

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: Sheila Stierle

From: Dave Fisher, Planner

Date: June 9, 2025

Subject: Blue-line review for MLD0036-25: Brinkwood Estates

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

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Russell Badgley; James A. Sewell & Associates.**

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: Brinkwood Estates		File No: MLD0036-25
Received by: Dave Fisher, Planner	Received from: Russell Badgley; James A. Sewell & Associates	Date Received: 5/15/25

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
Review Complete	5/29/2025	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: **MLD0036-25**

DATE OF REPORT: 6/9/2025

APPLICANT: Sheila Stierle

PARCEL #: RP57N01W141276A

SUBDIVISION NAME/LOTS: Brinkwood Estates

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 114.53-acre parcel into three (3) 5-acre lots with a 99.49-acre remainder.

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 Bonner County Road and Bridge Department: An encroachment permit will be required.

5 Per BCRC 12-646 (D): Statuses of all adjoining properties to be shown.

6 Per BCRC 12-642 (B)(3): Location, dimensions and area in acres to be shown for all proposed lots/parcels.

7 Waiver of land division to be completed for remainder parcel.

8 Per BCRC 12-646 (L): FEMA flood info to be included on plat.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **5-Acres** **Rural 5 (R-5)**

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

Yes

Urban services:

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
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		12-626.A Environmental Features:	Yes

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are Rural 5 (R-5).
3. The proposed lots will be served by individual wells for water, and individual septic systems for Sewage.
4. The proposed lots will be served by Avista Utilities Inc.
5. The proposed lots do not contain frontage on a watercourse.
6. The proposed lots do not have submerged lands.
7. The proposed lots contain slopes over 30%.
8. The proposed lots are accessed by an unnamed privately owned and maintained easement.

NOTICE OF ADMINISTRATIVE DECISION:

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

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

Sincerely,



Planning Department

Bonner County Planning Department

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1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

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

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



Blueline Review Letter

June 9, 2025

Russell Badgley
James A. Sewell & Associates
600 4th St W
Newport, WA 99156

SUBJECT: MLD0036-25: Brinkwood Estates

Dear Project Representative,

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

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - KS 05/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0750E 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
BRINKWOOD ESTATES
MLD0036-25
SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST
RP57N01W141276A

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; missing a call and incorrect direction bearing
Can an approximate acreage be provided for the remainder?

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 – BRINKWOOD ESTATES (MLD0036-25)**
SECTION 14, TOWNSHIP 57N, RANGE 1W

To Whom It May Concern:


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

Sincerely,

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

Summary of comments: MLD0036-25 Blueline Plat.pdf

Page:1

 Number: 1 Author: david.fisher Subject: Note Date: 2025-06-04 11:18:36

Per Andrea Ballard: legal does not close; missing a call & incorrect direction bearing



Number: 1 Author: david.fisher Subject: Note Date: 2025-06-04 11:19:11

Per Matt Mulder: A road approach encroachment permit will be required for the New Name Rd connection to Jeffres Lane. The approach will need to be constructed to meet current standards.



Number: 2 Author: david.fisher Subject: Note Date: 2025-06-04 11:19:42

Per Monica Carash: Road name required.



Number: 3 Author: david.fisher Subject: Note Date: 2025-06-03 16:01:42

This parcel line does not match what is recorded. Was there a waiver of land division done since this application was submitted?



Number: 4 Author: david.fisher Subject: Note Date: 2025-06-04 11:20:34

Per Andrea Ballard: Acreage to be provided.



Number: 5 Author: david.fisher Subject: Note Date: 2025-06-03 16:01:01

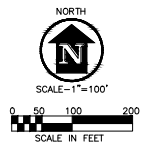
Area required. Waiver of land division needed.



Number: 6 Author: david.fisher Subject: Note Date: 2025-06-03 15:33:37

Statuses of all adjoining properties.

SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO





THE PURPOSE OF THIS SURVEY WAS TO CREATE THREE NEW LOTS AS SHOWN. THE BOUNDARY OF THE ORIGINAL PARCEL WAS DEFINED USING THE DEED AND FOUND MONUMENTS PER EXISTING SURVEY RECORDS.



- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
- ◎ FOUND 1/2" REBAR WITH NO CAP (OR AS OTHERWISE NOTED)
- △ COMPUTED POINT



SECTION 16, TWP. 57N, RING 5W, S.W. 1/4	SHEET TITLE:	2/2/2025
	BRINKWOOD ESTATES	Scale = 1"=100'
		Drawn by: TDR
	James A. Sewell and Associates, LLC	Checked by: TDR
	ENGINEERS - SURVEYORS - PLANNERS	Reviewed by: JAC
	SANDPOINT, ID. 83864, (208)263-4160	PROJECT NO.: 24-001
		DATE: 2/2/2025
		SHT 3 OF 3

HIGHLAND SURVEYING

May 29, 2025

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

Re: Plat Review – MLD0036-25 Brinkwood 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) Show correct Section, Range, and subsection correctly on Title Block on each sheet.
- 2) Basis of Bearings must meet requirements of 55-1902(2), 55-1906(2), 50-1301(1), and 50-1304(2i).
- 3) Map Closures –
 - a. Radius of curve shown and radius on Lot 1 & Lot 2 closure report disagree.
 - b. Several sub-distances don't agree with overall distances.
 - c. Provide complete Closure Report for "Original Parcel Boundary" that is missing distance for course #1.
- 4) Please confirm if "New Name Road" is actual road name.
- 5) In Owner's Certification, correct legal description to include missing course, see closure markups and map markup.
- 6) Include "of Plats" in Recorder's Certificate.
- 7) Remove redundant reference to Easement (#3) under "Subject to the following" on sheet 1.

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,

A handwritten signature in dark ink, appearing to read 'Grant Dorman', with a stylized, flowing script.

Grant Dorman, PLS

File:

Date:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
Surveys 55-19 & Plats 50-13		
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	#1
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	#2
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	✓
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.	✓
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	-
Plats Only 50-13		
50-1303	Centerline Monuments with description	-
50-1304(2a)	Show Streets and alleys show width and courses	#4 ✓
50-1304(2b)	Show Each street named	#4
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	✓
50-1304(2h)	Show easements	#7
50-1304(2i)	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	#5
50-1309(1), 51-1	Acknowledgment(s)	✓
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	#6
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.	-
Add'l for Condos 55-15		
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.	-

BRINKWOOD ESTATES

SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "BRINKWOOD ESTATES" AND CHECKED THE PLAT AND COMPUTATIONS THEREON FOR CONFORMANCE WITH THE PLAT ACT AND THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS 14 DAY OF APRIL, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 14 DAY OF APRIL, 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 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 14 DAY OF APRIL, 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 2025.
APPROVED THIS 14 DAY OF APRIL, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS 14 DAY OF APRIL, 2025, AT 1:25 P.M. IN BOOK 14 AT PAGE 14 AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO. 2025-001

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT BRINKWOOD, INC., WITH DEBRA SCRIBNER BEING THE REGISTERED AGENT, 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 "BRINKWOOD ESTATES", LOCATED IN SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 14 BEARS S89°54'20"E 263.47' FEET; THENCE N05°19'31"E ALONG THE CENTER SECTION LINE, 2617.1 FEET TO A 5/8" REBAR WITH A PLASTIC CAP "REB 12458";
THENCE N89°56'37"E, 253.25' FEET TO A 1/2" REBAR;
THENCE N31°03'50"E, 339.91' FEET TO A 5/8" REBAR WITH A PLASTIC CAP "REB 12458";
THENCE N34°25'45"E, 60.00' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";
THENCE N12°18'15"E, 690.35' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";
THENCE N25°06'02"E, 395.07' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";
THENCE S89°34'17"E, 43.00' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";
THENCE S34°07'07"E, 252.25' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";
THENCE N89°31'35"E, 477.48' FEET TO A 5/8" REBAR WITH A PLASTIC CAP "REB 12458";
THENCE S04°45'47"E, 403.69' FEET TO A 1/2" REBAR;
THENCE S89°21'08"W, 285.68' FEET TO THE CENTERLINE OF AN EXISTING ROAD;
THENCE ALONG THE SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES:
S7°03'47"W, 71.88 FEET TO A POINT;
S33°01'14"W, 124.61 FEET TO A POINT;
S14°02'43"E, 162.08 FEET TO A POINT;
S24°37'10"E, 158.00 FEET TO A POINT;
THENCE DEPARTING SAID CENTERLINE, N66°11'58"W, 766.50' FEET TO THE POINT OF BEGINNING.

← Missing Course

WATER PROVIDED BY PRIVATE WELL

SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM

THE 40 FOOT WIDE INGRESS, EGRESS, AND UTILITIES EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF ALL OF THE LOTS AND THE REMAINDER.

DEBRA SCRIBNER, REGISTERED AGENT
BRINKWOOD, INC.

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS 14 DAY OF APRIL, 2025, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED DEBRA SCRIBNER, KNOWN OR IDENTIFIED TO ME TO BE THE REGISTERED AGENT OF BRINKWOOD, INC., WHO HAS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME ON BEHALF OF BRINKWOOD, INC. AND ACKNOWLEDGED TO ME THAT THE BRINKWOOD, INC. 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 FOR THE YEAR 2024 ARE IN FULL.
ORIGINAL AMOUNT: \$175.18
#20
2. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREON AS SET FORTH IN A DOCUMENT.
GRANTED TO INTERSTATE TELEPHONE COMPANY
RECORDED: MAY 16, 1914
INSTRUMENT NO: 29940 AND 29943, RECORDS OF BONNER COUNTY, IDAHO
#10
3. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREON AS SET FORTH IN A DOCUMENT.
GRANTED TO INTERSTATE TELEPHONE COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: MAY 16, 1914
INSTRUMENT NO: 29940 AND 29943, RECORDS OF BONNER COUNTY, IDAHO
#11
4. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREON AS SET FORTH IN A/JAN OUTLAW DEED.
PURPOSE: ACCESS ALONG THE EXISTING ROADWAY
RECORDED: JULY 18, 1988
INSTRUMENT NO: 350863, RECORDS OF BONNER COUNTY, IDAHO
#12
5. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREON AS DISCLOSED BY A RECORD OF SURVEY RECORDED APRIL 30, 1991 AS INSTRUMENT NO. 389198, RECORDS OF BONNER COUNTY, IDAHO.
INSTRUMENT NO. 389198, RECORDS OF BONNER COUNTY, IDAHO.
#13
6. AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREON AS SET FORTH IN A/JAN WARRANTY DEED.
RECORDED: MAY 24, 1993
INSTRUMENT NO: 390320, RECORDS OF BONNER COUNTY, IDAHO.
#14
7. TERMS, PROVISIONS, EASEMENTS, OBLIGATIONS AND CONDITIONS CONTAINED IN A/JAN ROAD MAINTENANCE AGREEMENT.
RECORDED: APRIL 13, 1992
INSTRUMENT NO: 390320, RECORDS OF BONNER COUNTY, IDAHO.
#15

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 14, TOWNSHIP 57 NORTH, RANGE 1 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 14 DAY OF APRIL, 2025.



RUSSELL E. BADGLEY

PLS 12458

SECTION 14, TWP 57N, R1W, B.M.

14 1W

SHEET TITLE:

BRINKWOOD ESTATES

James A. Sewell and Associates, LLC

ENGINEERS - SURVEYORS - PLANNERS

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

5/9/2025

1" = 250'

TOR

CHECKED: REB

DATE: 5/9/2025

BY: JAS

BRINKWOOD, ID

SHT 1 OF 3

SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



THE PURPOSE OF THIS SURVEY WAS TO CREATE THREE NEW LOTS AS SHOWN. THE BOUNDARY OF THE ORIGINAL PARCEL WAS DEFINED USING THE DEED AND FOUND MONUMENTS PER EXISTING SURVEY RECORDS.

● SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
 ◎ FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
 @ FOUND 1/2" REBAR WITH NO CAP (OR AS OTHERWISE NOTED)
 Δ COMPUTED POINT

[illegible]

1. JAH'S AS

BRINKWOOD ESTATES – CLOSURES 5-9-25

Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 1498205.54' ✓

Error distance: 0.00'

Error direction: N11°18'23"W

Area: 654843.20 Sq. Ft.

Point of Beginning

Easting: 7318.96'

Northing: 5773.87'

Side 1: Line

Direction: N34°25'45"E ✓

Distance: 60.00' ✓

Side 2: Line

Direction: N12°18'15"E ✓

Distance: 690.55' ✓

Side 3: Line

Direction: N25°06'02"E ✓

Distance: 395.07' ✓

Side 4: Line

Direction: S89°34'17"E ✓

Distance: 43.00' ✓

Side 5: Line

Direction: S3°47'07"W ✓

Distance: 25.23' ✓

Side 6: Line

Direction: N89°31'35"E ✓

Distance: 477.48' ✓

Side 7: Line

Direction: S0°45'47"E ✓

Distance: 403.19' ✓

Side 8: Line

Direction: S58°21'08"W ✓

Distance: 285.26' ✓

Side 9: Line

Direction: S7°03'47"W ✓

Distance: 71.88' ✓

Side 10: Line

Direction: S3°30'14"E ✓

Distance: 124.61' ✓

Side 11: Line

Direction: S14°05'43"E ✓

Distance: 167.08' ✓

Side 12: Line

Direction: S27°23'59"E ✓

Distance: 64.16' ✓

MISSING FROM OWNERS CERT

Side 13: Line

Direction: S24°37'10"E ✓

Distance: 158.00' ✓

Side 14: Line

Direction: N86°11'59"W ✓

Distance: 766.50' ✓

Easting: 7318.96'

Northing: 5773.87'

Mapcheck 2: LOT 1

Closure Summary

Precision, 1 part in: 178395.69' ✓

Error distance: 0.01'

Error direction: N35°17'31"E

Area: 218591.33 Sq. Ft. ✓

Point of Beginning

Easting: 7533.98'

Northing: 6570.49'

Side 1: Line

Direction: N25°06'02"E ✓

Distance: 315.07' ✓

Side 2: Line

Direction: S89°34'17"E ✓

Distance: 43.00' ✓

Side 3: Line

Direction: S3°47'07"W ✓

Distance: 25.23' ✓

Side 4: Line

Direction: N89°31'35"E ✓

Distance: 477.48' ✓
Side 5: Line
Direction: S0°45'47"E ✓
Distance: 403.19' ✓
Side 6: Line
Direction: S58°21'08"W ✓
Distance: 285.26' ✓
Side 7: Line
Direction: N21°40'23"E ✓
Distance: 90.66' ✓
Side 8: Curve
Curve direction: Counter-clockwise
Radius: [60.01']
Arc length: 51.60' ✓
Delta angle: 49°16'32" ✓
Tangent: [27.52']
Chord direction: N2°57'53"W
Chord distance: 50.03'
Side 9: Line
Direction: N27°36'09"W ✓
Distance: 100.00' ✓
Side 10: Line
Direction: N80°35'11"W ✓
Distance: 404.99' ✓
Easting: 7533.98'
Northing: 6570.50'

Mapcheck 3: LOT 2

Closure Summary

Precision, 1 part in: 172818.90' ✓

Error distance: 0.01'

Error direction: S66°17'27"W

Area: 217988.28 Sq. Ft.

5.00A acres

Point of Beginning

Easting: 7414.68'

Northing: 6106.70'

Side 1: Line

Direction: N12°18'15"E ✓

Distance: 400.55' ✓
Side 2: Line
Direction: N25°06'02"E ✓
Distance: 80.00' ✓
Side 3: Line
Direction: S80°35'11"E ✓
Distance: 404.99' ✓
Side 4: Line
Direction: S27°36'09"E ✓
Distance: 100.00' ✓
Side 5: Curve
Curve direction: Clockwise
Radius: [60.01']
Arc length: 51.60' ✓
Delta angle: 49°16'32" ✓
Tangent: [27.52']
Chord direction: S2°57'53"E
Chord distance: 50.03'
Side 6: Line
Direction: S21°40'23"W ✓
Distance: 90.66' ✓
Side 7: Line
Direction: S7°03'47"W ✓
Distance: 71.88' ✓
Side 8: Line
Direction: S3°30'14"E ✓
Distance: 124.61' ✓
Side 9: Line
Direction: N87°44'44"W ✓
Distance: 533.47' ✓
Easting: 7414.67'
Northing: 6106.69'

Mapcheck 4: LOT 3

Closure Summary

Precision, 1 part in: 512873.88' ✓
Error distance: 0.00'
Error direction: S34°18'04"E

Area: 218262.95 Sq. Ft. ✓

Point of Beginning

Easting: 7318.96'

Northing: 5773.87'

Side 1: Line

Direction: N34°25'45"E ✓

Distance: 60.00' ✓

Side 2: Line

Direction: N12°18'15"E ✓

Distance: 290.00' ✓

Side 3: Line

Direction: S87°44'44"E ✓

Distance: 533.47' ✓

Side 4: Line

Direction: S14°05'43"E ✓

Distance: 167.08' ✓

Side 5: Line

Direction: S27°23'59"E ✓

Distance: 64.16' ✓

Side 6: Line

Direction: S24°37'10"E ✓

Distance: 158.00' ✓

Side 7: Line

Direction: N86°11'59"W ✓

Distance: 766.50' ✓

Easting: 7318.96'

Northing: 5773.87'

Mapcheck 5: ORIGINAL PARCEL BOUNDARY

Closure Summary

Precision, 1 part in: 5717349.36' ✓

Error distance: 0.00'

Error direction: S14°23'47"W

Area: 5032538.13 Sq. Ft.

Point of Beginning

Easting: 6769.93'

Northing: 4191.07'

Side 1: Line

Direction: N5°19'31"E

Side 2: Line *NO DIST PROVIDED*

Direction: S89°56'43"E

Distance: 253.25'

Side 3: Line

Direction: N31°03'30"E

Distance: 339.91'

Side 4: Line

Direction: N34°25'45"E

Distance: 60.00'

Side 5: Line

Direction: N12°18'15"E

Distance: 690.55'

Side 6: Line

Direction: N25°06'02"E

Distance: 395.07'

Side 7: Line

Direction: S89°34'17"E

Distance: 43.00'

Side 8: Line

Direction: S3°47'07"W

Distance: 25.23'

Side 9: Line

Direction: N89°31'35"E

Distance: 477.48'

Side 10: Line

Direction: S0°45'47"E

Distance: 403.19'

Side 11: Line

Direction: S52°30'09"E

Distance: 778.26'

Side 12: Line

Direction: S65°50'32"E

Distance: 522.92'

Side 13: Line

Direction: S0°00'03"W

Distance: 222.93'

Side 14: Line

Direction: S0°00'03"W
Distance: 1086.85'

Side 15: Line

Direction: S0°11'59"W
Distance: 237.00'

Side 16: Line

Direction: S0°11'59"W
Distance: 689.71'

Side 17: Line

Direction: N0°01'26"E
Distance: 110.39'

Side 18: Line

Direction: N53°19'28"W
Distance: 733.11'

Side 19: Line

Direction: N52°25'49"W
Distance: 483.91'

Side 20: Line

Direction: S2°44'44"W
Distance: 155.94'

Side 21: Line

Direction: S89°52'29"W
Distance: 1534.25'
Easting: 6769.93'
Northing: 4191.07'

INVOICE

Highland Surveying LLC
6811 Main St
Ste C
Bonners 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.: 1026
Terms: Net 30
Invoice date: 05/29/2025
Due date: 06/28/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	MLD0036-25 Brinkwood Estates	1	\$265.00	\$265.00
2.	Copies & Recording Fees		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

BRINKWOOD ESTATES

SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "BRINKWOOD 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 BRINKWOOD, INC., WITH DEBRA SCRIBNER BEING THE REGISTERED AGENT, 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 "BRINKWOOD ESTATES", LOCATED IN SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 14 BEARS S89°54'20"E, 2633.47' FEET; THENCE N05°19'31"E ALONG THE CENTER SECTION LINE, 2617.14 FEET TO A 5/8" REBAR WITH A PLASTIC CAP "REB 12458";

THENCE N89°56'43"E, 253.25' FEET TO A 1/2" REBAR;

THENCE N31°03'30"E, 339.91' FEET TO A 5/8" REBAR WITH A PLASTIC CAP "REB 12458", BEING THE POINT OF BEGINNING;

THENCE N34°25'45"E, 60.00' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE N12°18'15"E, 690.55' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE N25°06'02"E, 395.07' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE S89°34'17"E, 43.00' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE S3°47'07"W, 25.23' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE N89°31'35"E, 477.48' FEET TO A 5/8" REBAR WITH A PLASTIC CAP "REB 12458";

THENCE S0°45'47"E, 403.19' FEET TO A 1/2" REBAR;

THENCE S58°21'08"W, 285.26' FEET TO THE CENTERLINE OF AN EXISTING ROAD;

THENCE ALONG THE SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES:

S7°03'47"W, 71.88 FEET TO A POINT;

S3°30'14"W, 124.61 FEET TO A POINT;

S14°05'43"E, 167.08 FEET TO A POINT;

S24°37'10"E, 158.00 FEET TO A POINT;

THENCE DEPARTING SAID CENTERLINE, N86°11'59"W, 766.50' FEET TO THE POINT OF BEGINNING.

WATER PROVIDED BY PRIVATE WELL
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM.
THE 40 FOOT WIDE INGRESS, EGRESS, AND UTILITIES EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF ALL OF THE LOTS AND THE REMAINDER.

DEBRA SCRIBNER, REGISTERED AGENT
BRINKWOOD, INC.

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 20____,
BEFORE ME PERSONALLY APPEARED DEBRA SCRIBNER, KNOWN OR IDENTIFIED TO ME TO BE THE REGISTERED AGENT OF BRINKWOOD, INC. WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME ON BEHALF OF BRINKWOOD, INC. AND ACKNOWLEDGED TO ME THAT THE BRINKWOO, INC. 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

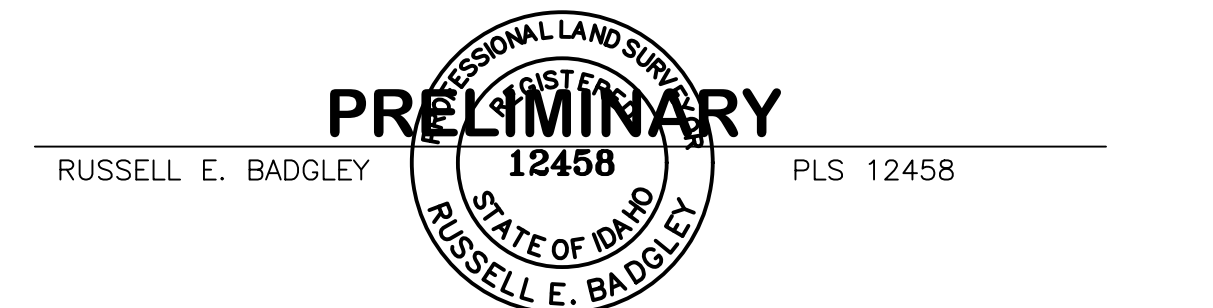
SUBJECT TO THE FOLLOWING

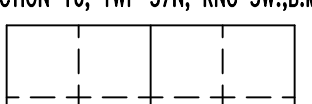

- GENERAL TAXES FOR THE YEAR 2025, A LIEN IN THE PROCESS OF ASSESSMENT, NOT YET DUE OR PAYABLE.
TAXES FOR THE YEAR 2024 ARE PAID IN FULL.
PARCEL NUMBER: RP 57N01W141276 A
ORIGINAL AMOUNT: \$175.18
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: INTERSTATE TELEPHONE COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: MAY 16, 1914
INSTRUMENT NO.: 29940 AND 29943, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: INTERSTATE TELEPHONE COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDED: MAY 16, 1914
INSTRUMENT NO.: 29940 AND 29943, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN QUITCLAIM DEED.
PURPOSE: ACCESS ALONG THE EXISTING ROADWAY
RECORDED: JULY 18, 1988
INSTRUMENT NO.: 350863, RECORDS OF BONNER COUNTY, IDAHO.
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED APRIL 30, 1991 AS INSTRUMENT NO. 389198, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN WARRANTY DEED.
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: MAY 24, 1991
INSTRUMENT NO.: 390320, RECORDS OF BONNER COUNTY, IDAHO.
- TERMS, PROVISIONS, EASEMENTS, OBLIGATIONS AND CONDITIONS CONTAINED IN A/AN ROAD MAINTENANCE AGREEMENT.
RECORDED: APRIL 13, 1992
INSTRUMENT NO.: 404101, RECORDS OF BONNER COUNTY, IDAHO.
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED AUGUST 17, 1993 AS INSTRUMENT NO. 430315, RECORDS OF BONNER COUNTY, IDAHO.

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 14, TOWNSHIP 57 NORTH, RANGE 1 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.

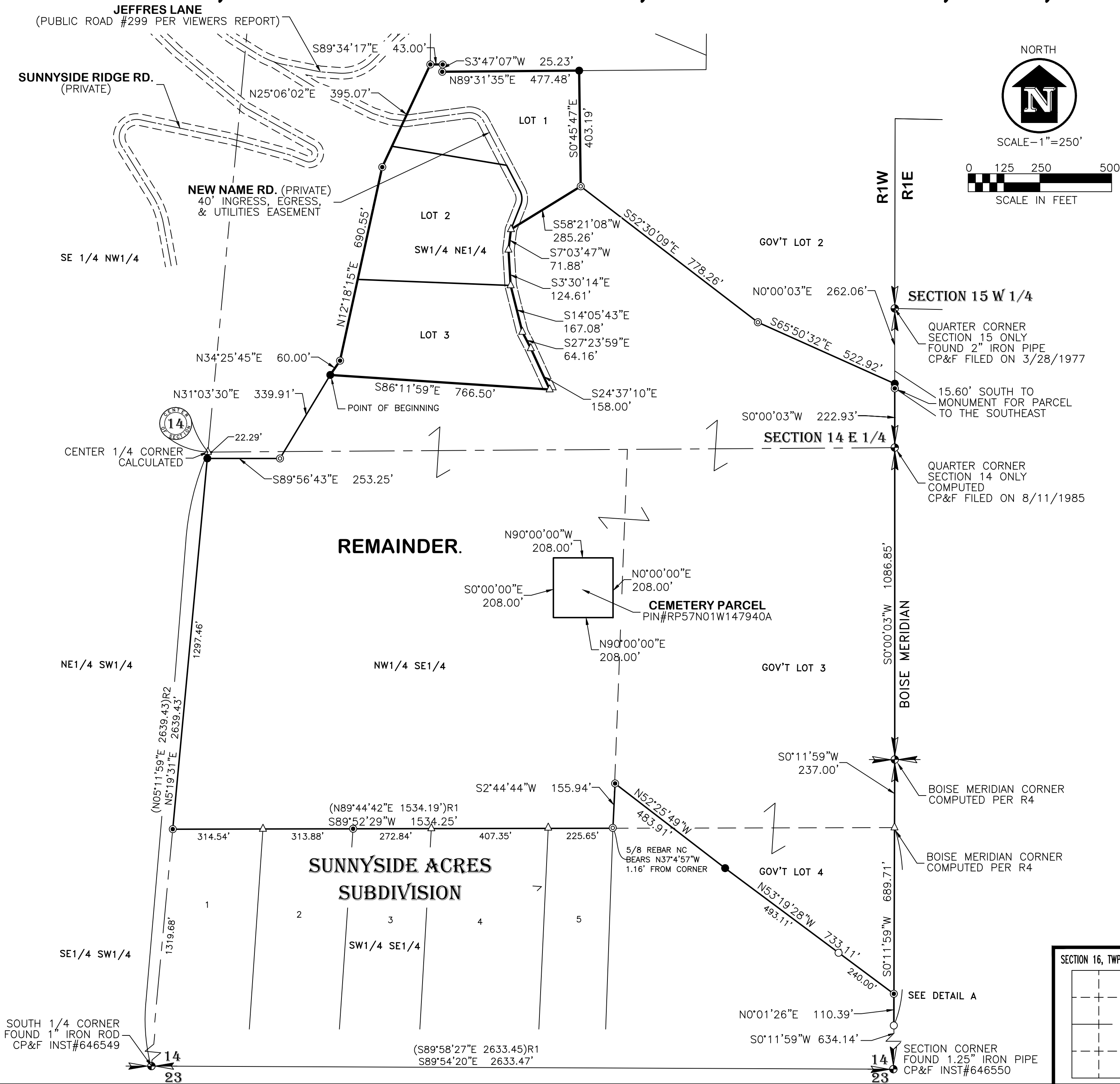
DATED THIS ____ DAY OF _____, 2025.



SECTION 16, TWP 57N, RNG 5W.,B.M. 	SHEET TITLE: BRINKWOOD ESTATES  James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	DATE: 5/9/2025
		SCALE: 1"=250'
		DRAWN: TDR
		CHECKED: REB
		PROJ. NO.: 02577-24-001
		CAD FILE NO. BRINKWOOD_MLD
		SHT 1 OF 3

BRINKWOOD ESTATES

SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

GEODETIC BASED ON GPS OBSERVATIONS

REFERENCES

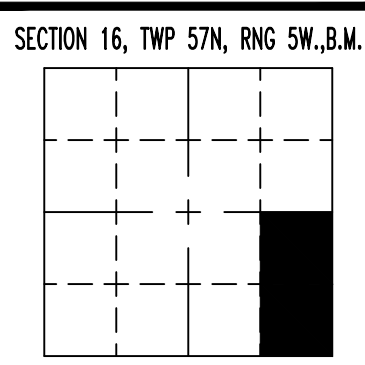
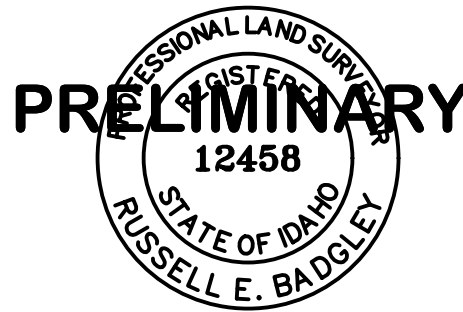
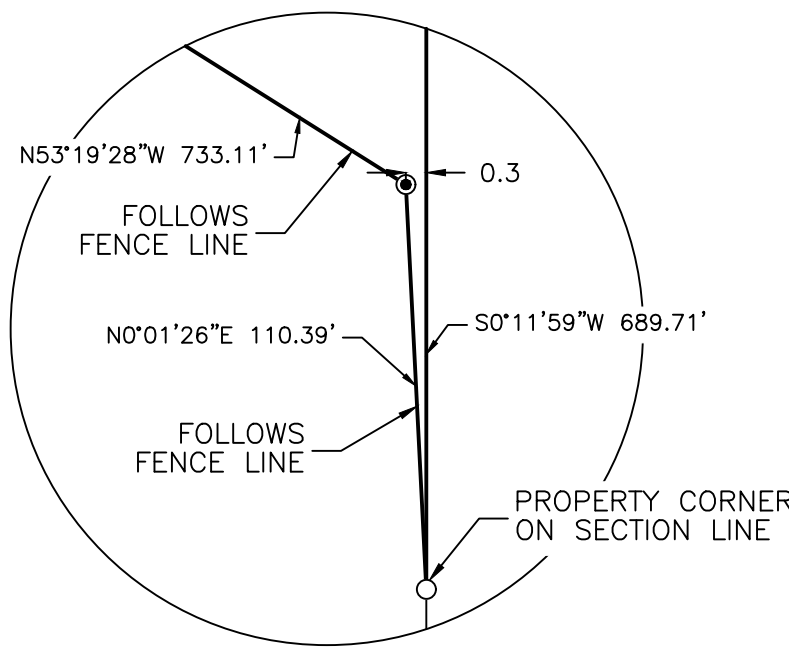
1. RECORD OF SURVEY INST. NO. 970453
2. RECORD OF SURVEY INST. NO. 430315
3. RECORD OF SURVEY INST. NO. 389198
4. RECORD OF SURVEY INST. NO. 310666

LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
- ⊙ FOUND 1/2" REBAR WITH NO CAP (OR AS OTHERWISE NOTED)
- FOUND 5/8" REBAR WITH PLASTIC CAP, STEARNS PLS 8789
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

DETAIL A

NOT TO SCALE



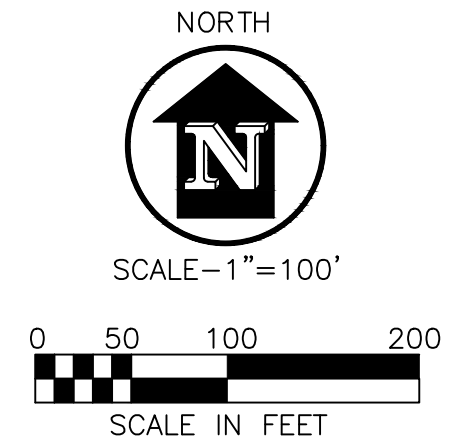
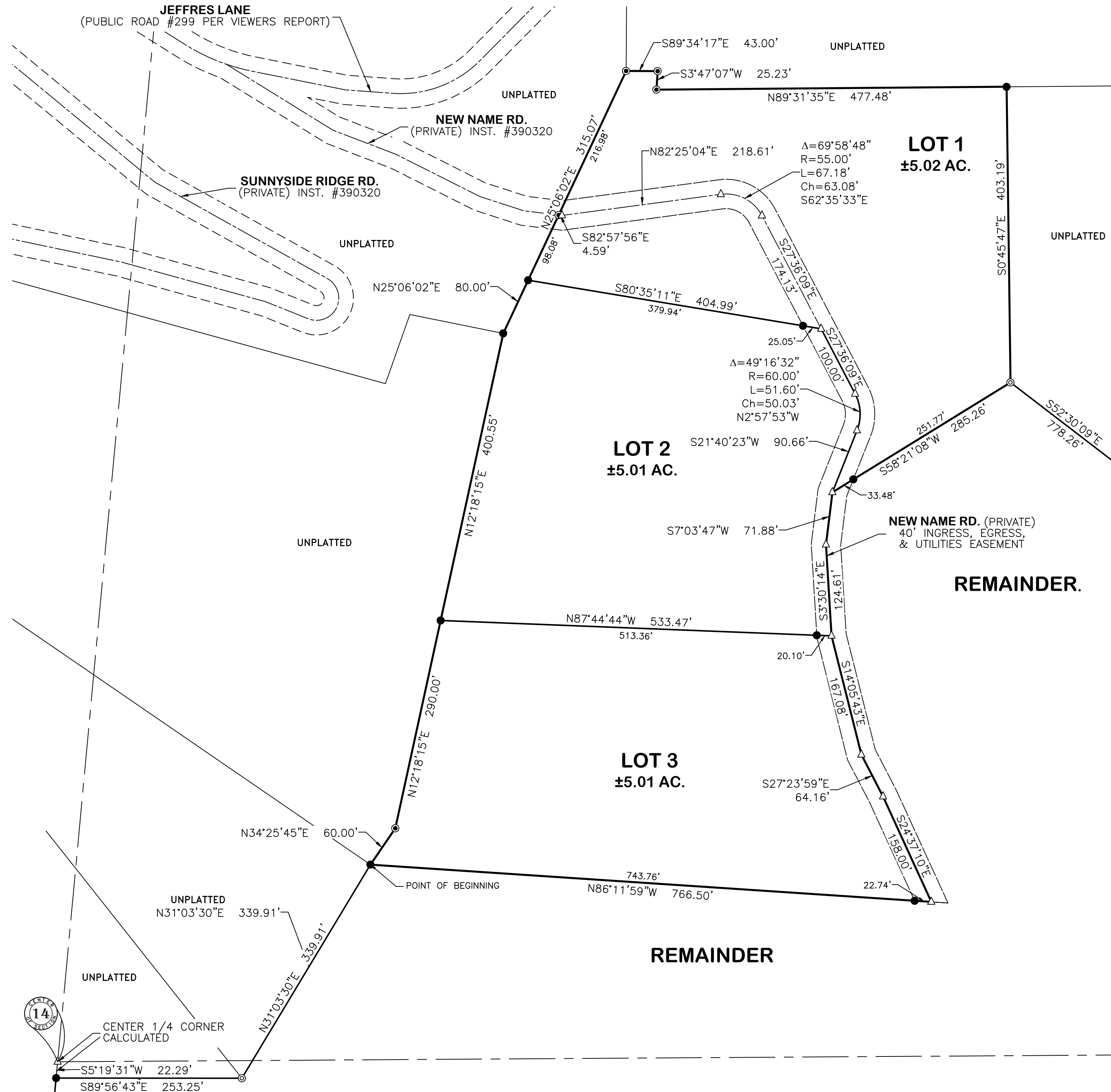
SHEET TITLE: **BRINKWOOD ESTATES**

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

DATE: 5/9/2025
SCALE: 1"=250'
DRAWN: TDR
CHECKED: REB
PROJ. NO.: 02577-24-001
CAD FILE NO.: BRINKWOOD.MXD
SHT. 2 OF 3

BRINKWOOD ESTATES

SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

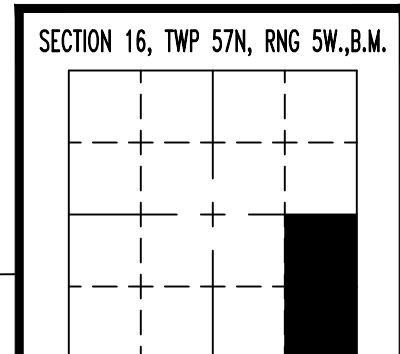
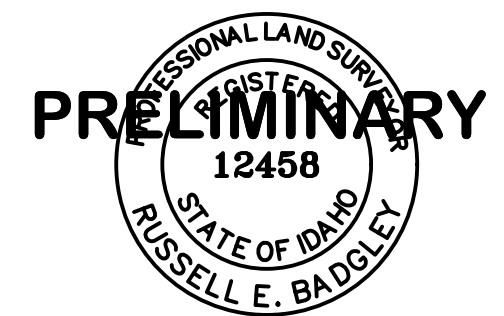


NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE THREE NEW LOTS AS SHOW. THE BOUNDARY OF THE ORIGINAL PARCEL WAS DEFINED USING THE DEED AND FOUND MONUMENTS PER EXISTING SURVEY RECORDS.

LEGEND

- SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
- ⊙ FOUND 1/2" REBAR WITH NO CAP (OR AS OTHERWISE NOTED)
- Δ COMPUTED POINT



SHEET TITLE:
BRINKWOOD ESTATES

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

DATE:	5/9/2025
SCALE:	1"=100'
DRAWN:	TDR
CHECKED:	REB
PROJ. NO.:	02577-24-001
CAD FILE NO.:	BRINKWOOD_MLD
SHT. 3 OF 3	

BRINKWOOD ESTATES – CLOSURES 5-9-25

Mapcheck 1: BOUNDARY

Closure Summary

Precision, 1 part in: 1498205.54'

Error distance: 0.00'

Error direction: N11°18'23"W

Area: 654843.20 Sq. Ft.

Point of Beginning

Easting: 7318.96'

Northing: 5773.87'

Side 1: Line

Direction: N34°25'45"E

Distance: 60.00'

Side 2: Line

Direction: N12°18'15"E

Distance: 690.55'

Side 3: Line

Direction: N25°06'02"E

Distance: 395.07'

Side 4: Line

Direction: S89°34'17"E

Distance: 43.00'

Side 5: Line

Direction: S3°47'07"W

Distance: 25.23'

Side 6: Line

Direction: N89°31'35"E

Distance: 477.48'

Side 7: Line

Direction: S0°45'47"E

Distance: 403.19'

Side 8: Line

Direction: S58°21'08"W

Distance: 285.26'

Side 9: Line

Direction: S7°03'47"W

Distance: 71.88'

Side 10: Line

Direction: S3°30'14"E
Distance: 124.61'

Side 11: Line

Direction: S14°05'43"E
Distance: 167.08'

Side 12: Line

Direction: S27°23'59"E
Distance: 64.16'

Side 13: Line

Direction: S24°37'10"E
Distance: 158.00'

Side 14: Line

Direction: N86°11'59"W
Distance: 766.50'
Easting: 7318.96'
Northing: 5773.87'

Mapcheck 2: LOT 1

Closure Summary

Precision, 1 part in: 178395.69'
Error distance: 0.01'
Error direction: N35°17'31"E
Area: 218591.33 Sq. Ft.

Point of Beginning

Easting: 7533.98'
Northing: 6570.49'

Side 1: Line

Direction: N25°06'02"E
Distance: 315.07'

Side 2: Line

Direction: S89°34'17"E
Distance: 43.00'

Side 3: Line

Direction: S3°47'07"W
Distance: 25.23'

Side 4: Line

Direction: N89°31'35"E

Distance: 477.48'

Side 5: Line

Direction: S0°45'47"E

Distance: 403.19'

Side 6: Line

Direction: S58°21'08"W

Distance: 285.26'

Side 7: Line

Direction: N21°40'23"E

Distance: 90.66'

Side 8: Curve

Curve direction: Counter-clockwise

Radius: [60.01']

Arc length: 51.60'

Delta angle: 49°16'32"

Tangent: [27.52']

Chord direction: N2°57'53"W

Chord distance: 50.03'

Side 9: Line

Direction: N27°36'09"W

Distance: 100.00'

Side 10: Line

Direction: N80°35'11"W

Distance: 404.99'

Easting: 7533.98'

Northing: 6570.50'

Mapcheck 3: LOT 2

Closure Summary

Precision, 1 part in: 172818.90'

Error distance: 0.01'

Error direction: S66°17'27"W

Area: 217988.28 Sq. Ft.

Point of Beginning

Easting: 7414.68'

Northing: 6106.70'

Side 1: Line

Direction: N12°18'15"E

Distance: 400.55'

Side 2: Line

Direction: N25°06'02"E

Distance: 80.00'

Side 3: Line

Direction: S80°35'11"E

Distance: 404.99'

Side 4: Line

Direction: S27°36'09"E

Distance: 100.00'

Side 5: Curve

Curve direction: Clockwise

Radius: [60.01']

Arc length: 51.60'

Delta angle: 49°16'32"

Tangent: [27.52']

Chord direction: S2°57'53"E

Chord distance: 50.03'

Side 6: Line

Direction: S21°40'23"W

Distance: 90.66'

Side 7: Line

Direction: S7°03'47"W

Distance: 71.88'

Side 8: Line

Direction: S3°30'14"E

Distance: 124.61'

Side 9: Line

Direction: N87°44'44"W

Distance: 533.47'

Easting: 7414.67'

Northing: 6106.69'

Mapcheck 4: LOT 3

Closure Summary

Precision, 1 part in: 512873.88'

Error distance: 0.00'

Error direction: S34°18'04"E

Area: 218262.95 Sq. Ft.

Point of Beginning

Easting: 7318.96'

Northing: 5773.87'

Side 1: Line

Direction: N34°25'45"E

Distance: 60.00'

Side 2: Line

Direction: N12°18'15"E

Distance: 290.00'

Side 3: Line

Direction: S87°44'44"E

Distance: 533.47'

Side 4: Line

Direction: S14°05'43"E

Distance: 167.08'

Side 5: Line

Direction: S27°23'59"E

Distance: 64.16'

Side 6: Line

Direction: S24°37'10"E

Distance: 158.00'

Side 7: Line

Direction: N86°11'59"W

Distance: 766.50'

Easting: 7318.96'

Northing: 5773.87'

Mapcheck 5: ORIGINAL PARCEL BOUNDARY

Closure Summary

Precision, 1 part in: 5717349.36'

Error distance: 0.00'

Error direction: S14°23'47"W

Area: 5032538.13 Sq. Ft.

Point of Beginning

Easting: 6769.93'

Northing: 4191.07'

Side 1: Line

Direction:	N5°19'31"E
Side 2: Line	
Direction:	S89°56'43"E
Distance:	253.25'
Side 3: Line	
Direction:	N31°03'30"E
Distance:	339.91'
Side 4: Line	
Direction:	N34°25'45"E
Distance:	60.00'
Side 5: Line	
Direction:	N12°18'15"E
Distance:	690.55'
Side 6: Line	
Direction:	N25°06'02"E
Distance:	395.07'
Side 7: Line	
Direction:	S89°34'17"E
Distance:	43.00'
Side 8: Line	
Direction:	S3°47'07"W
Distance:	25.23'
Side 9: Line	
Direction:	N89°31'35"E
Distance:	477.48'
Side 10: Line	
Direction:	S0°45'47"E
Distance:	403.19'
Side 11: Line	
Direction:	S52°30'09"E
Distance:	778.26'
Side 12: Line	
Direction:	S65°50'32"E
Distance:	522.92'
Side 13: Line	
Direction:	S0°00'03"W
Distance:	222.93'
Side 14: Line	

Direction:	S0°00'03"W
Distance:	1086.85'
Side 15: Line	
Direction:	S0°11'59"W
Distance:	237.00'
Side 16: Line	
Direction:	S0°11'59"W
Distance:	689.71'
Side 17: Line	
Direction:	N0°01'26"E
Distance:	110.39'
Side 18: Line	
Direction:	N53°19'28"W
Distance:	733.11'
Side 19: Line	
Direction:	N52°25'49"W
Distance:	483.91'
Side 20: Line	
Direction:	S2°44'44"W
Distance:	155.94'
Side 21: Line	
Direction:	S89°52'29"W
Distance:	1534.25'
Easting:	6769.93'
Northing:	4191.07'