



Bonner County provides the data "as is" with no claim as to its accuracy.

December 27, 2018

Major Roads

- Interstate
- U.S. Hwy
- State Hwy
- Arterial

Local Roads

- Collector
- Local Access
- Seasonal Road
- Ramp/Connector

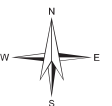
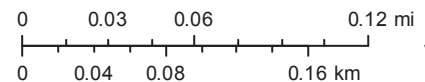
- 2019 Parcels
- ⋯ Tax Roll Parcels
- ⋯ Tax Roll Lots



This sketch is furnished without charge solely for the purpose of assisting in locating said premises and Sandpoint Title Insurance assumes no liability for inaccuracies therein.

120 East Lake Street, Sandpoint ID 83864
Phone: (208) 263-2222
Fax: (208) 263-2420
Please see Order - www.sandpointtitle.com

1:4,237



The USDA-FSA Aerial Photography Field office asks to be credited in derived products.

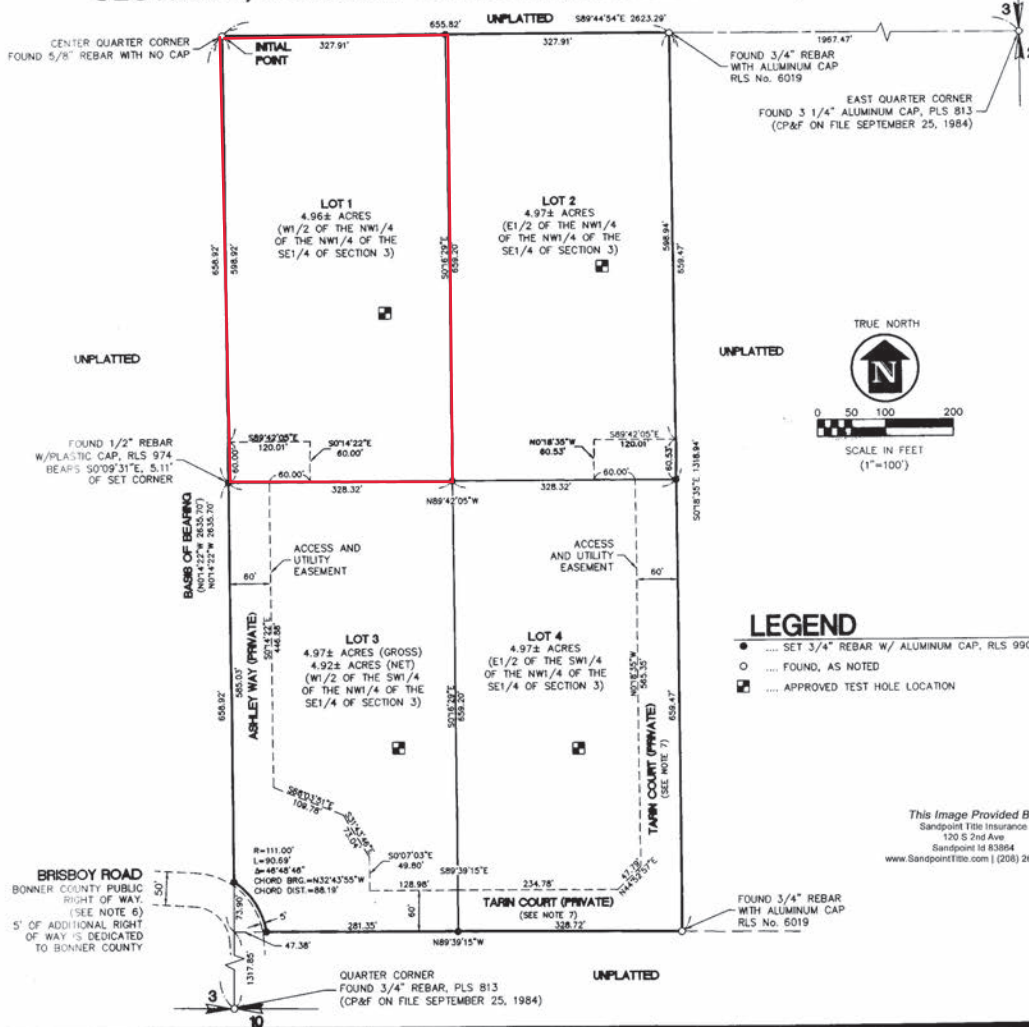
Created by: Sandpoint Title

723797

8-14

GLENSHIRE ESTATES

SECTION 3, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY BY JAMES A. SEWELL & ASSOC., RECORDED UNDER INSTRUMENT 697468, RECORDS OF BONNER COUNTY, IDAHO.

NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON FOR THE PLAT BOUNDARY AND FOR THE QUARTER SECTION LINES ARE OF RECORD AS SHOWN ON SAID INSTRUMENT.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING A 6 SECOND TOTAL STATION AND REAL TIME KINEMATIC (RTK) GPS EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.



NOTES

1. WATER IS PROVIDED BY INDIVIDUAL WELLS.
2. SEWAGE DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
3. THE ROADS WITHIN THIS SUBDIVISION ARE PRIVATE, AND HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE PUBLIC BY THE LOT OWNERS AND ACCEPTED INTO THE COUNTY'S MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
4. A ROAD MAINTENANCE AGREEMENT HAS BEEN RECORDED AT INSTRUMENT 703815 REQUIRING MAINTENANCE OF THE PRIVATE ROADS.
5. A MINIMUM 2000 GALLON WATER STORAGE SYSTEM SHALL BE INSTALLED BY THE LOT OWNER AT THE TIME OF APPLICATION FOR A BUILDING LOCATION PERMIT OR A BUILDING PERMIT ON EACH LOT. THE WATER STORAGE SYSTEM SHALL BE CAPABLE OF REFILL ON DEMAND WITHIN A 2.5 HOUR PERIOD, AND THE SYSTEM SHALL BE CONSTRUCTED TO WITHSTAND FREEZING. WRITTEN CONFIRMATION OF COMPLIANCE WITH THIS CONDITION SHALL BE OBTAINED FROM THE SAGLE FIRE DISTRICT.
6. THE PLAT IS SUBJECT TO AN EASEMENT, NO SPECIFIC WIDTH OR LOCATION, BENEFITING THE PUBLIC FOR ACCESS TO ALL PUBLIC ROADS AND RIGHTS OF WAY AS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 65 OF DEEDS AT PAGE 647, AUGUST 7, 1942.
7. THE PLAT IS SUBJECT TO AN INGRESS, EGRESS AND UTILITY EASEMENT, AS SHOWN HEREON, ALONG THE SOUTH 60.00 FEET AND ALONG A PORTION OF THE EAST 60.00 FEET OF THE SUBJECT PROPERTY BENEFITING THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SUBJECT SECTION, INSTRUMENT NUMBER 703814, RECORDS OF BONNER COUNTY, IDAHO.

LEGEND

- SET 3/4" REBAR W/ ALUMINUM CAP, RLS 9905
- FOUND, AS NOTED
- APPROVED TEST HOLE LOCATION

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120 S 2nd Ave
Sandpoint ID 83864
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S.3, T.56N., R.2W., B.M.	SHEET TITLE: GLENSHIRE ESTATES	NO. 22-07
		SCALE: 1"=100'
	1205 HIGHWAY 2, SUITE 101 SANDPOINT, IDAHO 83864, (208) 263-4160	DATE: 10/1/2004 BY: JAS CHECKED: JAS FINAL: 8/25/2007



120 East Lake Street, Sandpoint ID 83864
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Fax: (208) 265-2420
Place an Order: www.sandpointtitle.com

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8-174

GLENSHIRE ESTATES

SECTION 3, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT LARRY W. TOPPENBERG AND JUNE M. TOPPENBERG, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "GLENSHIRE ESTATES", LOCATED IN A PORTION OF SECTION 3, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

EXCEPT COUNTY ROAD RIGHTS OF WAY.

5 FEET OF ADDITIONAL RIGHT OF WAY IS HEREBY DEDICATED FOR BRISBOY ROAD, AS SHOWN HEREON.

AN ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED TO LOTS 1 THROUGH 4 AS SHOWN HEREON.

LARRY W. TOPPENBERG BY

W. M. Berg ATTORNEY-IN-FACT
LARRY W. TOPPENBERG BY WILLIAM M. BERG (P.O.A., INSTRUMENT 729288)

JUNE M. TOPPENBERG BY

W. M. Berg ATTORNEY-IN-FACT
JUNE M. TOPPENBERG BY WILLIAM M. BERG (P.O.A., INSTRUMENT 729288)

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 3, TOWNSHIP 56 NORTH, RANGE 2 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS 22ND DAY OF MAY, 2007.

Mark W. Duffner
MARK W. DUFFNER, PLS No. 9905



PANHANDLE HEALTH DISTRICT 1

A SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329 IS IMPOSED ON THIS PLAT. NO BUILDING, DWELLING OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.

THIS PLAT APPROVED THIS 22ND DAY OF MAY, 2007.

Lance E. Hansen
PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTION SATISFIED AND LIFTED THIS 22ND DAY OF MAY, 2007.

Lance E. Hansen
PANHANDLE HEALTH DISTRICT 1

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 2006.

APPROVED THIS 23RD DAY OF MAY, 2007.

Carol A. Dial
BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 29TH DAY OF MAY, 2007.

Clare Marie Masley, AICP
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 24TH DAY OF MAY, 2007.

John Paul
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

FILED THIS 30TH DAY OF MAY, 2007, AT 2:55 P.M. IN BOOK 80 OF PLATS AT PAGE 171 AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT No. 729797

FEES: 11.00

MARIE SCOTT
BONNER COUNTY RECORDER

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Bonner

ON THIS 23RD DAY OF May, IN THE YEAR OF 2007, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF IDAHO, PERSONALLY APPEARED WILLIAM M. BERG, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT OF LARRY TOPPENBERG AND JUNE TOPPENBERG, HUSBAND AND WIFE, AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE NAME OF LARRY TOPPENBERG AND JUNE TOPPENBERG THERE TO AS PRINCIPALS, AND HIS OWN NAME AS ATTORNEY IN FACT.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN

NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING AT Coeur d'Alene
MY COMMISSION EXPIRES: 2-11-2010

Carol L. Novak
NOTARY PUBLIC

CAROL L. NOVAK
NOTARY PUBLIC
STATE OF IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "GLENSHIRE ESTATES" AND CHECKED THE PLAT AND COMPUTATIONS HEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS 24TH DAY OF May, 2007.

William Stokerson
BONNER COUNTY SURVEYOR

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S.S. 1.56N, R.2W, B.M.	SHEET TITLE:	FILED
	GLENSHIRE ESTATES	8-174-22-07
	James A. Sewell and Associates, LLC	BOOK: NONE
	1205 HIGHWAY 2, SUITE 101	ORIGINAL: TSM/TAC
	SANDPOINT, IDAHO 83864, (208) 263-4160	CHECKED: MWD/MET
		PREPARED BY: JAS
		DATE PREPARED: 5-24-07
		FILED BY: JAS
		FILED AT: COEUR D'ALENE
		FILED DATE: 5-30-07
		SHEET 1 OF 2