well for water and individual septic for sewage.
4. The proposed lots will be served by Northern Lights Inc. and Sagle Fire District.
5. The proposed lots do contain frontage on a pond.
6. The proposed lots are accessed by Old Homestead Road, a privately owned and maintained easement.
7. The proposed lots do contain 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

Bonner County Planning Department

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

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



Blueline Review Letter

June 3, 2025

Tiffanie Espe
Advanced Technology Surveying & Engineering Inc.
PO BOX 3457
Hayden, ID 83835

SUBJECT: FILE MLD0035-25: Lazzarini Acres

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - KS 05/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1150E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

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

Dave Fisher
Planner



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

May 22, 2025

Bonner County Planning Dept
LAZZARINI ACRES
MLD0035-25
SECTION 6, TOWNSHIP 54 NORTH, RANGE 2 WEST
RP54N02W066150A

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,

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

Wednesday, May 21, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – LAZZARINI ACRES (MLD0035-25)**
SECTION 06, TOWNSHIP 54N, RANGE 02W

To Whom It May Concern:

The proposed easement on the common driveway will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

Sincerely,

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

LAZZARINI ACRES
TRACT 4, EAGLE CREST ESTATES
SITUATE IN THE SOUTHWEST QUARTER OF
SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 1 OF 2

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DAUM CONSTRUCTION, LLC AN IDAHO LIMITED LIABILITY COMPANY DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS LAZZARINI ACRES BEING TRACT 4, EAGLE CREST ESTATES AS RECORDED FOR INSTRUMENT NUMBER 468506, BONNER COUNTY RECORDS. SITUATE IN THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST OF THE BOOSE MERIDIAN, BONNER COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 06, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 06 BOUNDS SOUTH 00° 05'58" EAST, 2644.92 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, SOUTH 00° 05'58" EAST, 1133.45 FEET TO THE NORTHWEST CORNER OF TRACT 4 AS MARKED BY A 5/8" REBAR & CAP "15 G 107" AND BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID SECTION LINE, NORTH 89° 14' 27" EAST, 1311.88 FEET ALONG THE NORTH BOUNDARY OF SAID TRACT TO THE NORTHEAST CORNER THEREOF AS MARKED BY A 5/8" REBAR & CAP "15 G 107";

THENCE ALONG THE EASTERLY BOUNDARY THEREOF AS FOLLOWS:

SOUTH 111°07'45" WEST, 91.32 FEET;
SOUTH 09°02'11" WEST, 41.23 FEET;
SOUTH 18°23'29" EAST, 48.66 FEET;
SOUTH 29°53'58" EAST, 92.92 FEET;
SOUTH 42°07'26" EAST, 22.57 FEET;
SOUTH 09°51'58" WEST, 55.95 FEET;
SOUTH 02°59'53" WEST, 51.16 FEET TO THE SOUTHEASTERLY CORNER THEREOF AS MARKED BY A 5/8" REBAR & CAP "15 G 107";

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT, SOUTH 64°13'09" WEST, 1499.85 FEET TO THE SOUTHWEST CORNER THEREOF AS MARKED BY A 5/8" REBAR & CAP "15 G 107";

THENCE, NORTH 00°18'58" WEST, 969.37 FEET RETURNING TO THE POINT-OF-BEGINNING.

SAID DESCRIBED TRACT CONTAINING 20.029 ACRES OR 871,293 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOWN

- 1) THE OWNER HEREBY GRANT A 30.0-FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 FOR ITS INTENDED PURPOSE.
- 2) THE OWNER HEREBY RESERVES A 30.0-FOOT VEGETATIVE BUFFER AS DEPICTED ON PAGE 2 OF THIS PLAT.
- 3) THE WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS.
- 4) SANITARY SEWER DISPOSAL SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELDS.

WILLIAM DAUM, MANAGER
DAUM CONSTRUCTION, LLC

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO
COUNTY OF KOOTENAI

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025,
BY WILLIAM DAUM, AS MANAGER OF DAUM CONSTRUCTION, LLC.

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTIONS 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 TO LARGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "LAZZARINI ACRES" AND CHECKED THE PLAT 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

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M.,
AS INSTRUMENT _____.

BY
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE


I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF MARCH 2025. THAT THE DISTANCES, COLOURS AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.





	ADVANCED TECHNOLOGY SURVEYING & ENGINEERING	SCALE: NTS
	INC.	CHECKED BY MBM
	9177 HESS'S STREET, HAYDEN IDAHO, 83438	DATE: 05-13-2025
	• PH: (208)-772-2745 • FAX (208)-762-7731 •	DRAWN BY MBM
		DATE: 05-13-2025
		CWG: PLAT
		PROJ: 25-024

Summary of comments: MLD0035-25 Blueline Plat.pdf

Page:1

 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-03 10:22:53
restrictions

 Number: 2 Author: david.fisher Subject: Note Date: 2025-06-03 09:46:16
known

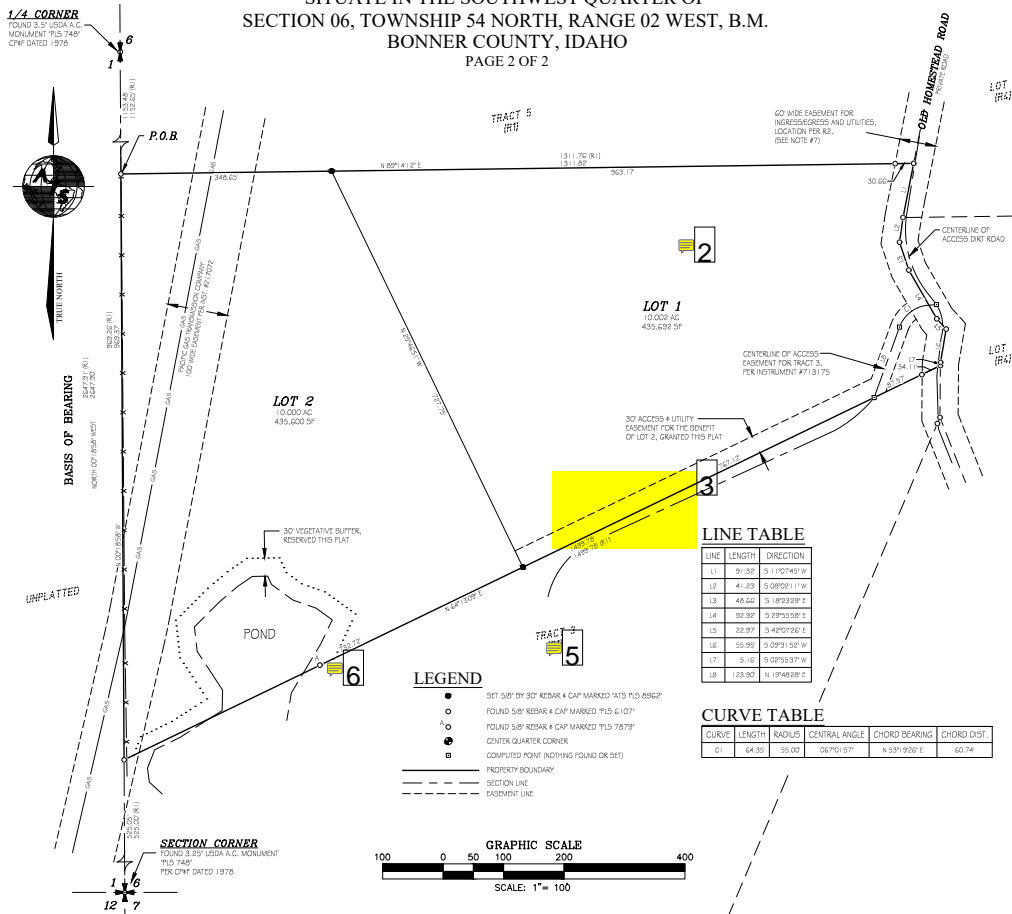
 Number: 3 Author: david.fisher Subject: Note Date: 2025-06-03 10:27:11
Commissioners'

LAZZARINI ACRES

TRACT 4, EAGLE CREST ESTATES
SITUATE IN THE SOUTHWEST QUARTER OF
SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 2 OF 2

INSTRUMENT NO. _____



REFERENCES

- 1) SURVEY BY LANCE G. MILLER, PLS 6107, RECORDED JULY 1995
AS INSTRUMENT NUMBER 468506.
 - 2) SURVEY BY LANCE G. MILLER, PLS 6107, RECORDED AUGUST 1992
AS INSTRUMENT NUMBER 410629.
 - 3) SURVEY BY CARL E. SANDERS, PLS 3814, RECORDED SEPTEMBER 1987
AS INSTRUMENT NUMBER 340149.
 - 4) JACKS ACRES BY LANCE G. MILLER, PLS 6107, RECORDED MAY 1999
AS INSTRUMENT NUMBER 544641.
 - 5) QUITCLAIM DEED INSTRUMENT NUMBER _____
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES K1, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY BONNER TITLE, LLC DATED MARCH 12, 2023. CHECK NO. _____ THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO A.T.S., INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILLED IN THE OWNERS CERTIFICATE PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE 562 SECOND ROBOTIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12 RTK ROVER UNIT. ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS, ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
4. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
5. PLATTED PROPERTY IS SUBJECT TO EAGLE CREST ESTATES DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 4111975 AND THE AMENDMENT THEREO RECORDED AS INSTRUMENT NUMBER 477543.
6. 60 FOOT WIDE AGGRESS/EGRESS 4 UTILITY EASEMENT REFERENCED ON K1 4 R2 HEREIN DO NOT REFERENCE AN ACTUAL DOCUMENT CREATING THE EASEMENT.



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING
INC.


9177 HESS STREET, HAYDEN IDAHO, 83835
• PH: (208) 772-2745 • FAX (208) 762-7731 •

SCALE: 1" = 100'


CHECKED BY: MMW
DATE: 05-13-2023

DRAWN BY: MMW
DATE: 05-13-2023

Drawn: PLAT
Proj: 25-024

 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-03 12:42:38


List Deed number.

 Number: 2 Author: david.fisher Subject: Note Date: 2025-06-03 09:30:27


All wetlands to be shown.

 Number: 3 Author: Monica Carash Date: 2025-05-21 09:29:27


Road Name required

 Number: 4 Author: david.fisher Subject: Note Date: 2025-06-03 09:30:01

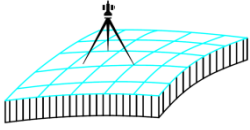
FEMA SFHA Zone X per FIRM Panel #16017C1150E

 Number: 5 Author: david.fisher Subject: Note Date: 2025-06-03 09:25:00

Status should be Falcon Meadows, Lots 1 & 2, instrument #822464

 Number: 6 Author: david.fisher Subject: Note Date: 2025-06-03 09:24:29

Distance between pins?



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 20th, 2025

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

Re: Plat Review – MLD0035-25 – Lazzarini Acres

Dear Planning Dept.,

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

- 1) Fill in title commitment no. before recording.
- 2) Check distance on map vs owner's cert. from Section corner to Quarter corner.

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

Sincerely,

Tyson L.A. Glahe, PLS

LAZZARINI ACRES

TRACT 4, EAGLE CREST ESTATES
SITUATE IN THE SOUTHWEST QUARTER OF
SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 2 OF 2

INSTRUMENT NO. _____

1/4 CORNER
FOUND 3.5" USDA A.C.
MONUMENT "PLS 748"
CP#F DATED 1978



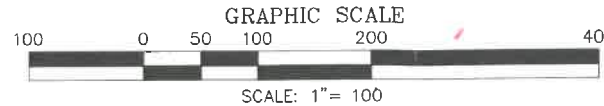
BASIS OF BEARING
NORTH 00°18'55" WEST
2647.91' (R1)
2647.30'

UNPLATTED

SECTION CORNER
FOUND 3.25" USDA A.C. MONUMENT
"PLS 748"
PER CP#F DATED 1978

LEGEND

- SET 5/8" BY 30" REBAR & CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR & CAP MARKED "PLS 6107"
- FOUND 5/8" REBAR & CAP MARKED "PLS 7879"
- ⊙ CENTER QUARTER CORNER
- COMPUTED POINT (NOTHING FOUND OR SET)
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE



LINE TABLE

LINE	LENGTH	DIRECTION
L1	91.32'	S 11°07'45" W
L2	41.23'	S 08°02'11" W
L3	40.66'	S 10°23'29" E
L4	92.92'	S 29°55'58" E
L5	22.97'	S 42°07'26" E
L6	55.95'	S 09°31'52" W
L7	5.16'	S 02°55'37" W
L8	123.90'	N 19°48'28" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	64.35'	55.00'	067°01'57"	N 53°19'26" E	60.74'

REFERENCES

- R1) SURVEY BY LANCE G. MILLER, PLS 6107, RECORDED JULY 1995
AS INSTRUMENT NUMBER 468506.
- R2) SURVEY BY LANCE G. MILLER, PLS 6107, RECORDED AUGUST 1992
AS INSTRUMENT NUMBER 410659.
- R3) SURVEY BY EARL E. SANDERS, PLS 3814, RECORDED SEPTEMBER 1967
AS INSTRUMENT NUMBER 340149.
- R4) JACKS ACRES BY LANCE G. MILLER, PLS 6107, RECORDED MAY 1999
AS INSTRUMENT NUMBER 544641.
- R5) QUITCLAIM DEED INSTRUMENT NUMBER _____
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER
OF SAID SECTION AND MATCHES R1, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED
BY BONNER TITLE, LLC DATED MARCH 12, 2025. ORDER NO. _____. THIS SURVEY
DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND/OR ENCUMBRANCES
RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW
INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED
ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS
OBSERVATIONS USING A TRIMBLE S6-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE
R10-2 GNSS BASE UNIT AND A TRIMBLE R12I RTK ROVER UNIT, ACCORDING TO IDAHO CODE
FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE
PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS
SECTION.
4. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO
BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
6. PLATTED PROPERTY IS SUBJECT TO EAGLE CREST ESTATES DECLARATION OF PROTECTIVE
COVENANTS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 411975 AND THE
AMENDMENT THERETO RECORDED AS INSTRUMENT NUMBER 477543.
7. 60 FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT REFERENCED ON R1 & R2 HEREIN DO
NOT REFERENCE AN ACTUAL DOCUMENT CREATING THE EASEMENT.



**ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING**
INC.

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: 1" = 100'
CHECKED BY MBM
DATE: 05-13-2025
DRAWN BY MBM
DATE: 05-13-2025
DWG: PLAT
PROJ: 25-024

LAZZARINI ACRES

TRACT 4, EAGLE CREST ESTATES

SITUATE IN THE SOUTHWEST QUARTER OF

SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST, B.M.

BONNER COUNTY, IDAHO

PAGE 1 OF 2

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DAUM CONSTRUCTION, LLC AN IDAHO LIMITED LIABILITY COMPANY DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS "LAZZARINI ACRES" BEING TRACT 4, EAGLE CREST ESTATES AS RECORDED PER INSTRUMENT NUMBER 468506, BONNER COUNTY RECORDS. SITUATE IN THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 06, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 06 BEARS SOUTH 00°18'58" EAST, 2646.90 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, SOUTH 00°18'58" EAST, 1153.48 FEET TO THE NORTHWEST CORNER OF TRACT 4 AS MARKED BY A 5/8" REBAR & CAP *PLS 6107" AND BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID SECTION LINE, NORTH 89°14'12" EAST, 1311.82 FEET ALONG THE NORTH BOUNDARY OF SAID TRACT TO THE NORTHEAST CORNER THEREOF AS MARKED BY A 5/8" REBAR & CAP *PLS 6107";

THENCE ALONG THE EASTERLY BOUNDARY THEREOF AS FOLLOWS:

SOUTH 11°07'45" WEST, 91.32 FEET;
SOUTH 08°02'11" WEST, 41.23 FEET;
SOUTH 18°23'29" EAST, 48.66 FEET;
SOUTH 29°55'58" EAST, 92.92 FEET;
SOUTH 42°07'26" EAST, 22.35 FEET;
SOUTH 09°31'52" WEST, 55.35 FEET;
SOUTH 02°55'37" WEST, 5.16 FEET TO THE SOUTHEASTERLY CORNER THEREOF AS MARKED BY A 5/8" REBAR & CAP *PLS 6107";

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT, SOUTH 64°13'09" WEST, 1499.85 FEET TO THE SOUTHWEST CORNER THEREOF AS MARKED BY A 5/8" REBAR & CAP *PLS 6107";

THENCE, NORTH 00°18'58" WEST, 969.37 FEET RETURNING TO THE POINT-OF-BEGINNING.

SAID DESCRIBED TRACT CONTAINING 20.002 ACRES OR 871293 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOW THAT;

- THE OWNERS HEREBY GRANT A 30.0-FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 FOR ITS INTENDED PURPOSE.
- THE OWNER HEREBY RESERVES A 30.0-FOOT VEGETATIVE BUFFER AS DEPICTED ON PAGE 2 OF THIS PLAT.
- THE WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS.
- SANITARY SEWER DISPOSAL SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELDS.

WILLIAM DAUM, MANAGER
DAUM CONSTRUCTION, LLC

DATE

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO
COUNTY OF KOOTENAI

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025,
BY WILLIAM DAUM, AS MANAGER OF DAUM CONSTRUCTION, LLC.

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION 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 REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "LAZZARINI ACRES" AND CHECKED THE PLAT 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

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK ____ M.

AS INSTRUMENT _____

BY: _____
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF MARCH 2025. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



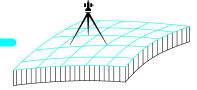
ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: NTS
CHECKED BY MBM
DATE: 05-13-2025
DRAWN BY MBM
DATE: 05-13-2025
DWG: PLAT
PROJ: 25-024

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 #

15690

Date

5/30/2025

Bill To:

Advanced

Project / Job #

25-001BA Review MLD0035-25 - Lazzarini Ac

Please submit payment by: 6/14/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0035-25 - Lazzarini Acres	

Retainer / Credits: \$0.00

Invoice Amount: \$308.14

Job Total Balance Due: \$308.14



THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
[PAYMENT AMOUNT x 1.03%]

LAZZARINI ACRES

TRACT 4, EAGLE CREST ESTATES

SITUATE IN THE SOUTHWEST QUARTER OF

SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST, B.M.

BONNER COUNTY, IDAHO

PAGE 1 OF 2

OWNERS' CERTIFICATE

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WILLIAM DAUM, MANAGER
DAUM CONSTRUCTION, LLC

DATE

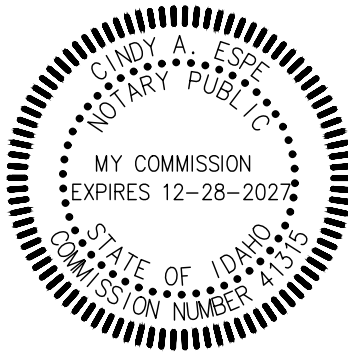
NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO
COUNTY OF KOOTENAI

} S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025,
BY *WILLIAM DAUM*, AS MANAGER OF DAUM CONSTRUCTION, LLC.

NOTARY PUBLIC FOR THE STATE OF IDAHO



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PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

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DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC .

THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK ____ M.

AS INSTRUMENT _____.

BY: _____
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

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DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

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DATED THIS _____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

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ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: NTS

CHECKED BY MBM
DATE: 05-13-2025

DRAWN BY MBM
DATE: 05-13-2025

DWG: PLAT
PROJ: 25-024

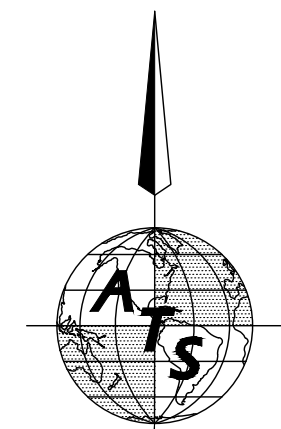
LAZZARINI ACRES

TRACT 4, EAGLE CREST ESTATES
SITUATE IN THE SOUTHWEST QUARTER OF
SECTION 06, TOWNSHIP 54 NORTH, RANGE 02 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 2 OF 2

INSTRUMENT NO. _____

1/4 CORNER
FOUND 3.5" USDA A.C.
MONUMENT "PLS 748"
CP#F DATED 1978



BASIS OF BEARING

NORTH 00°18'58" W

2647.91' (R1)
2647.50'

969.26' (R1)
969.37'

153.40'
152.65' (R1)

P.O.B.

PACIFIC GAS TRANSMISSION COMPANY
100' WIDE EASEMENT PER INST. #217072

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

GAS

SECTION CORNER

FOUND 3.25" USDA A.C. MONUMENT
"PLS 748"
PER CP#F DATED 1978

1
6
12
7

TRACT 5
(R#)

N 89°14'12" E

1311.76' (R1)
1311.82'

963.17'

348.65'

60' WIDE EASEMENT FOR
INGRESS/EGRESS AND UTILITIES,
LOCATION PER R2.
(SEE NOTE #7)

OLD HOMESTEAD ROAD
PRIVATE ROAD

LOT 1
(R4)

LOT 1
10.002 AC
435,692 SF

CENTERLINE OF ACCESS
EASEMENT FOR TRACT 3,
PER INSTRUMENT #713175

30' ACCESS & UTILITY
EASEMENT FOR THE BENEFIT
OF LOT 2, GRANTED THIS PLAT

767.12'

1499.78' (R1)
1499.78'

N 64°13'09" E

TRACT 3
(R#)

30' VEGETATIVE BUFFER,
RESERVED THIS PLAT

POND

732.72'

LEGEND

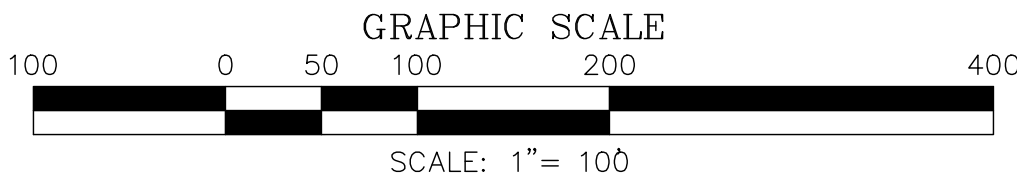
- SET 5/8" BY 30" REBAR & CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR & CAP MARKED "PLS 6107"
- FOUND 5/8" REBAR & CAP MARKED "PLS 7879"
- CENTER QUARTER CORNER
- COMPUTED POINT (NOTHING FOUND OR SET)
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - - - EASEMENT LINE

LINE TABLE

LINE	LENGTH	DIRECTION
L1	91.32'	S 11°07'45" W
L2	41.23'	S 08°02'11" W
L3	48.66'	S 18°23'29" E
L4	92.92'	S 29°55'58" E
L5	22.97'	S 42°07'26" E
L6	55.95'	S 09°31'52" W
L7	5.16'	S 02°55'37" W
L8	123.90'	N 19°48'28" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	64.35'	55.00'	067°01'57"	N 53°19'26" E	60.74'



REFERENCES

- R1) SURVEY BY LANCE G. MILLER, PLS 6107. RECORDED JULY 1995
AS INSTRUMENT NUMBER 468506.
- R2) SURVEY BY LANCE G. MILLER, PLS 6107. RECORDED AUGUST 1992
AS INSTRUMENT NUMBER 410659.
- R3) SURVEY BY EARL E. SANDERS, PLS 3814. RECORDED SEPTEMBER 1987
AS INSTRUMENT NUMBER 340149.
- R4) JACK'S ACRES BY LANCE G. MILLER, PLS 6107. RECORDED MAY 1999
AS INSTRUMENT NUMBER 544641.
- R5) QUITCLAIM DEED INSTRUMENT NUMBER _____.
- ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND
OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER
OF SAID SECTION AND MATCHES R1, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED
BY BONNER TITLE, LLC DATED MARCH 12, 2025. ORDER NO. _____. THIS SURVEY
DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND/OR ENCUMBRANCES
RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW
INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED
ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS
OBSERVATIONS USING A TRIMBLE 56-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE
R10-2 GNSS BASE UNIT AND A TRIMBLE R121 RTK ROVER UNIT, ACCORDING TO IDAHO CODE
FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE
PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS
SECTION.
4. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO
BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
6. PLATTED PROPERTY IS SUBJECT TO EAGLE CREST ESTATES DECLARATION OF PROTECTIVE
COVENANTS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 411975 AND THE
AMENDMENT THERETO RECORDED AS INSTRUMENT NUMBER 477543.
7. 60 FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT REFERENCED ON R1 & R2 HEREIN DO
NOT REFERENCE AN ACTUAL DOCUMENT CREATING THE EASEMENT.





ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

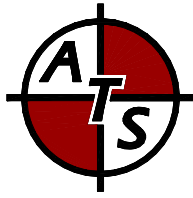
9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: 1" = 100'

CHECKED BY MBM
DATE: 05-13-2025

DRAWN BY MBM
DATE: 05-13-2025

DWG: PLAT
PROJ: 25-024



Advanced Technology Surveying & Engineering

LAZZARINI ACRES

LOT CLOSURES

PLAT BOUNDARY

POB

Line: N 89°14'12" E, 1,311.82 Feet

Line: S 11°07'45" W, 91.32 Feet

Line: S 08°02'11" W, 41.23 Feet

Line: S 18°23'29" E, 48.66 Feet

Line: S 29°55'58" E, 92.92 Feet

Line: S 42°07'26" E, 22.97 Feet

Line: S 09°31'52" W, 55.95 Feet

Line: S 02°55'37" W, 5.16 Feet

Line: S 64°13'09" W, 1,499.85 Feet

Line: N 00°18'58" W, 969.37 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA: 871,293 Square Feet, or 20.002 Acres

LOT 1, BK 1

POB

Line: S 11°07'45" W, 91.32 Feet

Line: S 08°02'11" W, 41.23 Feet

Line: S 18°23'29" E, 48.66 Feet

Line: S 29°55'58" E, 92.92 Feet

Line: S 42°07'26" E, 22.97 Feet

Line: S 09°31'52" W, 55.95 Feet

Line: S 02°55'37" W, 5.16 Feet

Line: S 64°13'09" W, 767.12 Feet

Line: N 25°46'51" W, 727.75 Feet

Line: N 89°14'12" E, 963.17 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA:435,692 Square Feet, or 10.002 Acres

LOT 2, BK 1

POB

Line: S 25°46'51" E, 727.75 Feet

Line: S 64°13'09" W, 732.72 Feet

Line: N 00°18'58" W, 969.37 Feet

Line: N 89°14'12" E, 348.65 Feet

Closing back to POB

CLOSURE:

Closing line: North, 0.0000 Feet

Latitude: 0.0000 Feet

AREA:435,600 Square Feet, or 10.000 Acres