

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: December 9, 2025

Subject: Blue-line review for MLD0068-25: 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; James A. 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. | ✓ 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: Arden Industrial		File No: MLD0068-25
Received by: Dave Fisher, Planner	Received from: Jesse Bailey; JA Sewell & Associates	Date Received: 11/6/2025

Blueline Review

Completed	Date	Initial	Department/ Office
X	12/2/25	DF	Bonner County Planning Department
Comments in letter	11/18/25	SM	Assessor's Office
Comment	11-19-25	MM	Bonner County Road & Bridge Department
Letter	11/13/20 25	MC	GIS Department
Review Complete	11/25/20 25	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0068-25 **DATE OF REPORT:** 12/9/2025
APPLICANT: Skye Kuprienko **PARCEL #:** RP0140200106C0A
SUBDIVISION NAME/LOTS: Arden Industrial

SUMMARY OF PROPOSAL:

This project divides one (1) 6.77-acre lot into two (2) 2.26-acre lots, one (1) 1.22-acre lot, and one (1) 1.03-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.

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 Road & Bridge; Label Coyote Ave and Industrial Park Ave as "Public-Privately Maintained."

4 Per Bonner County GIS; Access points to be clearly shown, and an approved road name may be required.

5 Per BCRC 12-646 (D); Statuses of all adjoining properties to be indicated (name of subdivision or unplatted area).

6 Per BCRC 12-623 (B)(4); The "Will-Serve" letter for water, must state that the system has sufficient reserve production capacity to supply water to the lots in the proposed subdivision.

7 Per BCRC 12-412 (19); New lots created through any land division process shall include the sanitary restriction lift. Alternatively, an additional "Will-Serve" letter for septic service may be provided.

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

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned 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%.

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

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Blueline Review Letter

December 9, 2025

Jesse Bailey
James A. Sewell & associates, LLC
600 4th St W
Newport, WA 99156

SUBJECT: MLD0068-25: 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.
- 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 11/12/2025: 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 "Dave Fisher".

Dave Fisher
Planner



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

November 18, 2025

Bonner County Planning Dept
ARDEN INDUSTRIAL
MLD0068-25
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 the ownership shown on the plat does not match the current owner.

Please verify current ownership information and correct as necessary.
Instrument 1054205 was recorded on 10/30/2025 changing the owner from that which is shown on the plat.

Please correct the owner information in the Owner's Certificate, Signature Block, and Owner's Acknowledgement as explained above.

Please correct the name of the parent plat in the Owner's Certificate, Owner's Acknowledgement, and Legend.

On the face of the plat, the reference to Spirit Valley Industrial Park Block 1, Lot 6B in the northeast is outdated due to Instrument 831551, Spirit Lake Industrial Park 1st Addition, book 10 page 131 - please remove or update that parcel label.

Please make corrections to the plat and verify ownership prior to printing mylar.

Thank you,
Sean Morgan
Cadastral Technician
Bonner County Land Records
208-265-1440 ext. 1329
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, November 13, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – ARDEN INDUSTRIAL (MLD0068-25)**
SECTION 31, TOWNSHIP 54N, RANGE 4W

To Whom It May Concern:

More information needed. If the proposed 30' Ingress, Egress and Utility Easement will be the primary access and entrances into the proposed lots it will require an approved road name. If the entrances will be off of Industrial Park Avenue and Coyote Avenue, a road name will not be required.

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>

PRELIMINARY PLAT "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.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CITY COUNCIL APPROVAL

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY OF SPIRIT LAKE CITY COUNCIL ON THE ____ DAY OF ____, 2025.

MAYOR

CITY CLERK

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 KUPRIENKO, TRUSTEE OF THE SKYE KUPRIENKO LIVING TRUST, 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

SHALL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SHALL BE PROVIDED BY THE SPIRIT LAKE INDUSTRIAL PARK.

SKYE KUPRIENKO (TRUSTEE)

OWNER'S ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF ____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED SKYE KUPRIENKO, TRUSTEE OF THE SKYE KUPRIENKO LIVING TRUST, 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 ON THE BEHALF OF THE SKYE KUPRIENKO LIVING TRUST.

I HAVE HERETO 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

RECORDER'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.



DATE ____ DATE OF DAY ____ TODD J. POCOCK
PLS No. 4371057

SECTION 31, TWP 54N, R4E 02.00	SHEET TITLE: "ARDEN INDUSTRIAL"	DATE: 11-05-25
		SCALE: NONE
		DRAWN: JMB
		CHECKED: TJP
		PROJECT: 11-03-25-01
		CAD FILE NO. 11-03-25-01
		DATE: 11-05-25
		SHEET OF 2

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

Summary of comments: MLD0068-25 Blueline Plat.pdf

Author: Sean Morgan



Number: 1 Page:1 Date: 2025-11-14 08:34:09

Please correct owner information to SKYE L.M. KUPRIENKO to reflect current ownership as shown in instrument 1054205



Number: 2 Page:1 Date: 2025-11-13 14:48:20

Please remove these words to match the title of the parent plat.



Number: 3 Page:1 Date: 2025-11-13 14:47:15

Please remove these words to match the title of the parent plat.



Number: 4 Page:1 Date: 2025-11-13 14:46:57

Please remove these words to match the title of the parent plat.



Number: 5 Page:1 Date: 2025-11-14 16:57:07

Change signature block to show current owner - SKYE L.M. KUPRIENKO



Number: 6 Page:1 Date: 2025-11-13 16:22:02

please correct to reflect current ownership.



Number: 7 Page:1 Date: 2025-11-13 14:48:38

Please remove these words to match the title of the parent plat.

Author: david.fisher



Number: 8 Page:1 Subject: Note Date: 2025-12-02 13:24:30

Remove "Preliminary Plat"

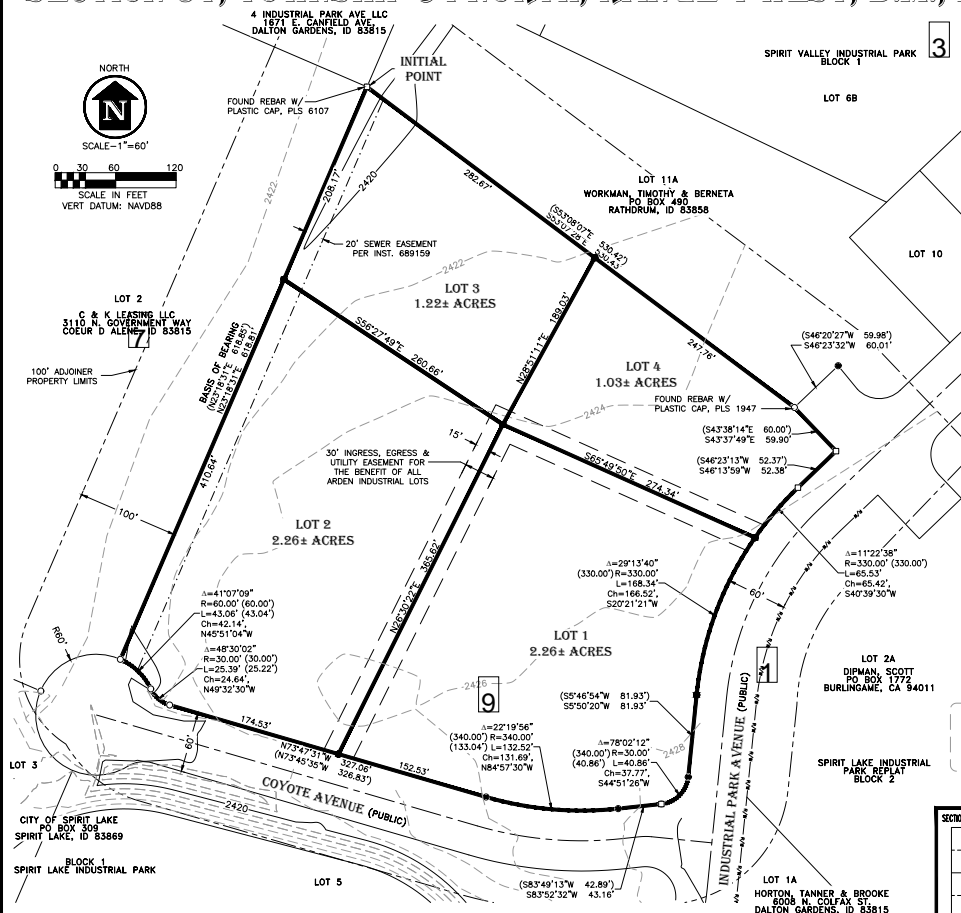


Number: 9 Page:1 Subject: Note Date: 2025-12-02 13:43:39

Only NWNE should be shaded.

PRELIMINARY PLAT "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 16017C1322E EFFECTIVE DATE 11/18/2008.
- 2) THE INTENDED USE OF THE PROPOSED PARCELS WOULD BE INDUSTRIAL.
- 3) SOLID WASTE REMOVAL WOULD BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 4) THERE ARE NO RECOGNIZED WETLANDS ON THE PROPERTY.

BASIS OF BEARING

BEING THE WESTERLY LINE OF LOT 6C AS SHOWN ON THE REPEAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT 2 OF LOT 6A OF THE REPEAT 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 RP01402010RCA AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.

LOT 12
"SPIRIT VALLEY INDUSTRIAL PARK"
BATES, DAVID & CHERYL
120 WALNUT LANE
SPIRIT LAKE, ID 83869

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 REPEAT OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAT 2 OF LOT 6A OF THE REPEAT 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

RECORDER'S
CERTIFICATE



SECTION 31, TWP 54N, R4E	SHEET TITLE:	DATE:
10	"ARDEN INDUSTRIAL"	11-05-25
DRAWN BY:		SCALE: 1"=60'
CHECKED BY:		DATE:
PROJECT:		11-05-25-001
JOB FILE NO.:		4371057
SHEET 2 OF 2		

JAMES A. SEWELL AND ASSOCIATES, LLC
ENGINEERS - SURVEYORS - PLANNERS
NEWPORT, WASHINGTON, 99156, (509) 447-3626

Author: Matt Mulder



Number: 1 Page:2 Date: 2025-11-19 15:04:17

Specify that Coyote Ave and Industrial Park Ave are "PUBLIC - PRIVATELY MAINTAINED."

Author: Sean Morgan



Number: 2 Page:2 Date: 2025-11-13 15:34:09

Please remove these words to match the title of the parent plat.



Number: 3 Page:2 Date: 2025-11-13 15:53:49

This Lot has since been platted under instrument 831551 10/131 to show current configuration. Consider updating to reflect current parcels or removing this reference.



Number: 4 Page:2 Date: 2025-11-13 15:36:12

Please remove these words to match the title of the parent plat.



Number: 5 Page:2 Date: 2025-11-13 15:36:04

Please remove these words to match the title of the parent plat.



Number: 6 Page:2 Date: 2025-11-13 15:34:22

Please remove these words to match the title of the parent plat.

Author: david.fisher



Number: 7 Page:2 Subject: Note Date: 2025-12-02 13:32:44

For final plats, just list the name of the subdivision or mark as unplatted, no ownership info.



Number: 8 Page:2 Subject: Note Date: 2025-12-02 13:44:21

Remove "Preliminary Plat"



Number: 9 Page:2 Subject: Note Date: 2025-12-02 13:44:59

Contour lines not required.



Number: 10 Page:2 Subject: Note Date: 2025-12-02 13:46:01

Only NWNE should be shaded.



November 29, 2025

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

Re: Plat Review – M:D0068-25 Arden Industrial – Version 2

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) Plat shows contours, so either:
 - a. Provide information on vertical control, including Benchmark, Datum and methodology,
OR
 - b. Remove contours and reference to vertical datum below graphic scale
- 2) Plat shows “100’ ADJOINER PROPERTY LIMITS”, please clarify or remove.
- 3) Show road name for interior road, if required by GIS.
- 4) In title on both pages of plat, remove “Preliminary Plat” before name of subdivision.
- 5) Address comments in Assessor’s review letter concerning Owner’s certificate,
Acknowledgement, and Legend.

See attached checklist and markups for citations and clarification. When the above items along with items identified in review letter(s), from Assessor and GIS have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,

Grant Dorman, PLS

MLD 0068-25 Arden Industrial
(REVISOR)

11/29/2025
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	✓
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.	#1
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	#3
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(2i)	Show Subdivision Name	#4
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)	#5
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	✓
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.	-

~~PRELIMINARY PLAT~~ "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 SURVEY RECORDS 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 TREATMENT OR SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF ____, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS

~~CITY COUNCIL APPROVAL~~

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY OF SPIRIT LAKE CITY COUNCIL ON THE ____ DAY OF ____, 2025.

MAYOR CITY CLERK

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 KUPRIENKO, TRUSTEE OF THE SKYE KUPRIENKO LIVING TRUST, 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 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:

BECING 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 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.

OWNER'S ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF ____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED SKYE KUPRIENKO, TRUSTEE OF THE SKYE KUPRIENKO LIVING TRUST, WHO IDENTIFIED HIMSELF AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON THE BEHALF OF THE SKYE KUPRIENKO LIVING TRUST.

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

RECORDER'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

10586 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, BEARINGS, ANGLES, ARE SHOWN CORRECT, AND THAT THE INSTRUMENTS, RECORDS, AND RECORDS ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATE
TODD J. POCCOCK
PLS No. 4371057



SECTION 31, TWP 54N, R4E WBSN	SHEET TITLE: "ARDEN INDUSTRIAL"	DATE: 09-25
	James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-5626	SCALE: NONE DRAWN: JMB CHECKED: TJP PROJECT: 25-04-001 CADD FILE NO: 25-04-001 APPROVED: 09-25
		SHT 1 OF 2

~~PRELIMINARY PLAT~~ "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 TEMA ZONE X, DEPICTED ON THE FIRM PANEL.
- 2) THE INTENDED USE OF THE PROPOSED PARCELS WOULD BE INDUSTRIAL.
- 3) SOLID WASTE REMOVAL WOULD BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 4) THERE ARE NO RECOGNIZED WETLANDS ON THE PROPERTY.

BASIS OF BEARING

BEING THE WESTERLY LINE OF LOT 6C AS SHOWN ON THE REPLAY OF LOT 6A OF THE SPIRIT LAKE INDUSTRIAL PARK AND REPLAY OF LOT 6A OF THE REPLAY OF LOTS 7, 13 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 AND 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714835 IN PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GN-52 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) WITH AN ELEVATION OF 100' ABOVE MEAN SEA LEVEL ROOM 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 AND TO IDENTIFY THE BOUNDARY OF THE SAID PARCEL INTO LOTS AS SHOWN HEREON.

LOT 12
"SPIRIT VALLEY INDUSTRIAL PARK"
BATES, DAVID & CHERYL
120 WALNUT LANE
SPIRIT LAKE, ID 83869

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS NO. 4371057
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS NO. 10677, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR, NO CAP
- FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 4107

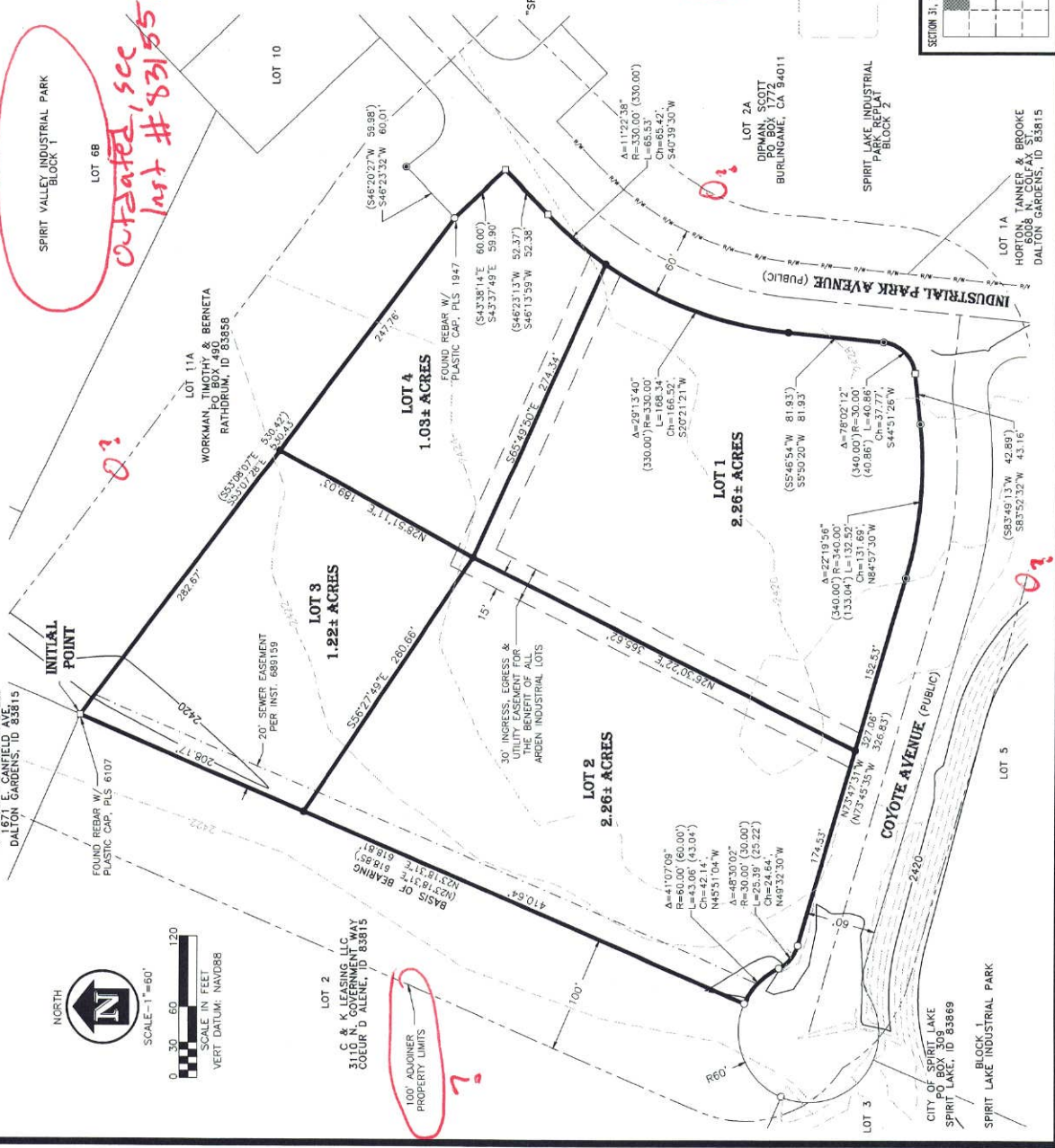
INFORMATION AS SHOWN ON THE REPLAY OF LOT 11 OF THE SPIRIT VALLEY INDUSTRIAL PARK AND REPLAY OF LOT 6A OF THE REPLAY OF LOTS 7, 13 AND VACATED ALLEY SPIRIT VALLEY INDUSTRIAL PARK AND LOT 6, BLOCK 1 AND LOTS 1 AND 2, BLOCK 2 SPIRIT LAKE INDUSTRIAL PARK, RECORDED AS INSTRUMENT NO. 714835 IN BOOK 8 OF PLATS, PAGE 83 BY PLS NO. 10677, RECORDS OF BONNER COUNTY, IDAHO

See Arden's letter



RECORDING
CERTIFICATE

DATE: 05-25-25	BOOK: 83	SHEET: 2 OF 2
SECTION 31, TWP 54N, R4E, B1E	SHEET TITLE:	
ORDERED: JMB	BY: JMB	
PREPARED: JMB	DATE: 05-25-25	
CHECKED: JMB	DATE: 05-25-25	
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509) 447-3626		



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.: 1091
Terms: Net 15
Invoice date: 11/29/2025
Due date: 12/14/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	County Surveyor Review - MLD0068-25 Arden Industrial (Revised)	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.

PRELIMINARY PLAT "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.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CITY COUNCIL APPROVAL

THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY OF SPIRIT LAKE CITY COUNCIL ON THE ____ DAY OF _____, 2025.

MAYOR

CITY CLERK

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 KUPRIENKO, TRUSTEE OF THE SKYE KUPRIENKO LIVING TRUST, 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 KUPRIENKO (TRUSTEE)

OWNER'S ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED SKYE KUPRIENKO, TRUSTEE OF THE SKYE KUPRIENKO LIVING TRUST, 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 ON THE BEHALF OF THE SKYE KUPRIENKO LIVING TRUST.

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

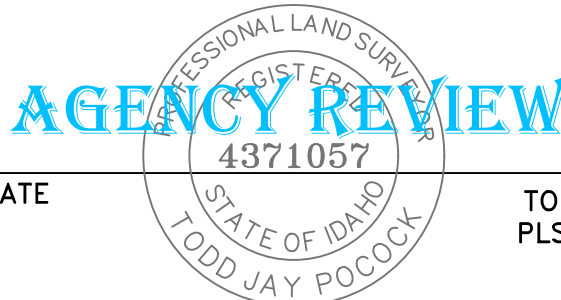
RECORDER'S
CERTIFICATE

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.

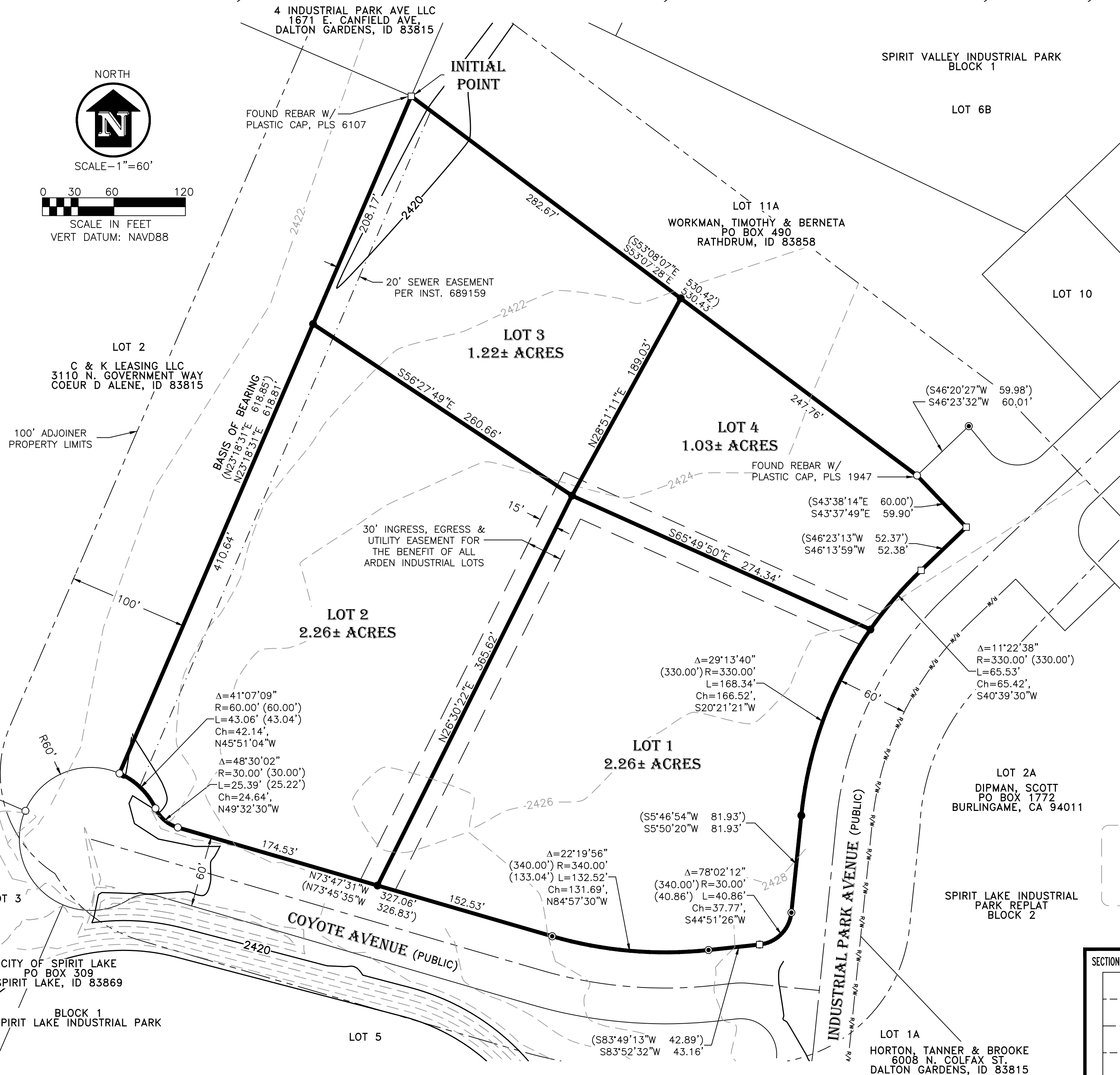


DATE

TODD J. POCOCK
PLS No. 4371057

SECTION 31, TWP 54N, RNG 4W, B.M. 	SHEET TITLE: "ARDEN INDUSTRIAL"	DATE: 11-05-25 SCALE: NONE DRAWN: JMB CHECKED: TJP
	James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS NEWPORT, WASHINGTON, 99156, (509)447-3626	PROJ. NO.: 11232-25-001 CAD FILE NO.: KUPRIENKO-MLD-2025 SHT 1 OF 2

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.
- 2) THE INTENDED USE OF THE PROPOSED PARCELS WOULD BE INDUSTRIAL
- 3) SOLID WASTE REMOVAL WOULD BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 4) THERE ARE NO RECOGNIZED WETLANDS ON THE PROPERTY.

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.

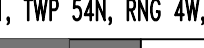
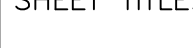
LOT 12
"SPIRIT VALLEY INDUSTRIAL PARK"
BATES, DAVID & CHERYL
120 WALNUT LANE
SPIRIT LAKE, ID 83869

LEGEND

- * ● SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 4371057
 ○ FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 106777,
 UNLESS OTHERWISE NOTED
 ● FOUND 5/8" REBAR, NO CAP
 □ FOUND REBAR W/ YELLOW PLASTIC CAP, PLS NO. 6107
 () INFORMATION AS SHOWN ON THE REPEAT OF LOT 11 OF THE SPIRIT
 VALLEY INDUSTRIAL PARK AND REPEAT OF LOT 6A OF THE REPEAT
 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. 106777, RECORDS OF
 BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE



SECTION 31, TWP 54N, RNG 4W,B.M. 	SHEET TITLE: <h2 style="text-align: center; margin: 0;">"ARDEN INDUSTRIAL"</h2> <div style="display: flex; align-items: center; justify-content: center;">  <div style="text-align: center;"> <h1 style="margin: 0;">James A. Sewell and Associates, LLC</h1> <p style="margin: 0;">ENGINEERS – SURVEYORS – PLANNERS</p> <p style="margin: 0;">NEWPORT, WASHINGTON, 99156, (509)447-3626</p> </div> </div>	DATE: 11-05-25 SCALE: 1"=60' DRAWN: JMB CHECKED: TJP PROJ. NO.: 1232-25-001 CAD FILE NO. KUPRIENKO-MLD-2025 SHT <u>2</u> OF <u>2</u>
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ARDEN INDUSTRIAL – LOT CLOSURES 11-5-25

Mapcheck 1: ARDEN INDUSTRIAL

Closure Summary

Precision, 1 part in: 212431.34'

Error distance: 0.01'

Error direction: S49°18'34"E

Area: 294988.48 Sq. Ft.

Point of Beginning

Easting: 10940.7885'

Northing: 4797.7380'

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

Curve direction: Counter-clockwise

Radius: [329.99']

Arc length: 233.87'

Delta angle: 040°36'18"

Tangent: [122.08']

Chord direction: S26°02'40"W

Chord distance: 229.00'

Side 5: Line

Direction: S05°50'20"W

Distance: 81.93'

Side 6: Curve

Curve direction: Clockwise

Radius: [30.00']

Arc length: 40.86'

Delta angle: 078°02'12"

Tangent: [24.31']

Chord direction: S44°51'26"W

Chord distance: 37.77'

Side 7: Line

Direction: S83°52'32"W

Distance: 43.16'

Side 8: Curve

Curve direction: Clockwise

Radius: [340.01']

Arc length: 132.52'

Delta angle: 022°19'56"

Tangent: [67.12']

Chord direction: N84°57'30"W

Chord distance: 131.69'

Side 9: Line

Direction: N73°47'31"W

Distance: 327.06'

Side 10: Curve

Curve direction: Clockwise

Radius: [30.00']

Arc length: 25.39'

Delta angle: 048°30'02"

Tangent: [13.51']

Chord direction: N49°32'30"W

Chord distance: 24.64'

Side 11: Curve

Curve direction: Counter-clockwise

Radius: [60.00']

Arc length: 43.06'

Delta angle: 041°07'09"

Tangent: [22.50']

Chord direction: N45°51'04"W

Chord distance: 42.14'

Side 12: Line

Direction: N23°18'31"E

Distance: 618.81'

Easting: 10940.7963'

Northing: 4797.7313'

Mapcheck 2: LOT 1

Closure Summary

Precision, 1 part in: 155832.97'

Error distance: 0.01'

Error direction: N24°52'12"E

Area: 98652.96 Sq. Ft.

Point of Beginning

Easting: 10352.1193'

Northing: 4705.6475'

Side 1: Line

Direction: S65°49'50"E

Distance: 274.34'

Side 2: Curve

Curve direction: Counter-clockwise

Radius: [330.00']

Arc length: 168.34'

Delta angle: 029°13'40"

Tangent: [86.04']

Chord direction: S20°21'21"W

Chord distance: 166.52'

Side 3: Line

Direction: S05°50'20"W

Distance: 81.93'

Side 4: Curve

Curve direction: Clockwise

Radius: [30.00']

Arc length: 40.86'

Delta angle: 078°02'12"

Tangent: [24.31']

Chord direction: S44°51'26"W

Chord distance: 37.77'

Side 5: Line

Direction: S83°52'32"W

Distance: 43.16'

Side 6: Curve

Curve direction: Clockwise

Radius: [340.01']

Arc length: 132.52'

Delta angle: 022°19'56"
Tangent: [67.12']
Chord direction: N84°57'30"W
Chord distance: 131.69'

Side 7: Line

Direction: N73°47'31"W
Distance: 152.53'

Side 8: Line

Direction: N26°30'22"E
Distance: 365.62'
Easting: 10352.1227'
Northing: 4705.6548'

Mapcheck 3: LOT 2

Closure Summary

Precision, 1 part in: 108313.96'
Error distance: 0.01'
Error direction: S04°37'41"E
Area: 98346.04 Sq. Ft.

Point of Beginning

Easting: 10284.6601'
Northing: 4754.4641'

Side 1: Line

Direction: S26°30'22"W
Distance: 365.62'

Side 2: Line

Direction: N73°47'31"W
Distance: 174.53'

Side 3: Curve

Curve direction: Clockwise
Radius: [30.00']
Arc length: 25.39'
Delta angle: 048°30'02"
Tangent: [13.51']
Chord direction: N49°32'30"W
Chord distance: 24.64'

Side 4: Curve

Curve direction: Counter-clockwise

Radius: [60.00']
Arc length: 43.06'
Delta angle: 041°07'09"
Tangent: [22.50']
Chord direction: N45°51'04"W
Chord distance: 42.14'

Side 5: Line

Direction: N23°18'31"E
Distance: 410.64'

Side 6: Line

Direction: S56°27'49"E
Distance: 260.66'
Easting: 10284.6610'
Northing: 4754.4523'

Mapcheck 4: LOT 3

Closure Summary

Precision, 1 part in: 561337.70'
Error distance: 0.00'
Error direction: S06°13'13"E
Area: 53154.69 Sq. Ft.

Point of Beginning

Easting: 10331.1837'
Northing: 4842.7988'

Side 1: Line

Direction: N56°27'49"W
Distance: 260.66'

Side 2: Line

Direction: N23°18'31"E
Distance: 208.17'

Side 3: Line

Direction: S53°07'28"E
Distance: 282.67'

Side 4: Line

Direction: S28°51'11"W
Distance: 189.03'
Easting: 10331.1839'
Northing: 4842.7972'

Mapcheck 5: LOT 4

Closure Summary

Precision, 1 part in: 213106.35'

Error distance: 0.00'

Error direction: S25°47'33"E

Area: 44979.24 Sq. Ft.

Point of Beginning

Easting: 10414.8336'

Northing: 4798.5579'

Side 1: Line

Direction: N28°51'11"E

Distance: 189.03'

Side 2: Line

Direction: S53°07'28"E

Distance: 247.76'

Side 3: Line

Direction: S43°37'49"E

Distance: 59.90'

Side 4: Line

Direction: S46°13'59"W

Distance: 52.38'

Side 5: Curve

Curve direction: Clockwise

Radius: [330.00']

Arc length: 65.53'

Delta angle: 011°22'38"

Tangent: [32.87']

Chord direction: S40°39'30"W

Chord distance: 65.42'

Side 6: Line

Direction: N65°49'50"W

Distance: 274.34'

Easting: 10414.8354'

Northing: 4798.5541'