

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: Skye Kuprienko
From: Dave Fisher, Planner
Date: October 29, 2025
Subject: Blue-line review for MLD0050-25: Arden Industrial

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: **Jesse Bailey; JA Sewell & Associates, LLC.**

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.

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Blueline Review Routing Form

Plat Name: Arden Industrial	File No: MLD0050-25	
Received by: Dave Fisher, Planner	Received from: Jesse Bailey; J.A. Sewell & Ass.	Date Received: 10/2/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	10/24/25	DF	Bonner County Planning Department
comments	10/17/25	AD	Assessor's Office
X	10-15-25	MM	Bonner County Road & Bridge Department
X	10/15/20 25	MC	GIS Department
Review Compete	10/23/20 25	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0050-25 **DATE OF REPORT:** 10/29/2025

APPLICANT: Skye Kuprienko **PARCEL #:** RP0140200106C0A

SUBDIVISION NAME/LOTS: Arden Industrial

SUMMARY OF PROPOSAL:

This project divides one (1) 6.770-acre lot into tow (2) 2.26-acre lots, and one (1) 2.25-acre lot.

THE APPLICATION IS NOT consistent 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 subject to the conclusions required by BCRC.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **None** **Industrial (I)**

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

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?: **N/A** In an area of City impact: **Yes**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes** 12-621 Depth to width/ Angle of intersection: **No**

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 zoned Industrial (I).
3. The proposed lots will be served by Spirit Lake Industrial Park for water and sewage.
4. The proposed lots will be served by Spirit Lake Fire District.
5. The proposed lots do not contain frontage on a waterbody.
6. The proposed lots do not contain submerged lands or wetlands.
7. The proposed lots are accessed by Industrial Park Avenue and Coyote Avenue, both Bonner County owned and privately maintained rights-of-way.
8. The proposed lots do not contain slopes over 30%.
9. BCRC 12-621(A); All proposed lots which are three hundred feet or less in width shall maintain a depth to width ratio of not greater than 3.2:1.

10. Proposed Lot 3 has a calculated depth to width ratio of 3.56:1.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application **is not** 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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Blueline Review Letter

October 29, 2025

Jesse Bailey
JA Sewell & Associates, LLC
600 4th St W
Newport, WA 99156

SUBJECT: MLD0050-25: Arden Industrial

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.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/Decision Letter.
 - Floodplain
 - KS 10/15/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1325E 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 "D. Fisher".

Dave Fisher
Planner



Office of
Dennis Engelhardt
Bonner County Assessor

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

October 17, 2025

Bonner County Planning Dept
ARDEN INDUSTRIAL
MLD0050-25
SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST
RP0140200106C0A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and found that the blueline plat does not reflect the correct ownership. The owner of this property is the trust. Please correct the ownership information in the owner's certificate, signature line and acknowledgment sections to reflect trust/trustee.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer
Cadastral Technician
Bonner County Land Records
208-265-1440 ext. 1245
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, October 15, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – ARDEN INDUSTRIAL (MLD0050-25)
SECTION 31, TOWNSHIP 54N, RANGE 4W**

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>

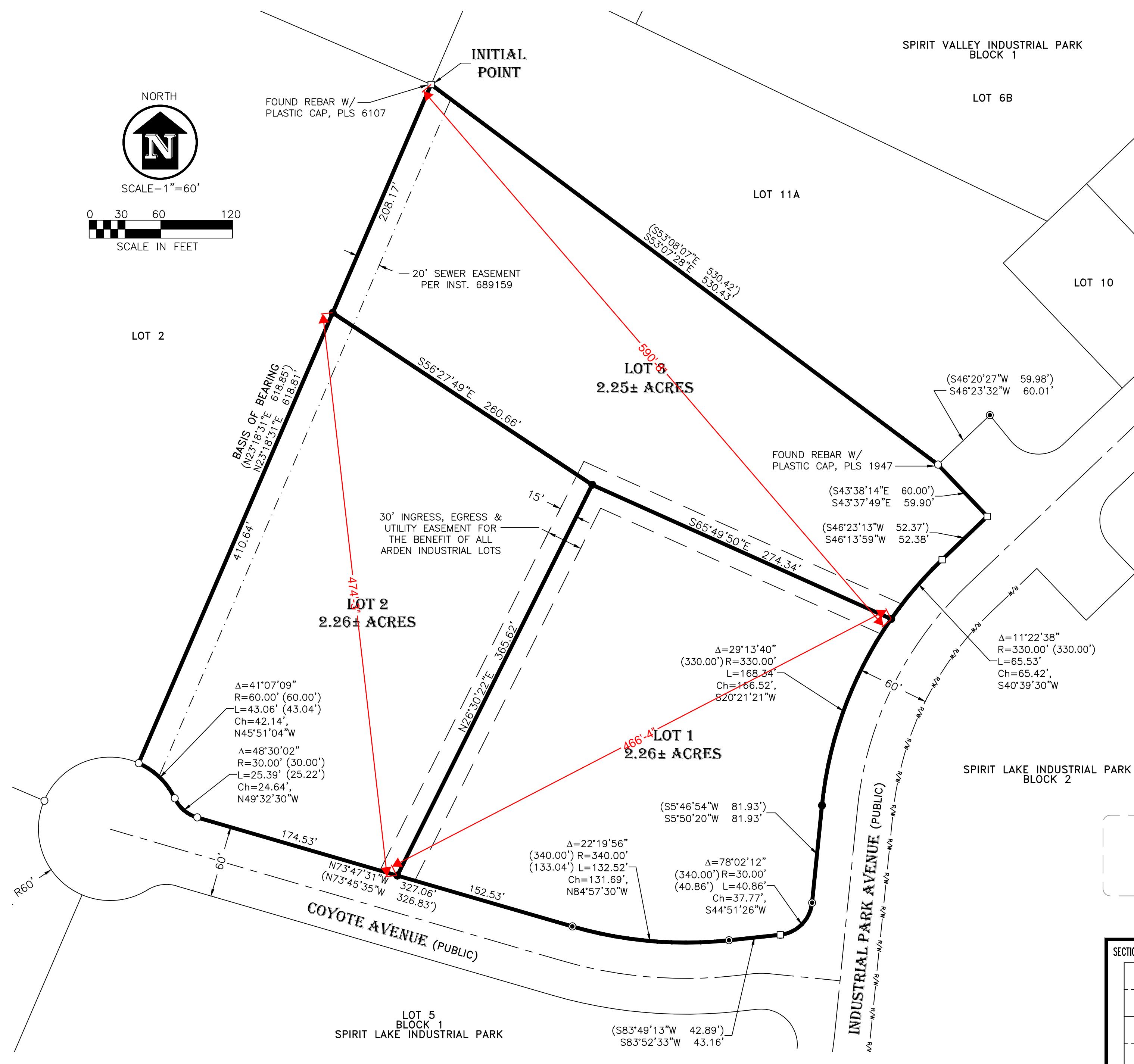
"ARDEN INDUSTRIAL"

SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

Lot 1
98445.6 / 466.333 = 211.106
466.333 / 211.106 = 2.209

Lot 2
98445.6 / 474.25 = 207.582
474.25 / 207.582 = 2.286

Lot 3
98010 / 590.667 = 165.931
590.667 / 165.931 = 3.56



SURVEYOR'S NOTES

1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL 16017C1325E EFFECTIVE DATE 11/18/2009.

BASIS OF BEARING

BEING THE WESTERLY LINE OF LOT 6C AS SHOWN ON THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF IDAHO.

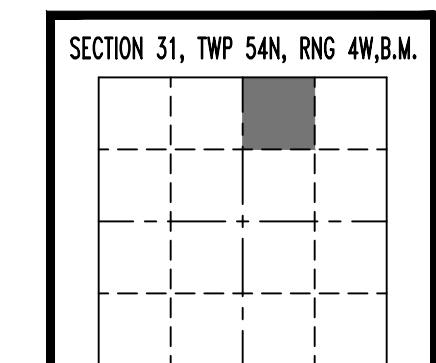
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RRP1402001060CA AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 4371057
- FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 10677, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP
- FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 6107
- () INFORMATION AS SHOWN ON THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO

RECODER'S
CERTIFICATE



SECTION 31, TWP 54N, RNG 4W, B.M.		SHEET TITLE: "ARDEN INDUSTRIAL"	
		DATE: 05-06-25	
		SCALE: 1" = 60'	
		DRAWN: JMB	
		CHECKED: TJP	
		PROJ. NO.: 11232-25-001	
		CAD FILE NO.: KUPRENO-MLD-2025	
		SHT 2 OF 2	

James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
NEWPORT, WASHINGTON, 99156, (509)447-3626

Summary of comments: MLD0050-25 Blueline Plat.pdf

Page:1

 Number: 1 Author: Alicia Deabenderfer Date: 2025-10-17 10:00:50

The owner of this property is a trust. Need trust/trustee

 Number: 2 Author: Alicia Deabenderfer Date: 2025-10-17 10:00:55

The owner of this property is a trust. Need trust/trustee

 Number: 3 Author: Alicia Deabenderfer Date: 2025-10-17 10:01:08

The owner of this property is a trust. Need trust/trustee

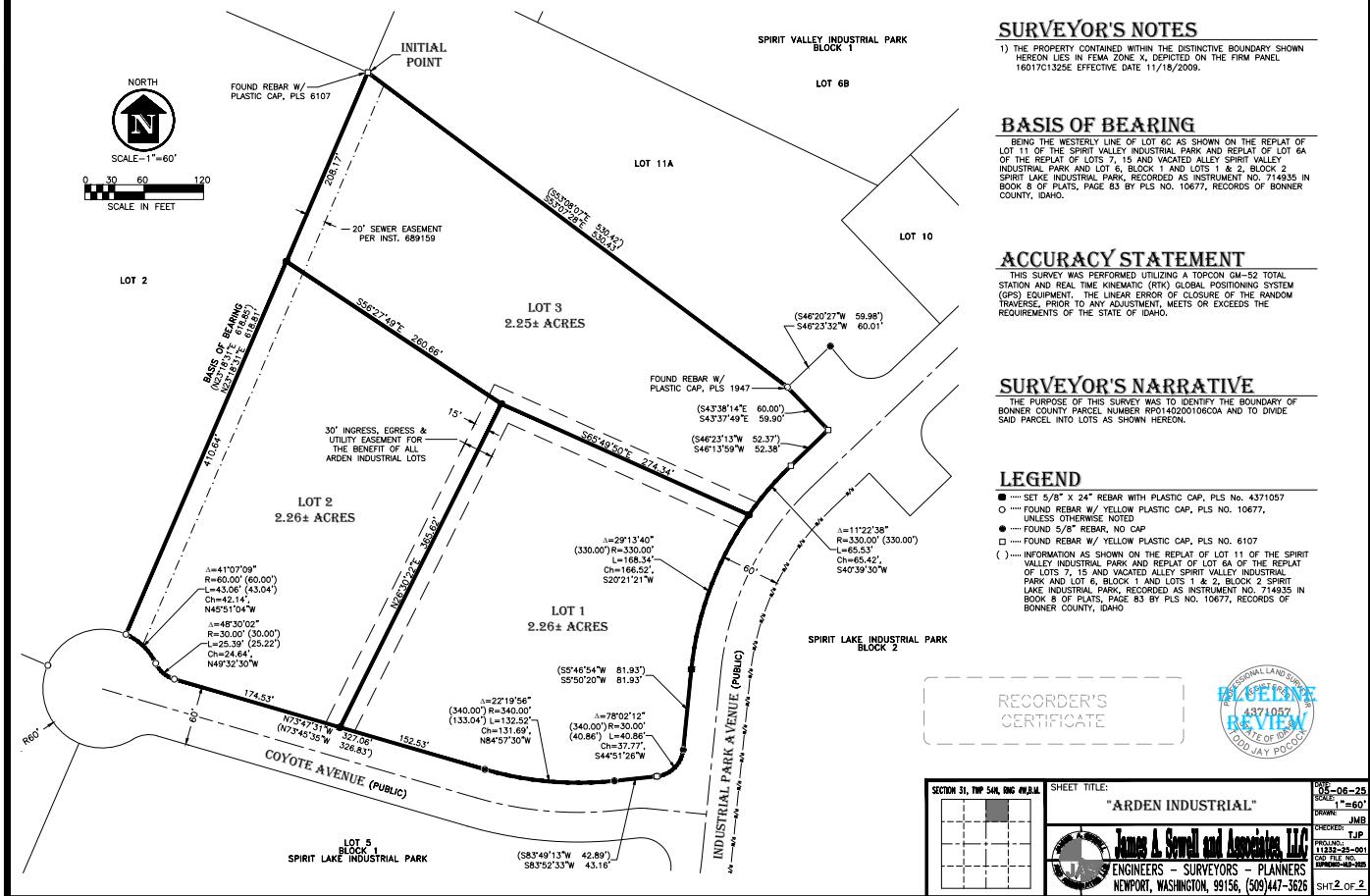
 Number: 4 Author: david.fisher Subject: Note Date: 2025-10-24 09:20:19

Chair

 Number: 5 Author: david.fisher Subject: Note Date: 2025-10-24 09:16:17

City Approval required for Spirit Lake AOI.

"ARDEN INDUSTRIAL"
SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO



No Comments.

HIGHLAND SURVEYING

October 23, 2025

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

Re: Plat Review – MLD0050-25 Arden Industrial

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) The ownership is in a trust. Please update ownership information on signature page in the owner's statement and acknowledgments. Also, provide an updated Subdivision guarantee to reflect said ownership.
- 2) Provide Water System Certificate, per I.C. 50-1334.

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

MLD0050-25 ARDEN INDUSTRIAL

10/23/25
Date:

File:

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	✓
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	✓
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?	✓
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.	✓
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	✓
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	✓
50-1304(2h)	Reference or Show easements	—
50-1304(2l)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	—
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	#1
50-1309(1), 51-1	Acknowledgment(s)	#1
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	✓
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	#2
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.	—

"ARDEN INDUSTRIAL"

SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERIN PLAT OF "ARDEN INDUSTRIAL" 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,

CHAIRMAN, 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 202025.

APPROVED THIS DAY OF 2025,

BONNER COUNTY TREASURER

REORDERER'S CERTIFICATE

FILED THIS DAY OF 2025, AT AM IN BOOK 1 OF PLATS AT PAGE 1 AT THE REQUEST OF JAMES A. SEVELL AND ASSOCIATES, LLC, UNDER REORDERER'S NO. 1.

BONNER COUNTY RECORDER

SUBJECT TO INSTRUMENT NO.

1772	PUBLIC UTILITY EASEMENT	RECORDED: JUNE 17, 1911
1772	RIGHT-OF-WAY EASEMENT	RECORDED: JANUARY 23, 1979
1772	RIGHT-OF-WAY EASEMENT	RECORDED: JUNE 24, 1987
1772	RIGHT-OF-WAY EASEMENT	RECORDED: MAY 28, 1992
1772	GRIFFIN SERVER AGREEMENT	RECORDED: SEPTEMBER 8, 2004
1772	RIGHT-OF-WAY EASEMENT	RECORDED: OCTOBER 7, 2005
1772	CONDITION OF THE ORIGINAL PLAT	RECORDED: 1886 IN BOOK 4 OF PLATS, PAGE 51
1772	CONDITIONS OF THE REPLAT	RECORDED: OCTOBER 11, 2006

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 31, TOWNSHIP 54 NORTH, RANGE 4 WESTBOISE, IDAHO. BONNER COUNTY, IDAHO, THAT THE DISTANCES, COULD NOT AND ANGLES ARE SHOWN CORRECTLY. HERON AND THE MONUMENT HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS ARE IN THE MONUMENT SET AND THAT THE SURVEY IS IN CONFORMANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

BLUETLINE SURVEYOR
432711657
STATE OF IDAHO
PLS. NO. 4371057

TODD J. BOOCOCK
PLS. NO. 4371057
DATE
432711657
STATE OF IDAHO
PLS. NO. 4371057

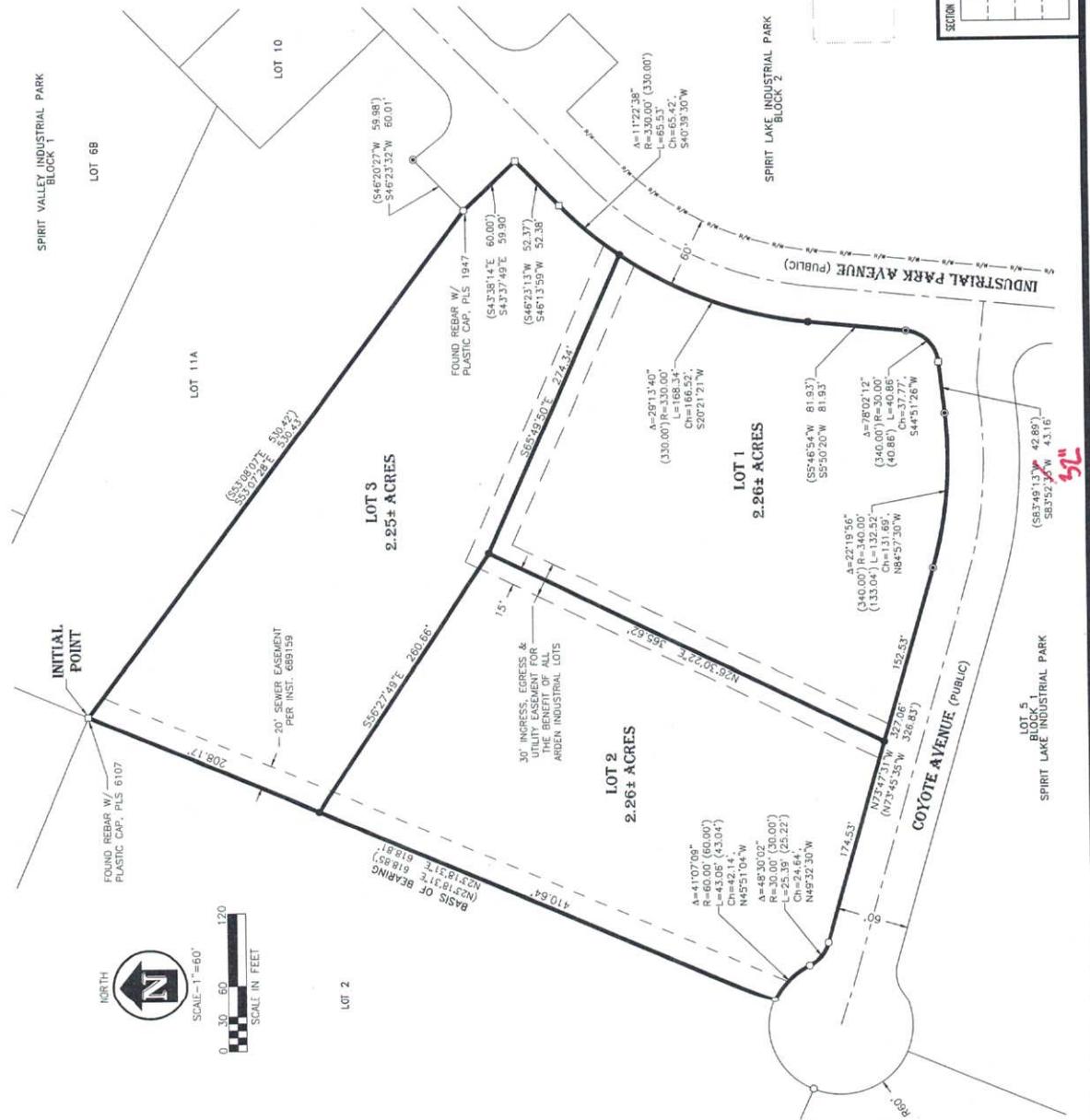
SECTION 31, TWP 54N, RIG 4W, BL 1
SHEET TITLE: "ARDEN INDUSTRIAL"
DRAWN: JMB
CHECKED: TJP
FILED: 11/23/2025 25-001
FILE NO. 1123-25-001
FEE: \$0.00
SHT 1 OF 2

ARDEN INDUSTRIAL

SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

SURVEYOR'S NOTES

1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN
HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL
16017C1325E EFFECTIVE DATE 11/18/2009.



ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON OM-52 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF IDAHO.

SURVEYOR'S NARRATIVE

LEGEND

A circular library stamp with the text "BLUE LINE REVIEW" around the perimeter and "APRIL 1952" in the center.

ITLE: "ARDEN INDUSTRIAL"

111

Mapcheck 1: ARDEN INDUSTRIAL

Closure Summary

Error distance: 0.01'
Area: 294988.48 Sq. Ft.

Side 1: Line
Direction: S53°07'28"E ✓
Distance: 530.43'

Side 2: Line
Direction: S43°37'49"E ✓
Distance: 59.90'

Side 3: Line
Direction: S46°13'59"W ✓
Distance: 52.38'

Side 4: Curve
Radius: [330.00'] ✓
Arc length: 233.87'
Delta angle: 040°36'18"
Chord angle: [159°48'41"]
Chord distance: 229.00'

Side 5: Line
Direction: S05°50'20"W ✓
Distance: 81.93'

Side 6: Curve
Radius: [30.00'] ✓
Arc length: 40.86'
Delta angle: 078°02'12"
Chord direction: S44°51'26"W
Chord distance: 37.77'

Side 7: Line
Direction: S83°52'32"W
Distance: 43.16'

Side 8: Curve
Radius: [340.00'] ✓
Arc length: 132.52'
Delta angle: 022°19'56"
Chord direction: N84°57'30"W
Chord distance: 131.69'

Side 9: Line
Direction: N73°47'31"W ✓
Distance: 327.06'

Side 10: Curve

Radius: [30.00']
Arc length: 25.39'
Delta angle: 048°30'02"
Chord direction: N49°32'30"W
Chord distance: 24.64'

Side 11: Curve

Radius: [60.00']
Arc length: 43.06'
Delta angle: 041°07'09"
Chord direction: N45°51'04"W
Chord distance: 42.14'

Side 12: Line

Direction: N23°18'31"E
Distance: 618.81'

Mapcheck 2: LOT 1

Closure Summary
Error distance: 0.01'
Area: 98652.96 Sq. Ft.

Side 1: Line

Direction: S65°49'50"E
Distance: 274.34'

Side 2: Curve

Radius: [330.00']
Arc length: 168.34'
Delta angle: 029°13'40"
Chord direction: S20°21'21"W
Chord distance: 166.52'

Side 3: Line

Direction: S05°50'20"W
Distance: 81.93'

Side 4: Curve

Radius: [30.00']
Arc length: 40.86'
Delta angle: 078°02'12"
Chord direction: S44°51'26"W
Chord distance: 37.77'

Side 5: Line

Direction: S83°52'32"W
Distance: 43.16'

Side 6: Curve

Radius: [340.00']
Arc length: 132.52'

Delta angle: $022^{\circ}19'56''$ ✓
Chord direction: N $84^{\circ}57'30''W$
Chord distance: 131.69'

Side 7: Line ✓
Direction: N $73^{\circ}47'31''W$
Distance: 152.53'

Side 8: Line ✓
Direction: N $26^{\circ}30'22''E$
Distance: 365.62'

Mapcheck 3: LOT 2
Closure Summary
Error distance: 0.01'
Area: 98348.46 Sq. Ft. ✓

Side 1: Line ✓
Direction: S $56^{\circ}27'49''E$
Distance: 260.66'

Side 2: Line ✓
Direction: S $26^{\circ}30'22''W$
Distance: 365.62'

Side 3: Line ✓
Direction: N $73^{\circ}47'31''W$
Distance: 174.53'

Side 4: Curve
Radius: [30.00']
Arc length: 25.39'
Delta angle: 0 $48^{\circ}30'02''$ ✓
Chord direction: N $49^{\circ}32'30''W$
Chord distance: 24.64'

Side 5: Curve
Radius: [60.00']
Arc length: 43.06'
Delta angle: 0 $41^{\circ}07'09''$ ✓
Chord direction: N $45^{\circ}51'04''W$
Chord distance: 42.14'

Side 6: Line ✓
Direction: N $23^{\circ}18'31''E$
Distance: 410.64'

Mapcheck 4: LOT 3
Closure Summary
Error distance: 0.01'
Area: 97992.16 Sq. Ft. ✓

Side 1: Line	
Direction:	S53°07'28"E
Distance:	530.43'
Side 2: Line	
Direction:	S43°37'49"E
Distance:	59.90'
Side 3: Line	
Direction:	S46°13'59"W
Distance:	52.38'
Side 4: Curve	
Radius:	[330.00']
Arc length:	65.53'
Delta angle:	011°22'38"
Chord direction:	S40°39'30"W
Chord distance:	65.42'
Side 5: Line	
Direction:	N65°49'50"W
Distance:	274.34'
Side 6: Line	
Direction:	N56°27'49"W
Distance:	260.66'
Side 7: Line	
Direction:	N23°18'31"E
Distance:	208.17'

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 Planning Department:316-01 Plat Review

Bill to
316 Bonner County Planning Department
1500 HWY 2, Suite 208
Sandpoint, ID 83864

Ship to
316 Bonner County Planning Department
1500 HWY 2, Suite 208
Sandpoint, ID 83864

Invoice details

Invoice no.: 1075
Terms: Net 15
Invoice date: 10/23/2025
Due date: 11/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	County Surveyor Review - MLD0050-25 Arden Industrial	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14
			Total	\$308.14	

Thank you for choosing to work with us on your survey. Please send your payment to the following address:

Highland Surveying
6811 S. Main Street, Suite c
Bonner's Ferry, ID 83805
or contact us for electronic payment.

"ARDEN INDUSTRIAL"

SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "ARDEN INDUSTRIAL" 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.

CHAIRMAN, 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

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SKYE L.M. KUPRIENKO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "ARDEN INDUSTRIAL", A REPLAT OF LOT 6C OF THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 6C OF THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

SAID PARCEL CONTAINING APPROXIMATELY 6.77± ACRES

WATER WILL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SEWER WILL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SKYE L.M. KUPRIENKO

OWNER'S ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025,
BEFORE ME PERSONALLY APPEARED SKYE L.M. KUPRIENKO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____ 2025, AT ____ M. IN BOOK ____ OF PLATS AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S NO. _____

BONNER COUNTY RECORDER

RECODER'S
CERTIFICATE

SUBJECT TO INSTRUMENT NO.

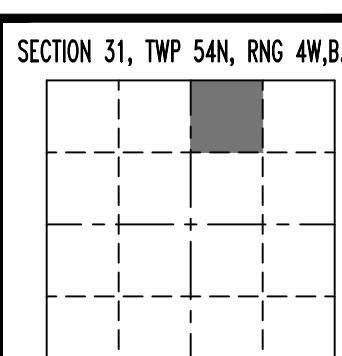
17752	PUBLIC UTILITY EASEMENT RECORDED: JUNE 17, 1911
210171	RIGHT-OF-WAY EASEMENT RECORDED: JANUARY 23, 1979
336623	RIGHT-OF-WAY EASEMENT RECORDED: JUNE 24, 1987
406439	RIGHT-OF-WAY EASEMENT RECORDED: MAY 28, 1992
658818	GRiffin SEWER AGREEMENT RECORDED: SEPTEMBER 8, 2004
689159	RIGHT-OF-WAY EASEMENT RECORDED: OCTOBER 7, 2005
10566	CONDITION OF THE ORIGINAL PLAT RECORDED: 1986 IN BOOK 4 OF PLATS, PAGE 51
714935	CONDITIONS OF THE REPLAT RECORDED: OCTOBER 11, 2006

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 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

PROFESSIONAL LAND SURVEYOR
REGISTERED
4371057
STATE OF IDAHO
TODD JAY POCOCK

DATE: _____
TODD J. POCOCK
PLS No. 4371057

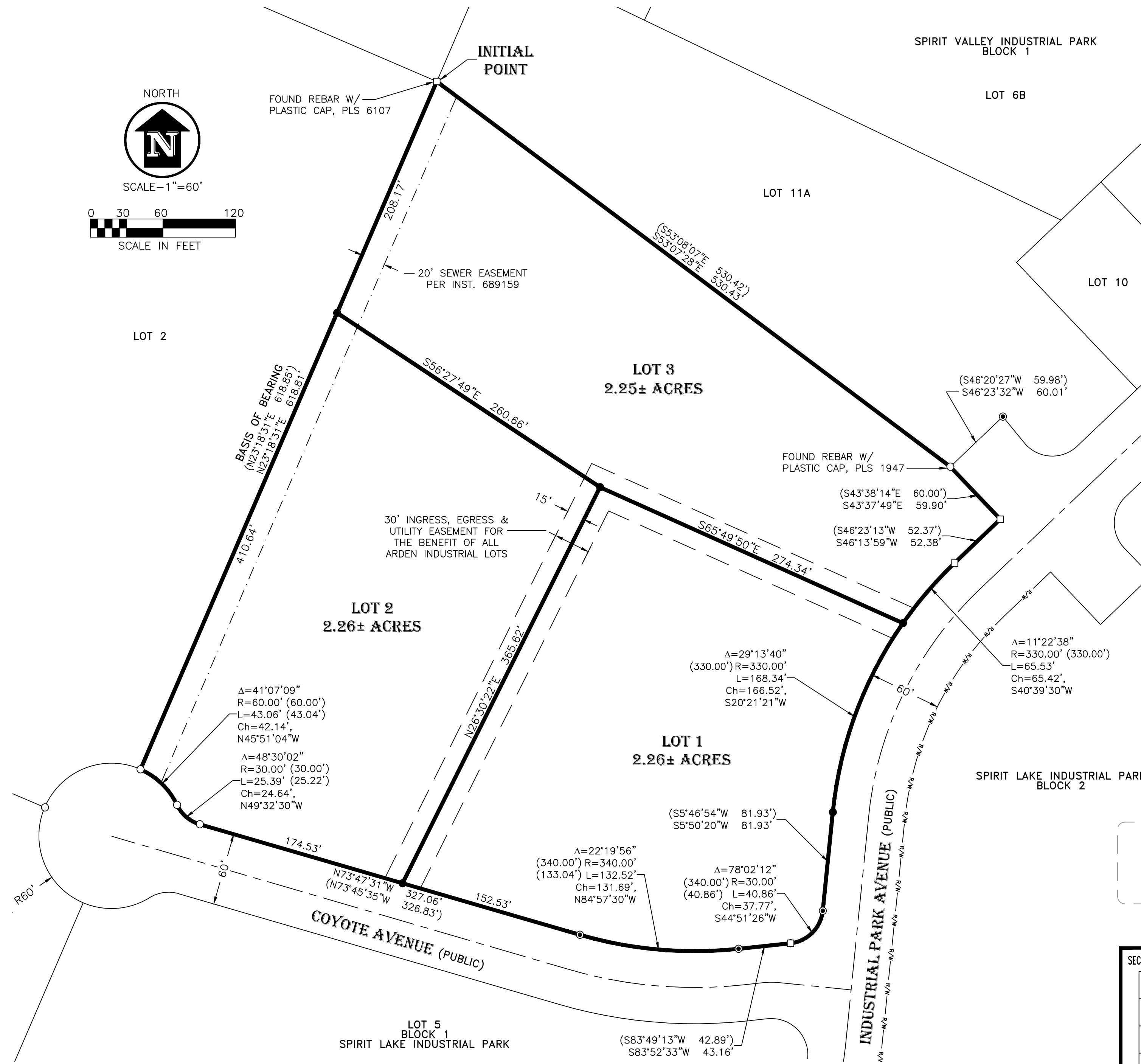


SECTION 31, TWP 54N, RNG 4W, B.M.
SHEET TITLE:
"ARDEN INDUSTRIAL"

JAMES A. SEWELL
AND ASSOCIATES, LLC
James A. Sewell and Associates, LLC
ENGINEERS - SURVEYORS - PLANNERS
NEWPORT, WASHINGTON, 99156, (509)447-3626
SHT 1 OF 2

DATE: 05-06-25
SCALE: NONE
DRAWN: JMB
CHECKED: TJP
PROJ.NO.: 11232-25-001
CAD FILE NO.: KUPRIENKO-MLD-2025
SHT 1 OF 2

"ARDEN INDUSTRIAL"



SURVEYOR'S NOTES

1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN
HEREON LIES IN FEMA ZONE X, DEPICTED ON THE FIRM PANEL
16017C1325E EFFECTIVE DATE 11/18/2009.

BASIS OF BEARING

BEING THE WESTERLY LINE OF LOT 6C AS SHOWN ON THE REPLAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR EXCEEDS THE REQUIREMENTS OF THE STATE OF IDAHO.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP0140200106COA AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 4371057
- FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 10677,
UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP
- FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 6107
- ().... INFORMATION AS SHOWN ON THE REPLAT OF LOT 11 OF THE SPIRIT
VALLEY INDUSTRIAL PARK AND REPLAT OF LOT 6A OF THE REPLAT
OF LOTS 7, 15 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL
PARK AND LOT 6, BLOCK 1 AND LOTS 1 & 2, BLOCK 2 SPIRIT
LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714935 IN
BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF
BONNER COUNTY, IDAHO

RECORDED'S
CERTIFICATE



SECTION 31, TWP 54N, RNG 4W,B.M.			SHEET TITLE:	DATE: 05-06-25
			"ARDEN INDUSTRIAL"	SCALE: 1"=60'
				DRAWN: JMB
				CHECKED: TJP
				PROJ.NO.: 11232-25-001
				CAD FILE NO. KUPRIENKO-MLD-2025
				SHT 2 OF 2

Mapcheck 1: ARDEN INDUSTRIAL

Closure Summary

Error distance: 0.01'
Area: 294988.48 Sq. Ft.

Side 1: Line

Direction: S53°07'28"E
Distance: 530.43'

Side 2: Line

Direction: S43°37'49"E
Distance: 59.90'

Side 3: Line

Direction: S46°13'59"W
Distance: 52.38'

Side 4: Curve

Radius: [330.00']
Arc length: 233.87'
Delta angle: 040°36'18"
Chord angle: [159°48'41"]
Chord distance: 229.00'

Side 5: Line

Direction: S05°50'20"W
Distance: 81.93'

Side 6: Curve

Radius: [30.00']
Arc length: 40.86'
Delta angle: 078°02'12"
Chord direction: S44°51'26"W
Chord distance: 37.77'

Side 7: Line

Direction: S83°52'32"W
Distance: 43.16'

Side 8: Curve

Radius: [340.00']
Arc length: 132.52'
Delta angle: 022°19'56"
Chord direction: N84°57'30"W
Chord distance: 131.69'

Side 9: Line

Direction: N73°47'31"W
Distance: 327.06'

Side 10: Curve

Radius: [30.00']
Arc length: 25.39'
Delta angle: 048°30'02"
Chord direction: N49°32'30"W
Chord distance: 24.64'

Side 11: Curve
Radius: [60.00']
Arc length: 43.06'
Delta angle: 041°07'09"
Chord direction: N45°51'04"W
Chord distance: 42.14'

Side 12: Line
Direction: N23°18'31"E
Distance: 618.81'

Mapcheck 2: LOT 1
Closure Summary
Error distance: 0.01'
Area: 98652.96 Sq. Ft.

Side 1: Line
Direction: S65°49'50"E
Distance: 274.34'

Side 2: Curve
Radius: [330.00']
Arc length: 168.34'
Delta angle: 029°13'40"
Chord direction: S20°21'21"W
Chord distance: 166.52'

Side 3: Line
Direction: S05°50'20"W
Distance: 81.93'

Side 4: Curve
Radius: [30.00']
Arc length: 40.86'
Delta angle: 078°02'12"
Chord direction: S44°51'26"W
Chord distance: 37.77'

Side 5: Line
Direction: S83°52'32"W
Distance: 43.16'

Side 6: Curve
Radius: [340.00']
Arc length: 132.52'

Delta angle: $022^{\circ}19'56''$
Chord direction: N $84^{\circ}57'30''W$
Chord distance: 131.69'

Side 7: Line
Direction: N $73^{\circ}47'31''W$
Distance: 152.53'

Side 8: Line
Direction: N $26^{\circ}30'22''E$
Distance: 365.62'

Mapcheck 3: LOT 2
Closure Summary
Error distance: 0.01'
Area: 98348.46 Sq. Ft.

Side 1: Line
Direction: S $56^{\circ}27'49''E$
Distance: 260.66'

Side 2: Line
Direction: S $26^{\circ}30'22''W$
Distance: 365.62'

Side 3: Line
Direction: N $73^{\circ}47'31''W$
Distance: 174.53'

Side 4: Curve
Radius: [30.00']
Arc length: 25.39'
Delta angle: $048^{\circ}30'02''$
Chord direction: N $49^{\circ}32'30''W$
Chord distance: 24.64'

Side 5: Curve
Radius: [60.00']
Arc length: 43.06'
Delta angle: $041^{\circ}07'09''$
Chord direction: N $45^{\circ}51'04''W$
Chord distance: 42.14'

Side 6: Line
Direction: N $23^{\circ}18'31''E$
Distance: 410.64'

Mapcheck 4: LOT 3
Closure Summary
Error distance: 0.01'
Area: 97992.16 Sq. Ft.

Side 1: Line
Direction: S53°07'28"E
Distance: 530.43'

Side 2: Line
Direction: S43°37'49"E
Distance: 59.90'

Side 3: Line
Direction: S46°13'59"W
Distance: 52.38'

Side 4: Curve
Radius: [330.00']
Arc length: 65.53'
Delta angle: 011°22'38"
Chord direction: S40°39'30"W
Chord distance: 65.42'

Side 5: Line
Direction: N65°49'50"W
Distance: 274.34'

Side 6: Line
Direction: N56°27'49"W
Distance: 260.66'

Side 7: Line
Direction: N23°18'31"E
Distance: 208.17'