

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: Joe & Tamara Adams

From: Kyle Snider, Planner

Date: January 14, 2026

Subject: Blue-line review for MLD0060-25: Poplar 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: **Kevin B. McGuire, PLS**.

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:
Poplar Estates

File No:
MLD0060-25

Received by:
Kyle Snider, Planner

Received from:
Kevin McGuire, PLS

Date Received:
10/15/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	1/6/26	KS	Bonner County Planning Department
comment	10/24/25	AD	Assessor's Office
X	10-23-25	MM	Bonner County Road & Bridge Department
X	10/23/20 25	MC	GIS Department
Letter	10/24/25	TG	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0060-25 **DATE OF REPORT:** 1/14/2026

APPLICANT: Joe & Tamara Adams **PARCEL #:** RP59N01W168700A

SUBDIVISION NAME/LOTS: Poplar Estates

SUMMARY OF PROPOSAL:

Divide one (1) 10-acre parcel into two (2) 5-acre lots.

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

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. While the structures do not need to be shown on the plat, a separate site plan will need to be submitted showing setbacks from existing structures to the proposed lot lines.
4. Per BCRC 12-646 (D) show the status of adjoining property.
5. Update the owner certificate to reflect the new owners of the subject property.

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: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

In an area of City impact: **No**

lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes**

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

12-621 Depth to width/ Angle of intersection: **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 Rural-5 (R-5).
3. The proposed lots are accessed off White Tail Ranch Road and White Tail Farm Lane, both privately owned and privately maintained easements.
4. The proposed lots are served by individual well for water, individual septic for sewage, Northern Lights, Inc. for power, and North Side Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0505E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do contain mapped wetlands. (NWI)

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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Blueline Review Letter

January 14, 2026

Kevin B. McGuire, PLS
Northwood Surveying, LLC
PO Box 1891
Post Falls, ID 83877

SUBJECT: MLD0060-25: Poplar Estates

Dear Kevin,

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 10/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0505E 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
 - Complete.

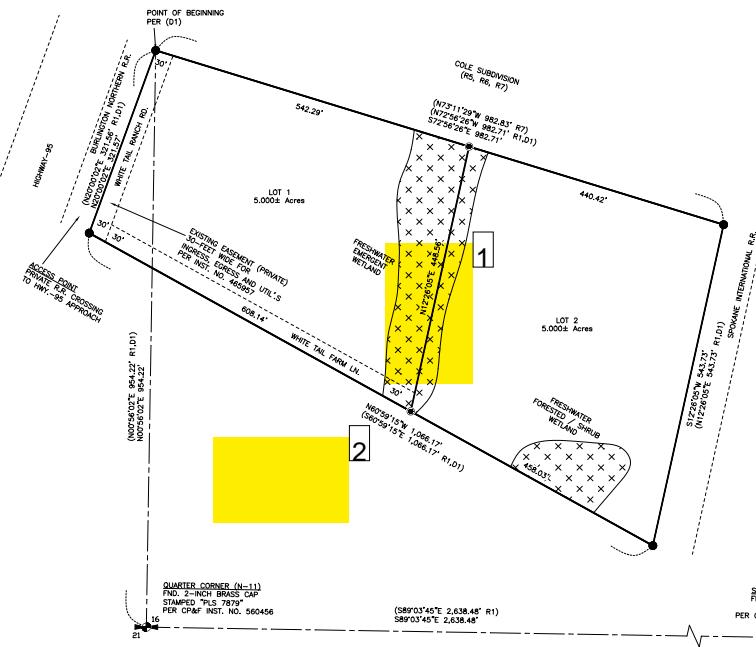
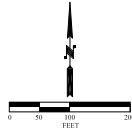
Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider
Planner

POPLAR ESTATES

WITHIN SW^{1/4}SE^{1/4} & SE^{1/4}SW^{1/4} OF SECTION 16, T.59N., R.1W., B.M.,
BONNER COUNTY, IDAHO



- FOUND 5/8-INCH REBAR WITH YELLOW PLASTIC CAP 'JRS RLS 3628'
- SET 5/8-INCH REBAR WITH 1-1/2 INCH STAINLESS STEEL CAP 'NORTHWOOD PLS 17263'
- CALCULATED POSITION, NOTHING FOUND OR SET
- METLANDS, PER BONNER COUNTY GIS MAP, TYPE AS NOTED HEREON

RECORDS OF BONNER COUNTY (R.O.S. - RECORD OF SURVEY)

(R1) R.O.S. BY JAMES R. STAPLES, PLS 3628, REC'D 11/08/1995, INST. NO. 475541
 (R2) R.O.S. BY RICHARD C. TUCKER, PE/PLS 1947, REC'D 08/30/1996, INST. NO. 490925
 (R3) R.O.S. BY RICHARD C. TUCKER, PE/PLS 1947, REC'D 09/12/2000, INST. NO. 569860
 (R4) R.O.S. BY DOUGLAS R. MEIGS, PLS 5576, REC'D 10/26/2008, INST. NO. 690903
 (R5) COLE SUBDIVISION BY TYSOL L.A. CLARK, PLS 14879, REC'D 03/13/2018, INST. NO. 918924
 (R6) REPLAT LOT 2, COLE SUB., BY STEPHEN J. JESKE, PLS 7540, REC'D 05/11/2021, INST. NO. 982554
 (R7) REPLAT LOT 1, COLE SUB., BY STEPHEN J. JESKE, PLS 7540, REC'D 05/18/2022, INST. NO. 1005547
 (D1) WARRANTY DEED, BRUCE TO ADAMS, REC'D 11/30/2018, INST. NO. 931725

SURVEYOR'S CERTIFICATE

I, KEVIN B. MCGUIRE, PLS 17263, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PERFORMED AND PLATED "POPLAR ESTATES", MORE PARTICULARLY DESCRIBED IN THE OWNER'S CERTIFICATE ON SHEET 2 OF 2, I FURTHER CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMITY WITH IDAHO CODES TITLE 50, CHAPTER 13 RELATING TO PLATS AND SUBDIVISIONS.

KEVIN B. MCGUIRE, PROFESSIONAL LAND SURVEYOR
IDAHO LICENSE NO. 17263



SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOE & TAMARA ADAMS, HUSBAND AND WIFE (LAND OWNERS), TO CREATE A MINOR SUBDIVISION.

FIELDWORK HAS NOT YET BEEN PERFORMED, AND WILL BE COMPLETED BY K. MCGUIRE, USING A TRIMBLE R12 ROVER AND R8-4 BASE GPS SYSTEM AND A TRIMBLE S7 3" TOTAL STATION PRIOR TO FINALIZATION OF THIS SURVEY.

PROJECT COORDINATES WERE TRANSLATED TO THE WEST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM (1103 ID W) USING STATIC GPS DATA COLLECTED ON NORTHWOOD SURVEYING BASE STATION POINT 1 AND WERE POST-PROCESSED USING HIGH-ACCURACY POSITIONING, REFERENCE FRAME OF NAD83 (2011) (EPPOCH2010.0000) AND A VERTICAL DATUM OF NAVD88 (COMPUTED USING GEODIDE).

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE GROUND DISTANCES (US SURVEY FEET), WITH A GRID-TO-GROUND COMBINED SCALE FACTOR OF 1.000XXXX APPLIED AT 0.0. AT POINT 1 GEODETIC NORTH IS AN ANGULAR ROTATION OF "-0UTXXX".

NO ATTENTION WAS GIVEN TO THIS SURVEY TO LOCATE OR SHOW ANY EASEMENTS OR PHYSICAL FEATURES OF THE PROPERTY, EXCEPT THOSE ACTUALLY SHOWN HEREON.

BOUNDARY RESOLUTION

THE EXTERIOR BOUNDARIES OF THE PARENT PARCEL WERE RESOLVED BY HOLDING FOUND MONUMENTS PER (R1) AND (D1).

S.	16	
T.	59 N.	
R.	1 W.	(16)
M.	B.M.	
CLIENT:	ADAMS	
PROJECT:	MINOR LAND DIVISION	
PROJECT NO.:	25-020	
DATE:	OCTOBER, 2025	
SHEET NO.:	1 OF 2	

Summary of comments: MLD0060-25 Blueline Plat.pdf

Page:1

 Number: 1 Author: Kyle Snider Subject: Highlight Date: 2026-01-05 16:28:59

While existing structures do not need to be shown on the plat, a site plan showing setbacks of existing structures to the proposed property line will need to be submitted. 25ft required setback.

 Number: 2 Author: Kyle Snider Subject: Highlight Date: 2026-01-05 16:26:02

Show status of property to the South. (Unplatted)

POPLAR ESTATES

WITHIN SW⁴SE⁴ & SE⁴SW⁴ OF SECTION 16, T.59N., R.1W., B.M.,
BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE & DEDICATION

WE, JOE ADAMS AND TAMARA ADAMS, HUSBAND AND WIFE, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREBY. WE HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IS THE PROPERTY BEING PLATTED AS DESCRIBED PER WARRANTY DEED, REC'D 11/20/2018 UNDER INST. NO. 331725, RECORDS OF BONNER COUNTY, IDAHO, AND BEING COPIED HEREIN FOR CONVEYANCE BUT WITH THE CITED DOCUMENT AS CONTAINED IN THE SAME AS A FURTHER CONVEYANCE.

A tract of land in the South Half of the South Half of Section 16, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho, being a part of that property defined in instrument No. 378565, and more particularly described as follows:

Commencement at the South Quarter Corner of said Section 16;

thence North 00°56'02" East along the North-South centerline of Section 16, 954.22 feet to the Easterly right of way of the Burlington Northern Railroad and the True Point of Beginning;

thence along said right of way North 00°02' West 321.56 feet to the Southwest corner of that property described in instrument No. 378565;

thence along the Southern boundary of instrument No. 378565, South 60°59'15" East 1,066.17 feet, to the Westerly right of way of the Spokane International Railroad;

thence along said right of way North 12°00'05" East 543.73 feet;

thence North 72°56'24" West 982.71 feet to the Easterly right of way of the Burlington Northern Railroad and the True Point of Beginning;

CONTAINING 10.0005 ACRES ;

IN COMPLIANCE WITH IDAHO CODE 50-134, THE INDIVIDUAL LOTS DESCRIBED PER THIS PLAT ARE NOT LOCATED IN A WATER OR SEWAGE DISTRICT AND SHALL BE SERVED BY INDIVIDUAL WATER WELLS AND INDIVIDUAL SEPTIC SYSTEMS, TO BE CONSTRUCTED BY LOT PURCHASER(S).

JOE ADAMS DATE _____

TAMARA ADAMS DATE _____

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF BONNER } S.S.

ON THAT PUBLIC DAY OF January, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED, JOE ADAMS AND TAMARA ADAMS, KNOWING OR IDENTIFIED TO ME AS THE PERSONS whose names are subscribed to the within instrument and acknowledged to me that they executed the same. IN WITNESS WHEREOF, HAVE SIGNED AND SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF IDAHO
RESIDING AT _____
COMMISSION EXPIRES _____

BONNER CO. COMMISSIONERS CERTIFICATE

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

DATED THIS 20 DAY OF January, 2025.

BOARD OF COUNTY COMMISSIONERS, BONNER CO., IDAHO

BONNER CO. PLANNING DEPT. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE BONNER COUNTY PLANNING DEPT. DIRECTOR

FILE NUMBER: _____

DATED THIS 20 DAY OF January, 2025.

BONNER CO. PLANNING DEPT. DIRECTOR

EASEMENTS / EXCEPTIONS OF RECORD

PER TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY THROUGH TITLE ONE, FILE NO. 2572816, DATED 10/02/2025;

SCHEDULE B, PART II, EXCEPTIONS

1. - 8.) GENERAL AND/OR TAXES

9.) Subject to an Order of Possession to install a gas transmission pipeline, filed February 7, 1961, under District Court Case No. 8524, and any subsequent interest by Pacific Gas Transmission Company in the pipeline or any of the documents thereto or in the same.

10.) Terms and conditions contained in a/cn Agreement Modifing Right of Way, Recorded: July 1, 1970, instrument No.: 128081, records of Bonner County, Idaho.

11.) Terms and conditions contained in a/cn Correction Agreement Amending Description of Right of Way, Recorded: September 28, 1978, instrument No.: 205926, records of Bonner County, Idaho.

12.) Terms and conditions contained in a/cn Correction Agreement Amending Description of Right of Way, Recorded: March 7, 1979, instrument No.: 211505, records of Bonner County, Idaho.

13.) Terms and conditions contained in a/cn Correction Agreement Amending Description of Right of Way, Recorded: July 8, 1981, instrument No.: 244167, records of Bonner County, Idaho.

14.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto are set forth in a document, Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: October 17, 1977, instrument No.: 187887, records of Bonner County, Idaho.

15.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto are set forth in a document, Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: October 21, 1994, instrument No.: 454335, records of Bonner County, Idaho.

16.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto are set forth in a document, Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: June 17, 1995, instrument No.: 465957, records of Bonner County, Idaho.

17.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto are set forth in a document, Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: October 21, 1995, instrument No.: 475450, records of Bonner County, Idaho.

18.) All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey Recorded November 6, 1993 on instrument No. 475541, records of Bonner County, Idaho.

19.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto are set forth in a document, Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: November 30, 2018, instrument No.: 431726, records of Bonner County, Idaho.

20.) Easements, reservations, restrictions, and dedications as shown on the official plot of Cole Subdivision. (Being shown as an exception for the location of monuments only)

21.) A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby: Amount: \$61,250.00, Trustor/Grantor: Joe Adams and Tamara Adams, husband and wife, Trustee: Northern Lights, Inc., Purpose: Public Utilities, Recorded: November 29, 2018, Recorded: November 29, 2018, instrument No.: 431726, records of Bonner County, Idaho.

An agreement to modify the terms and provisions of said Deed of Trust as herein provided. Recorded: November 17, 2023, instrument No.: 1027781, records of Bonner County, Idaho.

22.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto are set forth in a document, Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: April 12, 2021, instrument No.: 860435, records of Bonner County, Idaho.

23.) Easements, reservations, restrictions, and dedications as shown on the official plot of Replot of Lot 2, Cole Subdivision. (Being shown as an exception for the location of monuments only)

24.) Easements, reservations, restrictions, and dedications as shown on the official plot of Replot of Lot 1, Cole Subdivision and Lot 24, Replot of Lot 2, Cole Subdivision.

25.) Insurance to any mobile and/or non-fixed mobile homes or manufactured housing units located on the land described herein, which do not constitute permanent improvements to the real property, is hereby excepted.

26.) Any claims arising from the fact that access to the land crosses the Railroad right-of-way and any other rights of way, easements, or any unrecorded rights or agreements for said access.

27.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto are set forth in a document, Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: October 21, 1977, instrument No.: 192931, records of Bonner County, Idaho.



S.	16	
T.	59 N.	
R.	1 W.	
M.	B.M.	
CLIENT:	ADAMS	
PROJECT:	MINOR LAND DIVISION	
PROJECT NO.:	25-020	
DATE:	OCTOBER, 2025	
SHEET NO.:	2 OF 2	

PO BOX 1801, POST FALLS, ID 83877
KEVIN@NORTHWOODSURVEYING.COM
(208) 597-5026

Page:2

 Number: 1 Author: Alicia Deabenderfer Date: 2025-10-24 11:12:17

Last deed had community property with rights of survivorship

 Number: 2 Author: Kyle Snider Subject: Highlight Date: 2026-01-05 16:45:06

Panhandle Health District



Office of
Dennis Engelhardt
Bonner County Assessor

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

October 24, 2025

Bonner County Planning Dept
POPLAR ESTATES
MLD0060-25
SECTION 16, TOWNSHIP 59 NORTH, RANGE 1 WEST
RP59N01W168700A

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.

In the last deed the owners had community property with rights of survivorship.

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

Thursday, October 23, 2025

Bonner County Planning Department

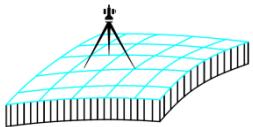
**RE: PLAT REVIEW – POPLAR ESTATES (MLD0060-25)
SECTION 16, TOWNSHIP 59N, RANGE 1W**

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>



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

November 1, 2025

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

Re: Plat Review – MLD0060-25 – Poplar Estates

Dear Planning Dept.,

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

- 1) Resubmit closures with final plat after fieldwork is completed.
- 2) Note length of set rebar.
- 3) Dedicate any new easements or areas in owner's cert and clearly indicate beneficiaries.
- 4) Show easements where mappable.
- 5) Sentence case vs all CAPS?
- 6) Other items marked on review map.

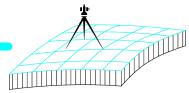
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.
P.O. Box 1863
Sandpoint, ID 83864



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: manager@glaheinc.com

Website: www.glaheinc.com

Invoice #

16165

Date

11/5/2025

Bill To:

Northwood

Project / Job #

25-001CD Review MLD0060-25 - Poplar Estat

Please submit payment by: 11/5/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0060-25 - Poplar Estates	



Retainer / Credits:	\$0.00
Invoice Amount:	\$308.14
Job Total Balance Due:	\$308.14

THANK YOU FOR YOUR BUSINESS

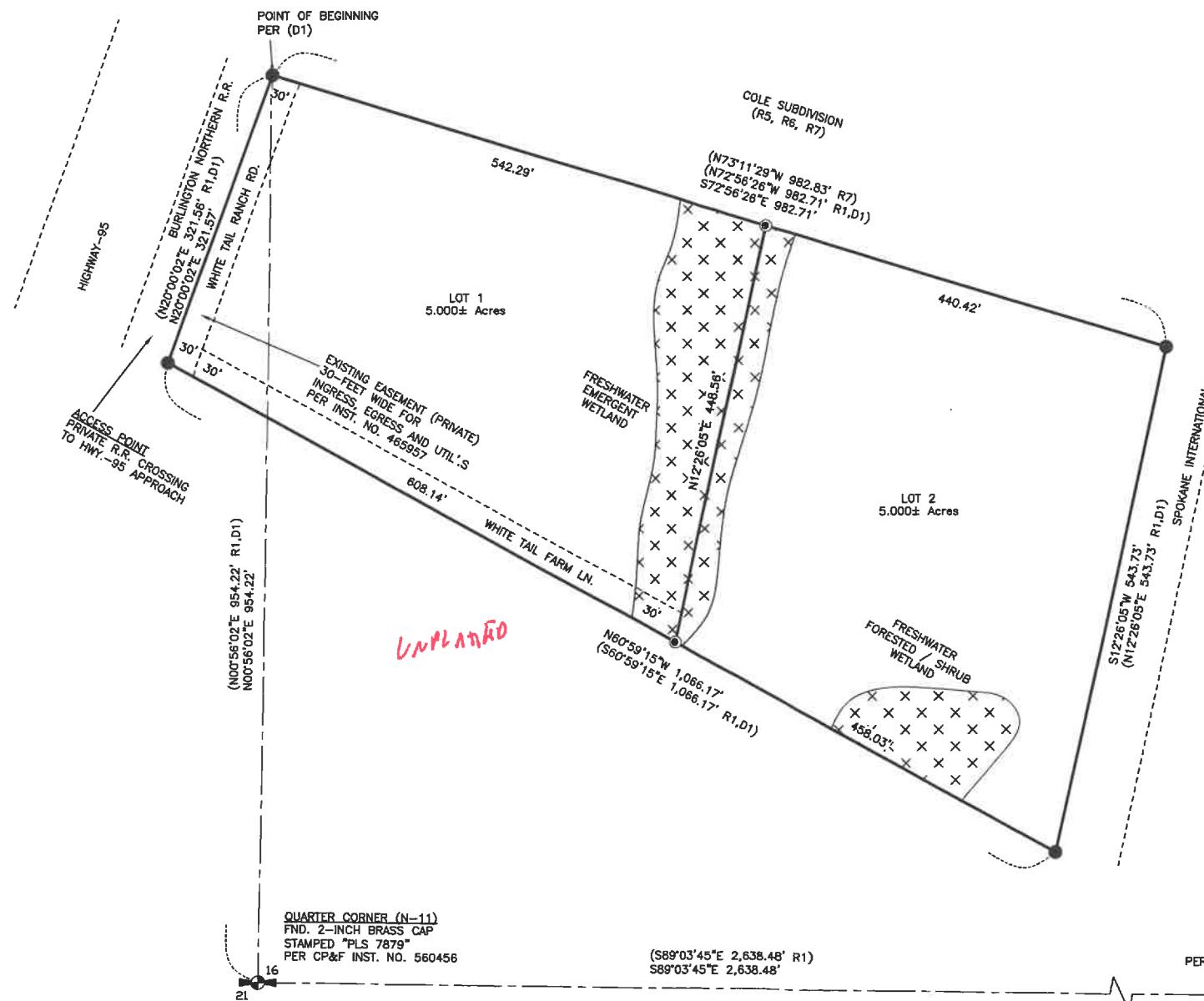
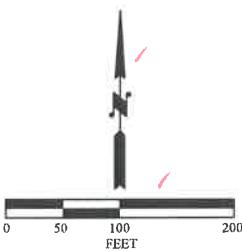
ALL INVOICES ARE DUE UPON RECEIPT

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

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

POPLAR ESTATES

WITHIN SW⁴SE⁴ & SE⁴SW⁴ OF SECTION 16, T.59N., R.1W., B.M.,
BONNER COUNTY, IDAHO



LEGEND

- FOUND 5/8-INCH REBAR WITH YELLOW PLASTIC CAP 'JRS RLS 3628'
- SET 5/8-INCH REBAR WITH 1-1/2 INCH STAINLESS STEEL CAP 'NORTHWOOD PLS 17263'
- CALCULATED POSITION, NOTHING FOUND OR SET
- ☒ WETLANDS, PER BONNER COUNTY GIS MAP, TYPE AS NOTED HEREON

RECORDS OF BONNER COUNTY (R.O.S. - RECORD OF SURVEY)

- (R1) R.O.S. BY JAMES R. STAPLES, PLS 3628, REC'D 11/06/1995, INST. NO. 475541
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- (R5) COLE SUBDIVISION BY TYSON L.A. GLAHE, PLS 14879, REC'D 03/13/2018, INST. NO. 918924
- (R6) REPLAT LOT 2, COLE SUB., BY STEPHEN J. JESKE, PLS 7540, REC'D 05/11/2021, INST. NO. 982554
- (R7) REPLAT LOT 1, COLE SUB., BY STEPHEN J. JESKE, PLS 7540, REC'D 05/18/2022, INST. NO. 1005547
- (D1) WARRANTY DEED, BRUCE TO ADAMS, REC'D 11/30/2018, INST. NO. 931725

SURVEYOR'S CERTIFICATE

I, KEVIN B. MCGUIRE, PLS 17263, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED 'POPLAR ESTATES', MORE PARTICULARLY DESCRIBED IN THE OWNER'S CERTIFICATE ON SHEET 2 OF 2. I FURTHER CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMITY WITH IDAHO CODES TITLE 50, CHAPTER 13 RELATING TO PLATS AND SUBDIVISIONS.

KEVIN B. MCGUIRE, PROFESSIONAL LAND SURVEYOR
IDAHO LICENSE NO. 17263

DATE



SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOE & TAMARA ADAMS, HUSBAND AND WIFE (LAND OWNERS), TO CREATE A MINOR SUBDIVISION.

*FIELDWORK HAS NOT YET BEEN PERFORMED, AND WILL BE COMPLETED BY K. MCGUIRE, USING A TRIMBLE R12 ROVER AND R8-4 BASE GPS SYSTEM AND A TRIMBLE S7 3" TOTAL STATION PRIOR TO FINALIZATION OF THIS SURVEY.

PROJECT COORDINATES WERE TRANSLATED TO THE WEST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM (1103 ID W) USING STATIC GPS DATA COLLECTED ON NORTHWOOD SURVEYING BASE STATION POINT 1 AND WERE POST-PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD_83 (2011)(EPOCH:2010.0000) AND A VERTICAL DATUM OF NAVD88 (COMPUTED USING GEOID18).

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE GROUND DISTANCES (US SURVEY FEET), WITH A GRID-TO-GROUND COMBINED SCALE FACTOR OF 1.000XXXXX APPLIED AT 0.0. AT POINT 1 GEODETIC NORTH IS AN ANGULAR ROTATION OF -00XX'XX".

NO ATTEMPT WAS MADE THIS SURVEY TO LOCATE OR SHOW ANY EASEMENTS OR PHYSICAL FEATURES OF THE PROPERTY, EXCEPT THOSE ACTUALLY SHOWN HEREON.

BOUNDARY RESOLUTION

THE EXTERIOR BOUNDARIES OF THE PARENT PARCEL WERE RESOLVED BY HOLDING FOUND MONUMENTS PER (R1) AND (D1).

	S. 16	
T. 59 N.		
R. 1 W.		
M. B.M.		
CLIENT: ADAMS		
PROJECT: MINOR LAND DIVISION		
PROJECT No.: 25-020		
DATE: OCTOBER, 2025		
SHEET No.: 1 OF 2		

Lot Report

Mon Oct 13 18:02:30 2025

Lot File:

C:\Users\Public\Desktop\Northwood_Projects\Active_Projects\25-020_Whitetail_MLD\ROS\Whitetail_MLD.lot

CRD File:

C:\Users\Public\Desktop\Northwood_Projects\Active_Projects\25-020_Whitetail_MLD\ROS\Whitetail_MLD.crd

Lot: 1 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
1			2671047.877	2442701.712
	S 72°56'26" E	542.29		
2			2670888.788	2443220.143
	S 12°26'05" W	448.56		
3			2670450.752	2443123.557
	N 60°59'15" W	608.14		
4			2670745.702	2442591.726
	N 20°00'02" E	321.57		
1			2671047.877	2442701.712

Closure Error Distance> 0.0027 Error Bearing> N 48°00'54" W

Closure Precision> 1 in 703116.5 Total Distance> 1920.56

Area: 217802 Sq. Feet, 5.000 Acres

▲

Lot: 2 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
2			2670888.788	2443220.143
	S 72°56'26" E	440.42		
5			2670759.585	2443641.186
	S 12°26'05" W	543.73		
6			2670228.609	2443524.106
	N 60°59'15" W	458.03		
3			2670450.752	2443123.557
	N 12°26'05" E	448.56		
2			2670888.788	2443220.143

Closure Error Distance> 0.0059 Error Bearing> S 47°36'07" E

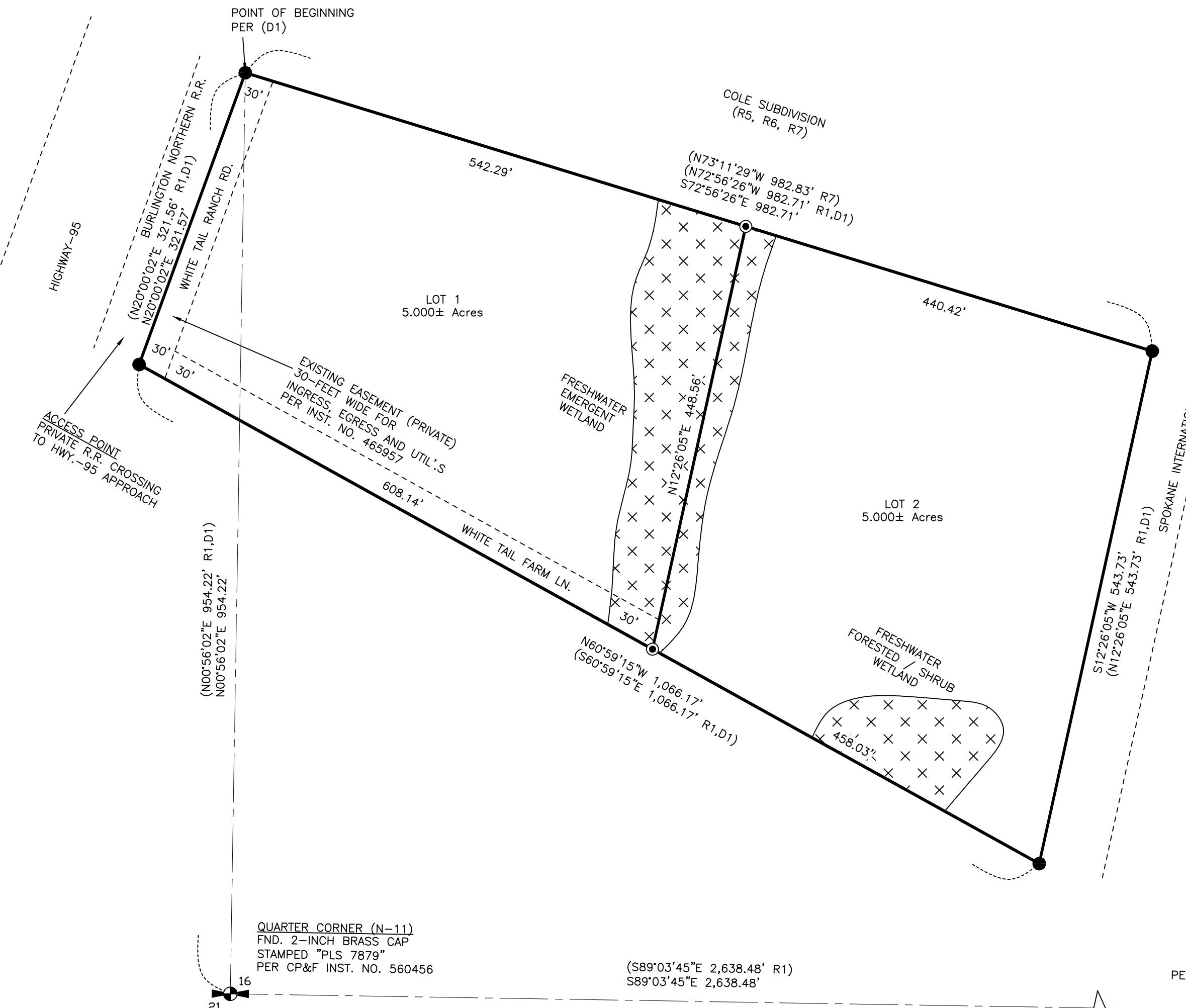
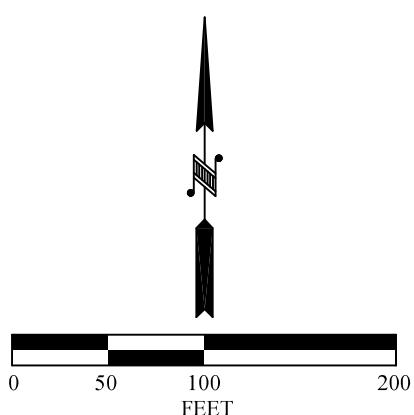
Closure Precision> 1 in 318973.3 Total Distance> 1890.73

Area: 217801 Sq. Feet, 5.000 Acres

Block 1 Total Area: 435603 Sq. Feet, 10.000 Acres

POPLAR ESTATES

WITHIN SW⁴SE⁴ & SE⁴SW⁴ OF SECTION 16, T.59N., R.1W., B.M.,
BONNER COUNTY, IDAHO



LEGEND

- FOUND 5/8-INCH REBAR WITH YELLOW PLASTIC CAP 'JRS RLS 3628'
- SET 5/8-INCH REBAR WITH 1-1/2 INCH STAINLESS STEEL CAP 'NORTHWOOD PLS 17263'
- CALCULATED POSITION, NOTHING FOUND OR SET



RECORDS OF BONNER COUNTY (R.O.S. - RECORD OF SURVEY)

(R1) R.O.S. BY JAMES R. STAPLES, PLS 3628, REC'D 11/06/1995, INST. NO. 475541
 (R2) R.O.S. BY RICHARD C. TUCKER, PE/PLS 1947, REC'D 08/30/1996, INST. NO. 490925
 (R3) R.O.S. BY RICHARD C. TUCKER, PE/PLS 1947, REC'D 09/12/2000, INST. NO. 569860
 (R4) R.O.S. BY DOUGLAS R. MEIGS, PLS 5576, REC'D 10/28/2005, INST. NO. 690903
 (R5) COLE SUBDIVISION BY TYSON L.A. GLAHE, PLS 14879, REC'D 03/13/2018, INST. NO. 918924
 (R6) REPLAT LOT 2, COLE SUB., BY STEPHEN J. JESKE, PLS 7540, REC'D 05/11/2021, INST. NO. 982554
 (R7) REPLAT LOT 1, COLE SUB., BY STEPHEN J. JESKE, PLS 7540, REC'D 05/18/2022, INST. NO. 1005547
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ACCESS POINT TO HWY-95 APPROACH

PRIVATE R.R. CROSSING APPROACH

POINT OF BEGINNING PER (D1)

WHITE TAIL RANCH RD.

542.29'

EXISTING EASEMENT (PRIVATE)

INGRESS, EGRESS AND UTIL'S

PER INST. NO. 465557

30'-FEET WIDE FOR

LOT 1 5.000± Acres

608.14'

WHITE TAIL FARM LN.

440.42'

SPokane International R.R.

S12°26'05"W 543.73' S12°26'05"E 543.73' R1,D1

(N60°56'02"E 954.22' R1,D1)

(N00°56'02"E 954.22' N00°56'02"E 954.22'

QUARTER CORNER (N-11)

FND. 2-INCH BRASS CAP

STAMPED "PLS 7879"

PER CP&F INST. NO. 560456

16 21

(S89°03'45"E 2,638.48' R1)

S89°03'45"E 2,638.48'

SECTION CORNER (N-13)

FND. 2-INCH BRASS CAP

STAMPED "PE 1947"

PER CP&F INST. NO. 559469

16 21 22

DATE _____

KEVIN B. McGuire, Professional Land Surveyor

IDAHO LICENSE NO. 17263

PRELIMINARY

17263

Kevin B. McGuire

Professional Land Surveyor

Licensed Surveyor

Federal Surveyor

17263

Kevin B. McGuire

17263

