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: Lyudmila Teleten

From: Dave Fisher, Planner

Date: June 10, 2025

Subject: Blue-line review for MLD0044-25: Teleten Acres

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

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

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

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.
- ✓ 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.
- ✓ County surveyor fee paid to the Bonner County Planning Department.
- ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.
- ✓ All conditions of approval must be met.
- ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments.

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

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

Bonner County Planning Department
"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864
Phone (208) 265-1458 - Fax (866) 537-4935
Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Routing Form

Plat Name:	File No:	
Teleten Acres	MLD0044-25	
Received by: Dave Fisher, Planner	Received from: Truxton Glahe; Glahe & Associates	Date Received: 5/15/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	6/9/25	DF	Bonner County Planning Department
Comments	5/29/202 5	AD	Assessor's Office
X	5-23-25	MM	Bonner County Road & Bridge Department
X	5/21/202 5	MC	GIS Department
Review Complete	5/31/202 5	GD	County Surveyor



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: planning@bonnercountyid.gov Website:www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

 FILE #:
 MLD0044-25
 DATE OF REPORT: 6/10/2025

 APPLICANT:
 Lyudmila Teleten
 PARCEL #: RP008070000060A

SUBDIVISION NAME/LOTS: Teleten Acres

SUMMARY OF PROPOSAL:

This project divides one (1) 10.210-acre lot into one (1) 5.01-acre lot, and one (1) 5.20-acre lot.

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

CONDITIONS OF APPROVAL:

- 1 A final plat shall be recorded.
- 2The 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 (G): All lots to be numbered consecutively.
- 4 Per BCRC 12-646 (C): Initial Point to be shown.
- 5 Per BCRC 12-646 (D): Names of adjoining subdivisions to be shown.

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 No In an area of City impact: No

lift the sanitary restrictions on the property?: 12-621 Depth to width/ Angle of Yes

intersection:

12-660 (D) (2) (a) Alignment with Yes

existing/planned roads/easements: 12-622 Submerged Lands: N/A

FINDINGS:

- 1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
- 2. The proposed lots are zoned Rural 5 (R-5).
- 3. The proposed lots will be served by individual well for water and individual septic for sewage.
- 4. The proposed lots will be served by West Pend Oreille Fire District.
- 5. The proposed lots do not contain frontage on any lake/river/stream.
- 6. The proposed lots are accessed by Parsons Drive, a Bonner County owned and privately maintained public right-of-way.
- 7. The proposed lots do not 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

"Protecting property rights and enhancing property value" 1500 Highway 2, Suite 208, Sandpoint, Idaho 83864 Phone (208) 265-1458 - Fax (866) 537-4935 Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

June 10, 2025

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

SUBJECT: MLD0044-25: Teleten 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 16017C0865E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - o GIS
- See letter from GIS.
- County Surveyor
 - See letter from County Surveyor.
- o Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Dave Fisher Planner



Office of Dennis Engelhardt

Bonner County Assessor

1500 Hwy 2, Suite 205 Sandpoint, ID 83864 Phone 208-265-1440

May 29, 2025

Bonner County Planning Dept
TELETEN ACRES
MLD0044-25
SECTION 33, TOWNSHIP 56 NORTH, RANGE 5 WEST
RP008070000060A

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 assign new lot numbers for new plat title

Incorrect spelling of Oksana's name on signature line

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

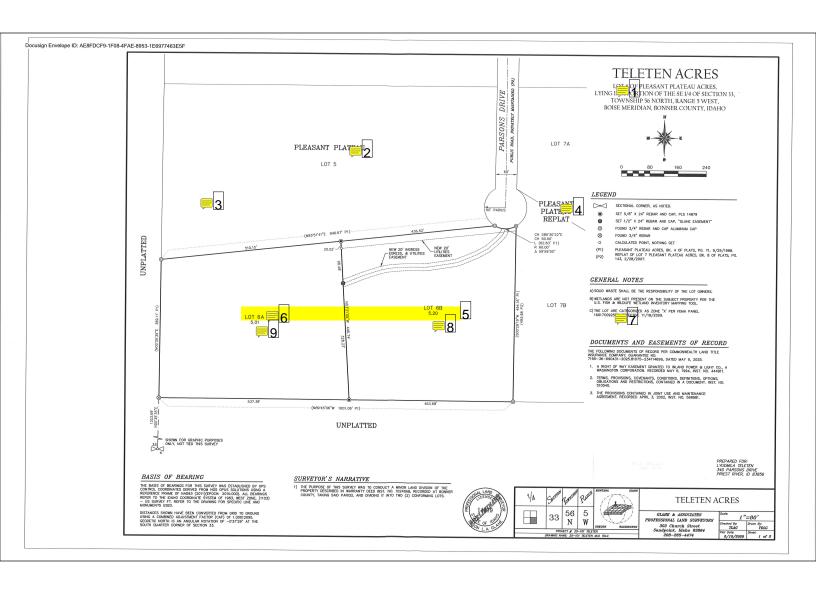
PLAT REVIEW - TELETEN ACRES (MLD0044-25) RE: **SECTION 33, TOWNSHIP 56N, RANGE 5W**

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



Summary of comments: MLD0044-25 Blueline Plat - Reviewed.pdf

Page:1			
Number: 1	Author: david.fisher	Subject: Note	Date: 2025-06-10 14:37:23
Replat of Lot 6			
Number: 2	Author: david.fisher	Subject: Note	Date: 2025-06-09 08:43:37
Pleasant Plateau A	Acres*		
Number: 3	Author: david.fisher	Subject: Note	Date: 2025-06-09 08:12:43
Show initial point.			
Number: 4	Author: david.fisher	Subject: Note	Date: 2025-06-09 08:43:28
	asant Plateau Acres*		
Number: 5	Author: Alicia Deabe	enderfer Date:	2025-05-29 08:38:02
Please assign new plat title.)	lot numbers for new plat title. (The	e standard as I understar	nd it, is variation lot numbering (ie 6A, 6B) would go with a replat title, and new lot numbering goes with a new
- Number: 6	Author: david fisher	Subject: Note	Date: 2025 06 00 09:25:17
Lot 1 & Lot 2	Author, david, lisher	Subject. Note	Date: 2025-06-09 08:35:17
- Niversham 7	Author dovid fichor	Cubicate Nata	Data: 2025 00 00 00:20:00
FIRM Panel 16017		Subject: Note	Date: 2025-06-09 08:29:09
		0.11. (N.)	D
Number: 8 Acres	Author: david.fisher	Subject: Note	Date: 2025-06-10 14:37:42
Mumber: 9	Author: david.fisher	Subject: Note	Date: 2025-06-10 14:37:36

Ocusign Envelope ID: AE8FDCF9-1F08-4FAE-8953-1E6977463E5F		
	TELETEN ACRES LOT 6 OF PLEASANT PLATEAU ACRES, LYING IN A PORTION OF THE SE 1/4 OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO	
OWNERS' CERTIFICATE NOON ALL MEN BY THESE PRESENTS THAT LYDONIA TREITIN, A SHOLD FRESCH, AND OKSMA TREITIN, A SHOLD FRESCH AND OKSMA TREITING AND A AND OKSMA TREITING AND THAT AND THAT AND THE PROPERTY DESCRIPTION OF THE PARTY	72 CHAR, BOARD OF BONNER COUNTY COMMISSIONERS CARD FOR	COUNTY SURVEYOR'S CERTIFICATE HORIZOT CERTOP THAT I HAVE EXAMISED THE HORIZON PLAY AND APPROVE THE SAME OF RECOUNTY SURVEYOR BOWNER COUNTY SURVEYOR
CYCOMICA TELLION ONTE OPERANCE DATE OATE	PLANNING DIRECTOR THEIR PLAT HAS BEEN EXMANDED AND APPROVED THIS DAY OF	SANITARY RESTRICTION SANITARY RESTRICTORS AS REQUIRED BY DAVIG CORE, THE SO, CHAPTER 13 SANITARY RESTRICTORS AS REQUIRED BY DAVIG CORE, THE SO, CHAPTER 13 MICH MICCISTORIATES THE SUPEX-VIOL OF WATER OF SERVICE FACILITIES FOR PRESENCE CHAPTER SOCIETY CORE SOCIAL PREMISES WITE. SANITARY RESTRICTION REQUIREMENTS ARE SHITTED.
	FLAINING DRECTOR	WATER AND SEWER NOTE WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL WATER SERVICE: SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS
ACKNOWLEDGMENT STATE OF	SURVEYOR'S CERTIFICATE L TYSON LA. GLAVE, PLS. 14879, STATE OF IDANO. DO HERBEY CERTIFY THAT THES PLAY WAS PREPARED BY ME OF LOCKED AND THE SHAKED ON AN ACTUAL, SURVEY, WAS COMMITTED AND ELECT MACEDIAN ALL OF COMMITTED ROPERLY SHAFE. DESCRIPTION OF THE SHAKED AND ALL OF COMMITTED ROPERLY SHAFE SHAFE AND COMPLIANCE WITH ALL PROMISIONS OF APPLICABLE STATE LAW AND LOCAL COMMINGE. THOSE LA GLAVE, PLS. 14879 DATE DATE DATE	COUNTY TREASURER'S CERTIFICATE INSERP CARPY THAT THE RECOMED TASES ON THE HORSEN DISCORDED PROPERTY HAME. BEEN FULLY PAID UP TO AND INCLUDING THE YEAR
ACKNOWLEDCMENT STATE OF COUNTY OF THE TOTAL OF THE PREASED GREATAN TELETH, WORK BEFORE ME, THE LINCOTRODED OF THE INFORMATION OF THE TOTAL THE TOTAL OF THE TOT	(1400) S	RECORDER'S CERTIFICATE IND NOS DAY OF AND THE PERCONSTANCE IN BOOK OF AND THE PERCONSTANCE OLIMITY RECORDER BY DEFUTY FEE FIE FIE BY DEFUTY FIE BY DEFUTY FIE FIE FIE FIE FIE FIE FIE FI
NOTINET PUBLIC FOR THE STATE OF	PREPARED FOR LYLDMAN TELETEN 340 PARSONS DIVIN PRESST RIVER, 10 33856 33 56 PROMET P 25 GRANGE MARC 25-TE GRANGE MARC 25-TE	TELETEN ACRES GLARE & ASSOCIATES GLARE & ASSOCIATES GRAND STREETON ASSOCIATES ASSOCIA

Page:2

Number: 1 Author: Alicia Deabenderfer Date: 2025-05-29 08:39:29

Please assign new lot numbers for new plat title

Number: 2 Author: Alicia Deabenderfer Date: 2025-05-29 08:20:53

HIGHLAND SURVEYING

May 31, 2025

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

Re: Plat Review – MLD0044-25 Teleten Acres

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) Closures match Map
 - a. Provide closure for overall boundary.
 - b. On line dividing Lots 6A and 6b, overall distance disagrees with sum of sub distances.
- 2) Correct spelling of Oksana on signature line of Owner's Certification.

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,

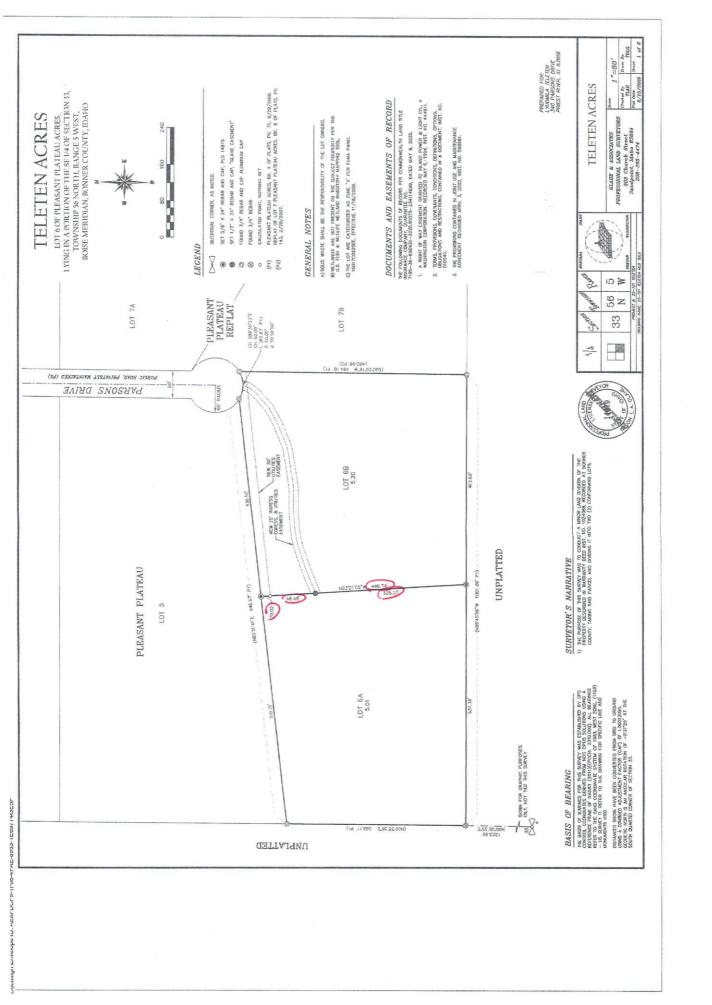
Grant Dorman, PLS



5/31/2025 Date:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
	Surveyor 54-12	
1 1215/2)		
	License is current	V
	Sign and seal each sheet Entity has active Certificate of Authorization	~
64-1235	Surveys 55-19 & Plats 50-13	
55 1005 50-1204(1) I	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	
	Graphic Scale AND North Arrow	
	Section or part of section, township, range, meridian, county, state	-
	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	V
55-1906(5), 16-55, 50-	Unless previously platted, ties to two approved monuments, with CP&F's specified.	_
1304(2g)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all	. 1 .
	acreages and square footages shown match lot closure reports?	世一
50-1304(2e) 55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	-
	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using	
1227	bearings and distances, and giving other data relating thereto	
	Reference to surveys of record: within, crossing or adjoining. Adjoing Subdivisions labeled or shown	
55-1906(3)	unplatted.	
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	V
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	
,	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment,	
55-1907, 50-1304(3)	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	
50-1304(2b)	Show Each street named	
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	
	If legal description is metes & bounds, POB or Intitial Point w/ ties to two approved monuments, unless	
50-1304(2g)	previously platted	
50-1304(2h)	Reference or Show easements	
50-1304(21)	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	#2
50-1309(1), 51-1	Acknowledgment(s)	V
50-1309(1), 51-1	Approvals: Commissioners OR City Council, City Engineer, City Clerck	
50-1308(1)	Approvals: Planning Commission or Director	
50-1308(1)	Approvals: County Treasurer	
50-1300(1)	Recorder's Certificate for PLATS	
50-1309(2), 50-1312, 50- 1313	Public Highway Agency Acceptance AND Approval, when applicable	_
50-1309(1)	Surveyor's Certificate	
50-1305(1)	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))	Diagramatic 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	



Polyline Report - Lot 6A

Wed May 14 13:58:07 2025

Northing	Easting	Bearing	Distance
5909.108	5758.161		0.110 (
		°35'35" E 38	9.110 🗸
6298.198	5762.189		
	N 83	°51'41" E 51	0.153
6352.750	6269.416		
	S 03°	21'05" E 20	.024 🗸
6332.761	6270.587		
	S 03°	21'05" E 98	.480 🗸
6234.449	6276.344		
	S 03°	21'05" E 32	8.231
5906.779	6295.533		
	N 89	°45'06" W 5	37.377
5909.108	5758.161		

Closure Error Distance> 0.00000 Total Distance> 1883.375

Polyline Area: 218364.247 sq ft, 5.0130 acres

Polyline Report - Lot 6B

Wed May 14 13:56:19 2025

Northing Easting Bearing Distance 6352.750 6269.416 N 83°51'41" E 436.517 6399.429 6703.431 Radius: 60.000 Chord: 59.997 Degree: 95°29'35" Dir: Left Length: 62.829 Delta: 59°59'50" Tangent: 34.639 Chord BRG: S 89°30'22" E Rad-In: N 30°29'33" E Rad-Out: N 29°30'17" W Radius Point: 6451.131,6733.876 6398.912 6763.426 S 00°29'19" W 494.160 5904.770 6759.212 N 89°45'06" W 463.683 5906.779 6295.533 N 03°21'05" W 328.231 6234,449 6276.344 N 03°21'05" W 98.480 6332.761 6270.587 N 03°21'05" W 20.024

Closure Error Distance> 0.00000

6269,416

Total Distance> 1903.924

6352.750

Polyline Area: 226512.000 sq ft, 5.2000 acres /

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

\$308.14

Invoice details

Invoice no.: 1028 Terms: Net 30

Invoice date: 05/31/2025 Due date: 06/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	MLD0044-25 Teleten Acres	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14

Total

Ways to pay





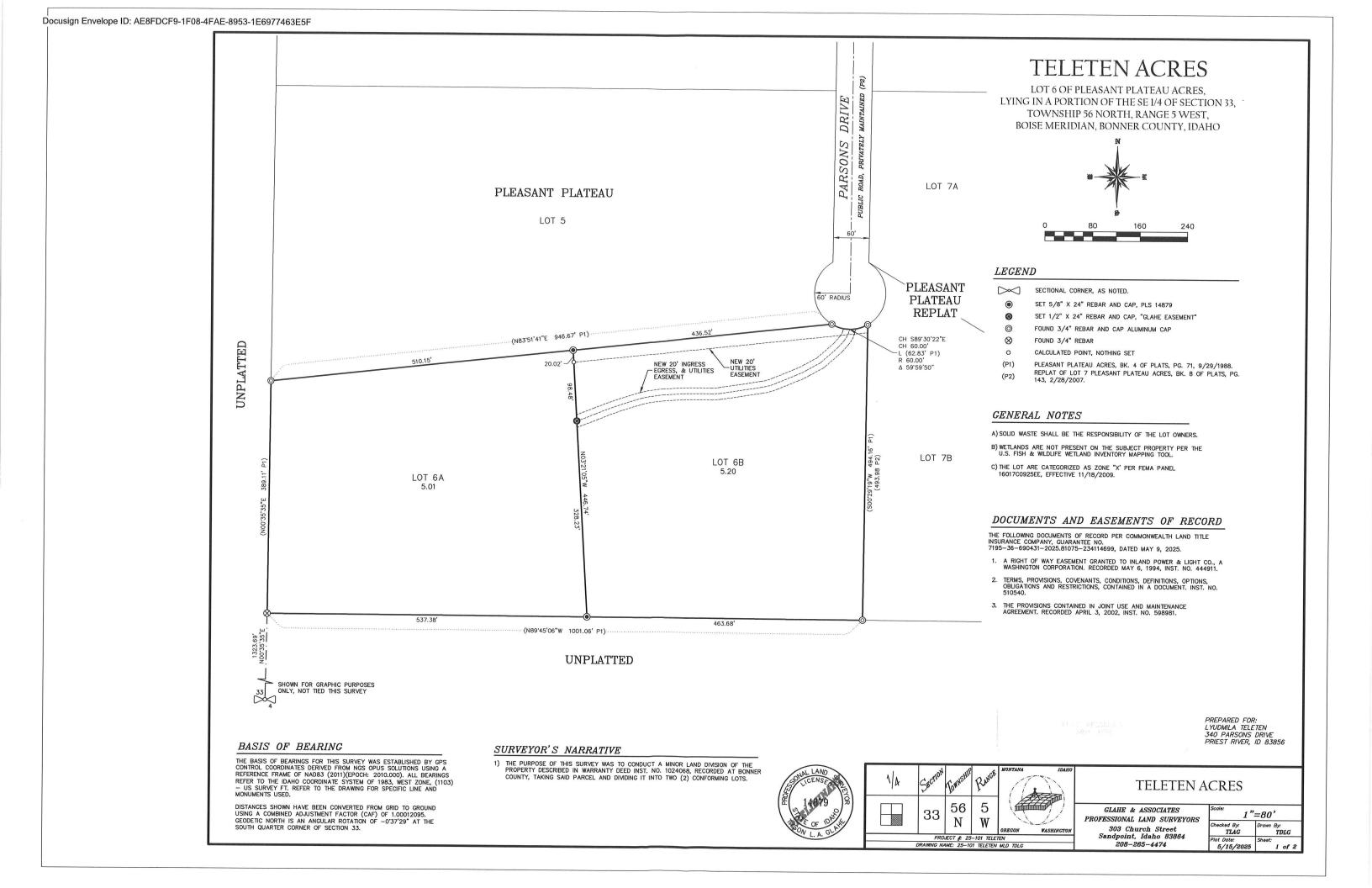


Thank you for choosing to work with us on your survey. We accept payments online with a card, bank transfer or check by mail.

Billing Address:
P.O. Box 432

Moyie Springs, ID 83845

View and pay



TELETEN ACRES

LOT 6 OF PLEASANT PLATEAU ACRES, LYING IN A PORTION OF THE SE I/4 OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE	
KNOWN ALL MEN BY THESE PRESENTS THAT LYUDMILA TELETEN, A SINGLE PERSON, AND OKSANA AS JOINT TENANTS, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DES AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 6A AND 6B, THE SAME TO BE KNOWN A PORTION OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUSPECIFICALLY DESCRIBED AS FOLLOWS:	CRIBED IN THIS CERTIFICATE
LOT 6 OF PLEASANT PLATEAU ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 4 RECORDS OF BONNER COUNTY, IDAHO.	OF PLATS, PAGE 72
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.	
THE NEW 20' INGRESS, EGRESS, AND UTILITIES EASEMENT, AS SHOWN ON THE FACE OF THE PLATER PROJECT OF LOTS AS A SECOND THE PLATER PROJECT OF THE PRO	T IS HEDERY DEDICATED FOR
THE BENEFIT OF LOTS ON & OB OF THIS PLAT.	
THE NEW 20' UTILITIES EASEMENT, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED 6A & 6B OF THIS PLAT.	FOR THE BENEFIT OF LOTS
LYUDMILA TELETEN	DATE
OPKSANA TELETEN	DATE
ACKNOWLEDGMENT	
STATE OF	-
COUNTY OF	
ON THIS DAY OF , 2025, BEFORE ME, THE UNDERSIGNED MOTARY PUBLIC, PERSONALLY APPEARED LYUDMILA TELETEN, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.	
NOTARY PUBLIC	
NOTARY PUBLIC FOR THE STATE OF	
RESIDING AT:	
AY COMMISSION EXPIRES:	
ACKNOWLED CHENT	
ACKNOWLEDGMENT	
TATE OF	
OUNTY OF	
OTARY PUBLIC	
OTARY PUBLIC FOR THE STATE OF	
ESIDING AT:	
Y COMMISSION EXPIRES:	

COUNTY COMMISSIONERS' CERTIFICATE

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

TYSON L.A. GLAHE, PLS 14879

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

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

COUNTY SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT I HAVE EXAMINED FOR RECORDING THIS DAY OF	AT AND APPROVE 025.	THE SAME
BONNER COUNTY SURVEYOR		

SANITARY RESTRICTION

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL WATER SEWAR SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS

COUNTY TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR ______.

DATED THIS ______ DAY OF _______, 2025.

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF ____, 2025, AT _____, M., IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST OF CLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. ____

COUNTY RECORDER

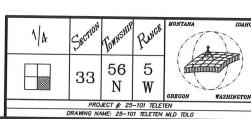
BY DEPUTY

\$____FEE



DATE

PREPARED FOR: LYUDMILA TELETEN 340 PARSONS DRIVE PRIEST RIVER, ID 83856



TELETEN ACRES

GLAHE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Sociole:

N/A

Checked By:
TLAG
Thick
That
Plot Date:
5/15/2025
Sheet:
5/15/2025

Polyline Report - Lot 6A

Wed May 14 13:58:07 2025

Northing	Easting	Bearing	Distance
5909.108	5758.161		
	N 00	°35'35" E 38	39.110
6298.198	5762.189	•	
	N 83	°51'41" E 51	0.153
6352.750	6269.416	I	
	S 03°	² 21'05" E 20	.024
6332.761	6270.587		
	S 03°	² 21'05" E 98	.480
6234.449	6276.344		
	S 03°	² 21'05" E 32	8.231
5906.779	6295.533		
	N 89	°45'06" W 5	37.377
5909.108	5758.161		

Closure Error Distance> 0.00000 Total Distance> 1883.375

Polyline Area: 218364.247 sq ft, 5.0130 acres

Polyline Report - Lot 6B

Wed May 14 13:56:19 2025

Northing **Easting** Bearing Distance 6352,750 6269.416 N 83°51'41" E 436.517 6399.429 6703.431 Radius: 60.000 Chord: 59.997 Degree: 95°29'35" Dir: Left Length: 62.829 Delta: 59°59'50" Tangent: 34.639 Chord BRG: S 89°30'22" E Rad-In: N 30°29'33" E Rad-Out: N 29°30'17" W Radius Point: 6451.131,6733.876 6398.912 6763.426 S 00°29'19" W 494.160 6759.212 5904.770 N 89°45'06" W 463.683 5906.779 6295.533 N 03°21'05" W 328.231 6234.449 6276.344 N 03°21'05" W 98.480

Closure Error Distance> 0.00000 Total Distance> 1903.924

6270.587

6269.416

6332.761

6352.750

Polyline Area: 226512.000 sq ft, 5.2000 acres

N 03°21'05" W 20.024