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Instrument # 1029110  
Bonner County, Sandpoint, Idaho  
12/29/2023 02:07:05 PM No. of Pages 10  
Recorded for CITY OF SANDPOINT  
Michael W. Rosedale Fee 10.00  
Ex-011110 Recorder Deputy  
Index to MISC

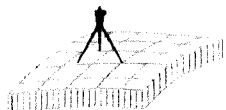
BC



Recorded at the request of:  
City of Sandpoint, Bonner County, Idaho  
on December 29, 2023

CITY OF SANDPOINT, IDAHO  
CITY LIMITS LEGAL DESCRIPTION

*Survey recorded as Instrument #1029107*



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

Phone: (208) 265-4474  
Fax: (208) 265-0675  
Website: glahelc.com

**City of Sandpoint, Idaho**

**Bonner County, Idaho**

Sections 3, 9, 10, 14, 15, 16, 21, 22, 23, 26, 27, 28  
Township 57 North, Range 2 West, B.M.

## **City of Sandpoint, Idaho**

### **City Limits Legal Description**

A PARCEL OF LAND LYING IN A PORTION OF THE FOLLOWING SECTIONS:

SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 9, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 14, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 15, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 21, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 22, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 23, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 26, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 27, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;  
SECTION 28, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

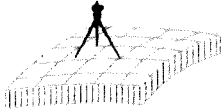
**BEGINNING** AT A POINT WHERE THE CENTER OF SAND CREEK INTERSECTS WITH THE NORTH LINE OF SAID SECTION 22, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;

THENCE ALONG THE THREAD OF SAND CREEK THE FOLLOWING (57) FIFTY-SEVEN COURSES:

1. NORTH 23°01'12" WEST, 449.53 FEET;
2. NORTH 28°53'46" WEST, 495.31 FEET;
3. NORTH 19°17'37" WEST, 734.41 FEET;
4. NORTH 00°38'14" WEST, 1104.31 FEET;
5. NORTH 08°51'56" EAST, 719.61 FEET;
6. NORTH 13°56'13" WEST, 252.27 FEET;
7. NORTH 04°53'03" EAST, 134.24 FEET;
8. NORTH 29°35'30" EAST, 491.97 FEET;

**GLAHE & ASSOCIATES**, Professional Land Surveyors

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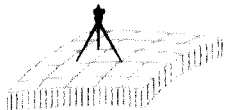


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9. NORTH 28°47'21" WEST, 194.94 FEET;
10. NORTH 23°27'32" WEST, 270.12 FEET;
11. NORTH 07°29'42" EAST, 243.20 FEET;
12. NORTH 18°51'30" EAST, 234.78 FEET;
13. NORTH 47°43'30" EAST, 137.82 FEET;
14. NORTH 09°09'30" EAST, 399.00 FEET;
15. NORTH 07°27'04" WEST, 126.52 FEET;
16. NORTH 04°34'51" EAST, 292.91 FEET;
17. NORTH 19°23'57" EAST, 342.50 FEET;
18. NORTH 16°56'01" WEST, 582.43 FEET;
19. NORTH 08°53'09" WEST, 327.97 FEET;
20. NORTH 17°16'08" EAST, 382.42 FEET;
21. NORTH 24°17'45" WEST, 227.19 FEET;
22. NORTH 31°55'24" EAST, 358.48 FEET;
23. NORTH 18°48'45" EAST, 292.99 FEET;
24. NORTH 36°29'06" WEST, 153.20 FEET;
25. NORTH 44°14'29" EAST, 204.41 FEET;
26. NORTH 69°44'23" WEST, 206.48 FEET;
27. NORTH 42°53'05" WEST, 126.64 FEET;
28. NORTH 28°45'21" EAST, 265.53 FEET;
29. NORTH 34°56'44" WEST, 214.83 FEET;
30. NORTH 37°45'24" EAST, 181.65 FEET;
31. NORTH 81°05'50" EAST, 120.07 FEET;
32. NORTH 08°22'09" EAST, 352.62 FEET;
33. NORTH 20°09'01" WEST, 423.60 FEET;
34. NORTH 05°24'04" WEST, 152.90 FEET;
35. NORTH 46°50'50" WEST, 251.20 FEET;
36. NORTH 05°38'47" WEST, 386.70 FEET;
37. NORTH 73°29'02" EAST, 210.41 FEET;
38. SOUTH 52°37'21" EAST, 155.91 FEET;
39. NORTH 47°29'47" EAST, 96.18 FEET;
40. NORTH 60°36'43" WEST, 194.49 FEET;
41. NORTH 00°42'45" EAST, 93.34 FEET;
42. NORTH 52°08'18" EAST, 150.63 FEET;
43. NORTH 28°59'01" WEST, 75.41 FEET;
44. SOUTH 72°14'12" WEST, 124.75 FEET;
45. NORTH 35°45'06" WEST, 146.36 FEET;
46. NORTH 51°51'56" EAST, 145.61 FEET;
47. NORTH 42°55'26" EAST, 136.51 FEET;
48. NORTH 12°32'11" EAST, 52.02 FEET;

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49. NORTH 34°03'53" WEST, 63.00 FEET;
50. NORTH 04°41'22" EAST, 86.34 FEET;
51. NORTH 45°30'27" EAST, 290.54 FEET;
52. NORTH 68°29'21" EAST, 77.40 FEET;
53. NORTH 04°07'40" WEST, 122.87 FEET;
54. NORTH 15°01'22" WEST, 196.00 FEET;
55. NORTH 43°41'42" WEST, 113.48 FEET;
56. NORTH 53°43'40" WEST, 358.79 FEET;
57. NORTH 20°05'49" WEST, 107.63 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN;

THENCE ALONG SAID NORTH LINE NORTH 89°41'38" WEST 264.40 FEET TO THE WEST LINE OF SAID NE ¼ OF THE SE ¼ BEING THE EASTERLY LINE OF THE PLAT OF VEDELWOOD, AS RECORDED IN BOOK 3 OF PLATS, PAGE 42, RECORDS OF BONNER COUNTY, IDAHO;

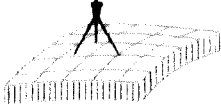
THENCE ALONG SAID VEDELWOOD PLAT AND ALONG THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 951624, RECORDS OF BONNER COUNTY, IDAHO, THE FOLLOWING (7) SEVEN COURSES *ORDINANCE NO. 1148*:

1. SOUTH 44°43'24" WEST, 68.20 FEET;
2. ALONG A NON-TANGENTIAL CURVE 65.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 229.99 FEET AND A DELTA ANGLE OF 16°15'35" (CHORD SOUTH 20°08'00" EAST, 65.05 FEET);
3. SOUTH 12°38'26" EAST, 45.76 FEET;
4. ALONG A NON-TANGENTIAL CURVE 24.29 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND A DELTA ANGLE OF 06°03'05" (CHORD SOUTH 09°36'15" EAST, 24.28 FEET);
5. SOUTH 89°54'56" EAST, 10.19 FEET;
6. SOUTH 00°25'29" WEST, 485.03 FEET;
7. SOUTH 00°25'29" WEST, 172.83 FEET, MORE OR LESS, TO THE CENTERLINE OF LITTLE SAND CREEK;

THENCE ALONG SAID THREAD OF LITTLE SAND CREEK THE FOLLOWING (16) SIXTEEN COURSES;

1. NORTH 73°00'00" WEST, 26.41 FEET;
2. NORTH 54°53'30" WEST, 194.93 FEET;
3. NORTH 83°13'31" WEST, 78.85 FEET;
4. NORTH 42°20'35" WEST, 83.50 FEET;
5. SOUTH 38°50'24" WEST, 60.06 FEET;
6. SOUTH 25°55'38" EAST, 38.82 FEET;
7. SOUTH 47°22'52" WEST, 32.65 FEET;
8. SOUTH 85°45'36" WEST, 54.01 FEET;
9. NORTH 65°03'25" WEST, 83.12 FEET;
10. NORTH 82°20'47" WEST, 82.21 FEET;
11. SOUTH 75°08'36" WEST, 144.22 FEET;

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12. NORTH 81°38'03" WEST, 68.55 FEET;
13. NORTH 68°51'25" WEST, 113.34 FEET;
14. SOUTH 71°47'24" WEST, 105.07 FEET;
15. NORTH 84°54'15" WEST, 157.11 FEET;
16. SOUTH 84°33'09" WEST, 155.39 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. BOYER ROAD  
(ORDINANCE NO. 1153);

THENCE ALONG SAID EAST RIGHT-OF-WAY NORTH 00°21'18" EAST, 74.72 FEET;

THENCE LEAVING SAID EAST RIGHT OF WAY, NORTH 89°30'22" WEST, 25.00 FEET, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3;

THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, NORTH 89°39'46" WEST, 1684.54 FEET TO THE EAST RIGHT OF WAY OF THE BURLINGTON-NORTHERN SANTA FE RAILROAD;

THENCE ALONG SAID EAST RIGHT OF WAY OF THE BURLINGTON-NORTHERN SANTA FE RAILROAD, THE FOLLOWING (8) COURSES:

1. ALONG A NON-TANGENTIAL CURVE 422.12 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17304.50 FEET AND A DELTA ANGLE OF 01°23'52" (CHORD SOUTH 11°22'25" WEST, 422.11 FEET);
2. SOUTH 12°04'18" WEST, 371.00 FEET;
3. NORTH 77°55'42" WEST, 50.00 FEET;
4. SOUTH 12°04'18" WEST, 48.49 FEET;
5. SOUTH 12°04'55" WEST, 666.67 FEET;
6. SOUTH 12°04'39" WEST, 931.56 FEET;
7. ALONG A SPIRAL CURVE, THE CHORD OF WHICH BEING SOUTH 12°12'19" WEST, 200.55 FEET;
8. ALONG A NON-TANGENTIAL CURVE 32.93 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15046.73 FEET AND A DELTA ANGLE OF 00°07'31" (CHORD SOUTH 12°31'23" WEST, 32.93 FEET) TO NORTH RIGHT OF WAY WOODLAND DRIVE;

THENCE ALONG SAID NORTH RIGHT OF WAY OF WOODLAND DRIVE, NORTH 89°31'00" WEST, 347.61 FEET;

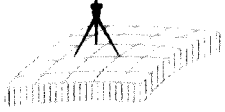
THENCE LEAVING SAID NORTH RIGHT OF WAY OF WOODLAND DRIVE SOUTH 45°35'43" WEST, 35.42 FEET;

THENCE NORTH 89°38'59" WEST, 28.09 FEET;

THENCE SOUTH 00°00'40" WEST, 12.77 FEET, TO THE NORTH LINE OF TIMBERLINE ESTATES PLAT;

THENCE ALONG THE PERIMETER BOUNDARY OF SAID TIMBERLINE ESTATES PLAT, THE FOLLOWING (2) COURSES:

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1. NORTH 89°56'19" WEST, 639.55 FEET;
2. SOUTH 00°36'50" WEST, 1332.64 FEET, TO SOUTH RIGHT OF WAY MOUNTAIN VIEW DRIVE;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 89°33'56" EAST, 633.95 FEET, RETURNING TO SAID EAST RIGHT OF WAY OF THE BURLINGTON-NORTHERN SANTA FE RAILROAD

THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 16°24'39" WEST, 1352.17 FEET, TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY, SOUTH 16°38'11" WEST, 104.47 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY AND ALONG A SPIRAL CURVE, THE CHORD OF WHICH BEARS, SOUTH 14°24'49" WEST, 475.40 FEET;

THENCE ALONG A NON-TANGENTIAL CURVE 578.51 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2242.01 FEET AND A DELTA ANGLE OF 14°47'03" (CHORD SOUTH 02°59'45" WEST, 576.91 FEET);

THENCE SOUTH 16°24'39" WEST, 194.84 FEET, TO THE NORTH LINE OF SAID SECTION 16;

THENCE ALONG SAID NORTH LINE, SOUTH 89°39'25" EAST, 52.03 FEET, TO THE EAST RIGHT OF WAY OF GREAT NORTHERN ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 16°24'39" WEST, 2675.38 FEET, PROJECTED TO THE WESTERLY RIGHT OF WAY OF GREAT NORTHERN ROAD;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF GREAT NORTHERN ROAD, ALONG A NON-TANGENTIAL CURVE 61.98 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 559.02 FEET AND A DELTA ANGLE OF 06°21'08" (CHORD SOUTH 38°33'31" EAST, 61.95 FEET) TO NORTH RIGHT OF WAY OF BALDY MOUNTAIN ROAD;

THENCE ALONG SAID NORTH RIGHT OF WAY OF BALDY MOUNTAIN ROAD, NORTH 89°47'23" WEST, 415.99 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF THE BURLINGTON-NORTHERN SANTA FE RAILROAD;

THENCE LEAVING SAID NORTH RIGHT OF WAY, SOUTH 00°16'54" WEST, 50.00 FEET, TO THE SOUTH RIGHT OF WAY OF BALDY MOUNTAIN ROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY, THE FOLLOWING (4) FOUR COURSES;

1. SOUTH 81°53'00" WEST, 100.20 FEET;
2. THENCE NORTH 89°46'41" WEST, 199.99 FEET;

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3. THENCE NORTH 80°44'25" WEST, 100.00 FEET;
4. THENCE NORTH 89°43'06" WEST, 596.51 FEET, TO NORTH-SOUTH CENTERLINE OF SAID SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.

THENCE ALONG SAID NORTH-SOUTH SECTION CENTERLINE, SOUTH 00°13'37" WEST, 2591.75 FEET, TO THE SOUTH 1/4 CORNER OF SAID SECTION 16, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 16, SOUTH 88°49'09" EAST, 17.87 FEET, TO THE WESTERLY RIGHT OF WAY OF THE BURLINGTON-NORTHERN SANTA FE RAILROAD;

THENCE ALONG SAID WESTERLY RIGHT OF WAY, THE FOLLOWING (3) COURSES:

1. SOUTH 20°18'32" WEST, 1404.26 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.
2. ALONG SAID NORTH LINE, SOUTH 89°27'31" EAST, 106.26 FEET;
3. LEAVING SAID NORTH LINE, SOUTH 20°18'32" WEST, 1375.93 FEET TO THE NORTH RIGHT OF WAY PINE STREET;

THENCE ALONG SAID NORTH RIGHT OF WAY OF PINE STREET, SOUTH 89°19'38" EAST, 268.55 FEET, TO THE PROJECTED THREAD OF CHUCK'S SLOUGH;

THENCE ALONG SAID THREAD OF SAID CHUCK'S SLOUGH, THE FOLLOWING (7) SEVENCOURSES:

1. SOUTH 06°57'28" EAST, 402.75 FEET;
2. SOUTH 05°33'35" WEST, 550.16 FEET;
3. SOUTH 60°29'37" EAST, 406.13 FEET;
4. SOUTH 15°11'52" EAST, 406.43 FEET;
5. SOUTH 38°52'13" EAST, 441.87 FEET;
6. SOUTH 36°14'32" WEST, 360.45 FEET;
7. SOUTH 48°33'15" WEST, 700.51 FEET, TO THE NORTH RIGHT OF WAY ONTARIO STREET;

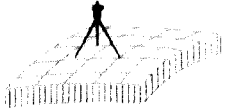
THENCE ALONG SAID RIGHT OF WAY, SOUTH 89°18'22" EAST, 519.98 FEET, TO NORTH-SOUTH CENTERLINE OF SAID SECTION 21, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.

THENCE ALONG SAID NORTH-SOUTH CENTERLINE, SOUTH 00°37'27" WEST, 24.90 FEET TO THE SOUTH 1/4 CORNER SAID SECTION 21 BEING THE NORTH 1/4 CORNER SAID SECTION 28, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.;

THENCE ALONG THE NORTH-SOUTH CENTER OF SAID SECTION 28;

SOUTH 00°15'18" WEST, 2747.93 FEET,

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TO THE ORDINARY HIGH-WATER MARK OF THE PEND OREILLE RIVER, SAID WATERLINE BEING AT AN ELEVATION OF 2062.50 FEET ABOVE SEA LEVEL ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29);

THENCE SOUTHERLY ALONG A LINE THAT IS PERPENDICULAR TO THE SHORE LINE, SOUTH 01°29'32" EAST, 305.82 FEET, TO A POINT APPROXIMATELY 75 FEET SOUTH OF THE (ELEVATION) SOUNDING 2051.00 FEET (NGVD 29) OF THE PEND OREILLE RIVER, BEING THE ORIGINAL HIGH-WATER MARK;

THENCE EASTERLY ALONG A LINE THAT IS APPROXIMATELY 75 FEET SOUTH OF SAID 2051.00 (ELEVATION) SOUNDING, THE FOLLOWING (7) SEVEN COURSES:

1. NORTH 75°10'40" EAST, 2711.81 FEET;
2. NORTH 69°33'52" EAST, 2207.86 FEET;
3. NORTH 55°06'41" EAST, 1540.21 FEET;
4. NORTH 50°50'21" EAST, 1137.78 FEET;
5. SOUTH 85°29'30" EAST, 1108.99 FEET;
6. NORTH 53°27'32" EAST, 752.46 FEET;
7. SOUTH 66°50'19" EAST, 733.65 FEET, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 95;

THENCE ALONG SAID WESTERLY HIGHWAY RIGHT OF WAY, NORTH 31°23'50" WEST, 759.50 FEET, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PACIFIC STREET PROJECTED EASTERLY;

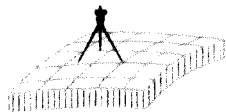
THENCE ALONG SAID PROJECTION OF PACIFIC STREET, SOUTH 89°46'30" EAST, 2243.39 FEET TO A POINT THAT IS 1320.00 FEET FROM THE EAST RIGHT OF WAY LINE OF THE BURLINGTON-NORTHERN SANTA FE RAILROAD;

THENCE NORTHERLY ALONG A LINE PARALLEL TO AND 1,320 FEET EAST OF THE ORIGINAL ORDINARY HIGH-WATER MARK OF LAKE PEND OREILLE TO THE NORTH LINE OF SECTION 23, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, THE FOLLOWING (3) COURSES:

1. NORTH 12°28'52" WEST, 3359.69 FEET;
2. NORTH 48°19'52" WEST, 681.60 FEET;
3. NORTH 17°02'08" WEST, 778.25 FEET, TO THE NORTH LINE OF SAID SECTION 23, TOWNSHIP 57 NORTH, RANGE 2 WEST, B.M.;



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THENCE WEST, ALONG SAID NORTH LINE OF SAID SECTION 23, TO SAID ORIGINAL ORDINARY HIGH-WATER MARK OF LAKE PEND OREILLE, THENCE NORTH 89°18'35" WEST, 1307.68 FEET;

THENCE NORTHERLY, ALONG SAID ORIGINAL ORDINARY HIGH-WATER MARK, THE FOLLOWING (11) ELEVEN COURSES:

1. NORTH 10°16'49" WEST, 21.12 FEET;
2. NORTH 05°23'45" EAST, 39.62 FEET;
3. NORTH 36°11'25" EAST, 47.95 FEET;
4. NORTH 04°39'53" WEST, 99.53 FEET;
5. NORTH 23°01'59" EAST, 59.77 FEET;
6. NORTH 11°31'43" WEST, 55.95 FEET;
7. NORTH 24°37'47" WEST, 147.72 FEET;
8. NORTH 26°51'07" WEST, 280.81 FEET;
9. NORTH 54°47'05" WEST, 35.65 FEET;
10. NORTH 10°01'17" WEST, 148.01 FEET;
11. NORTH 13°45'03" WEST, 506.68 FEET, TO THE NORTHERN-MOST PROPERTY CORNER OF LOT 1-A OF THE REPLAT OF LOT 1 OF THE SHORT PLAT OF HUMBERD LANDING SITE, AS RECORDED IN BOOK 6 OF PLATS, PAGE 190, RECORDS OF BONNER COUNTY, IDAHO, THIS ALSO BEING THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON-NORTHERN SANTA FE RAILROAD;

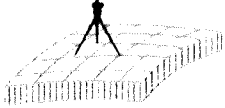
THENCE SOUTHERLY ALONG THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 884697, RECORDS OF BONNER COUNTY, IDAHO, (*ORDINANCE NO. 1321*), THE FOLLOWING (3) COURSES:

1. ALONG A NON-TANGENTIAL CURVE 696.02 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2661.24 FEET AND A DELTA ANGLE OF 14°59'06" (CHORD SOUTH 02°44'26" EAST, 694.04 FEET)
2. SOUTH 79°55'52" WEST, 150.00 FEET;
3. SOUTH 10°04'08" EAST, 210.00 FEET;

THENCE SOUTH 80°38'29" WEST, 24.22 FEET;  
THENCE SOUTH 09°58'15" EAST, 423.38 FEET, RETURNING TO SAID NORTH LINE OF SAID SECTION 22;

THENCE WEST, ALONG SAID NORTH LINE OF SAID SECTION 22, NORTH 89°30'18" WEST, 569.79 FEET, RETURNING TO THE POINT WHERE THE CENTER OF SAID SAND CREEK INTERSECTS WITH THE SAID NORTH LINE OF SECTION 22, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN AND THE POINT OF BEGINNING, ENCOMPASSING AN AREA OF 2,955ACRES, MORE OR LESS.

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LESS THE PROPERTY BELOW, *PER CITY COUNCIL DENIAL TO ANNEX, JULY 19, 2006;*

THAT PROPERTY LYING WITHING THE PLAT OF NORTHWOOD MEADOWS, IN SECTION 3, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, AS RECORD IN BOOK 5 OF PLATS, PAGE 84, RECORDS OF BONNER COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3, THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 3, NORTH 00°21'18" EAST, 335.99 FEET;

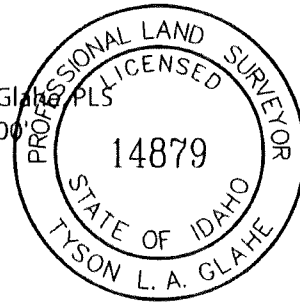
THENCE LEAVING SAID NORTH-SOUTH SECTION CENTERLINE, SOUTH 89°38'33" EAST, 30.01 FEET TO THE EAST RIGHT OF WAY OF NORTH BOYER AVENUE (ROAD), BEING THE SOUTHWEST CORNER OF SAID PLAT AND THE POINT OF BEGINNING;

THENCE ALONG THE PERIMETER OF SAID PLAT, THE FOLLOWING (4) FOUR COURSES:

1. ALONG THE SOUTH LINE OF SAID PLAT, SOUTH 89°38'33" EAST, 310.17 FEET;
2. ALONG THE EAST LINE OF SAID PLAT, NORTH 00°21'27" EAST, 323.07 FEET;
3. ALONG THE NORTH LINE OF SAID PLAT, NORTH 89°41'15" WEST, 310.17 FEET;
4. ALONG THE WEST LINE OF SAID PLAT, SOUTH 00°21'27" WEST, 322.83 FEET, TO THE POINT OF BEGINNING.

Tyson L.A. Glahe, PLS

Digitally signed by Tyson L.A. Glahe, PLS  
Date: 2023.12.26 13:36:46 -08'00'



I, Shelby Rognstad, MAYOR OF THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN EXAMINED AND APPROVED ON

THIS 27<sup>th</sup> DAY OF December, 2023.

Shelby Rognstad  
MAYOR

M. Whissell  
CITY CLERK

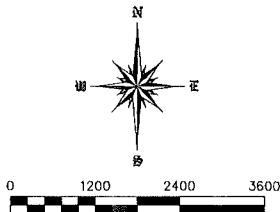
(attestation above) Melissa Ward  
ATTEST

# RECORD OF SURVEY

## FOR CITY OF SANDPOINT

A PORTION OF SECTIONS 3, 9, 10, 14, 15, 16, 21, 22, 23, 27 & 28  
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
CITY OF SANDPOINT, BONNER COUNTY, IDAHO

Legal Description recorded as Instrument #10211121



### LEGEND

- SECTIONAL CORNER, AS NOTED.
- FOUND MONUMENTATION, AS NOTED.
- 
- CALCULATED POINT, NOTHING SET
- CORNER INDEX NUMBER (TYPICAL), SEE SHEET 7

### SURVEYOR'S NARRATIVE

- 1) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NO ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 2) THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE LIMITS OF THE CITY OF SANDPOINT UTILIZING RECORD INFORMATION AND PRELIMINARY DESCRIPTIONS PROVIDED BY THE CITY OF SANDPOINT.
- 3) FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS AND ARE SHOWN FOR VISUAL ORIENTATION ONLY. RECORD INFORMATION IS SHOWN ON SHEET 7 OF 7.
- 4) THE THREAD OF SAND CREEK, LITTLE SAND CREEK, AND CHUCK'S SLOUGH ARE COMPUTED FROM DATA RECEIVED BY THE CITY OF SANDPOINT GIS DEPARTMENT ONLY AND WERE NOT FIELD LOCATED.

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL. COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT.

REFER TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°36'36\"/>

### CITY OF SANDPOINT Council President

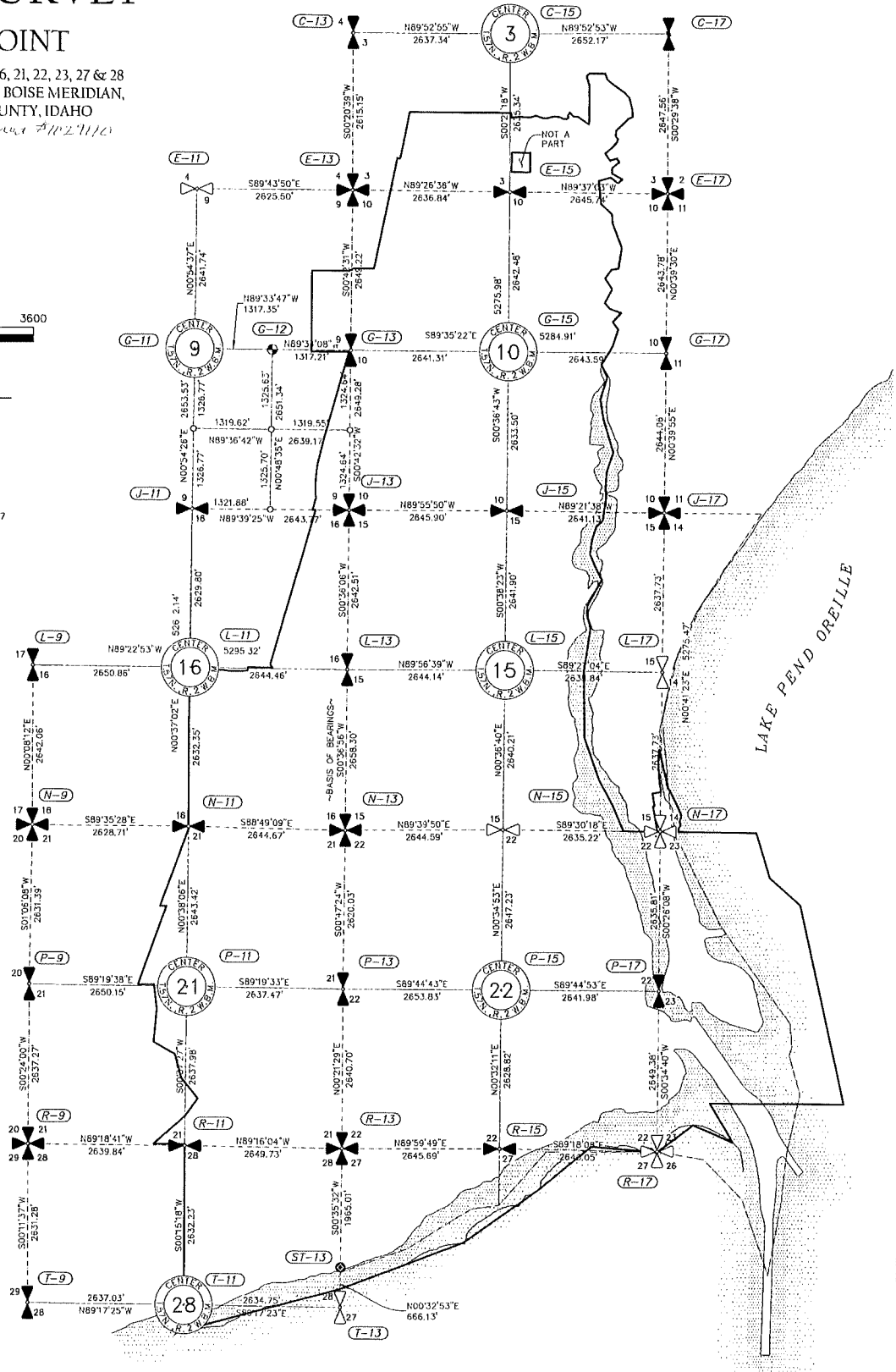
*Kate McAlister*, MAYOR OF THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED AND APPROVED ON

THIS 29 DAY OF December, 2023

*Kate McAlister*  
MAYOR Council President

*Melissa Ward*  
CITY CLERK

*[Signature]*  
ATTEST



### RECORDER'S CERTIFICATE

FILED THIS 29 DAY OF December, 2023, AT 2:07 P.M.,  
AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. 10211121  
*H. K. [Signature]* COUNTY RECORDER  
*B. [Signature]* BY DEPUTY  
FEE

Instrument # 10211121 CONFIRMED COPY  
Revised Copy by Sandpoint, Idaho  
12/29/2023 10:07:00 AM 26 of 26 pages  
[Signature]

### SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, P.L.S. 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH CHAPTER 18, TITLE 55 OF THE IDAHO CODE AND THAT THE MAP SHOWN HEREON IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME.



1/4	Section	Township	Range	MONTANA	IDAHO
	3, 9, 10, 14, 15, 16, 21, 22, 23, 27, 28	57 N	2 W	OREGON	WASHINGTON
PROJECT # 23-006H CITY OF SANDPOINT LEGAL DESCRIPTION ROS					

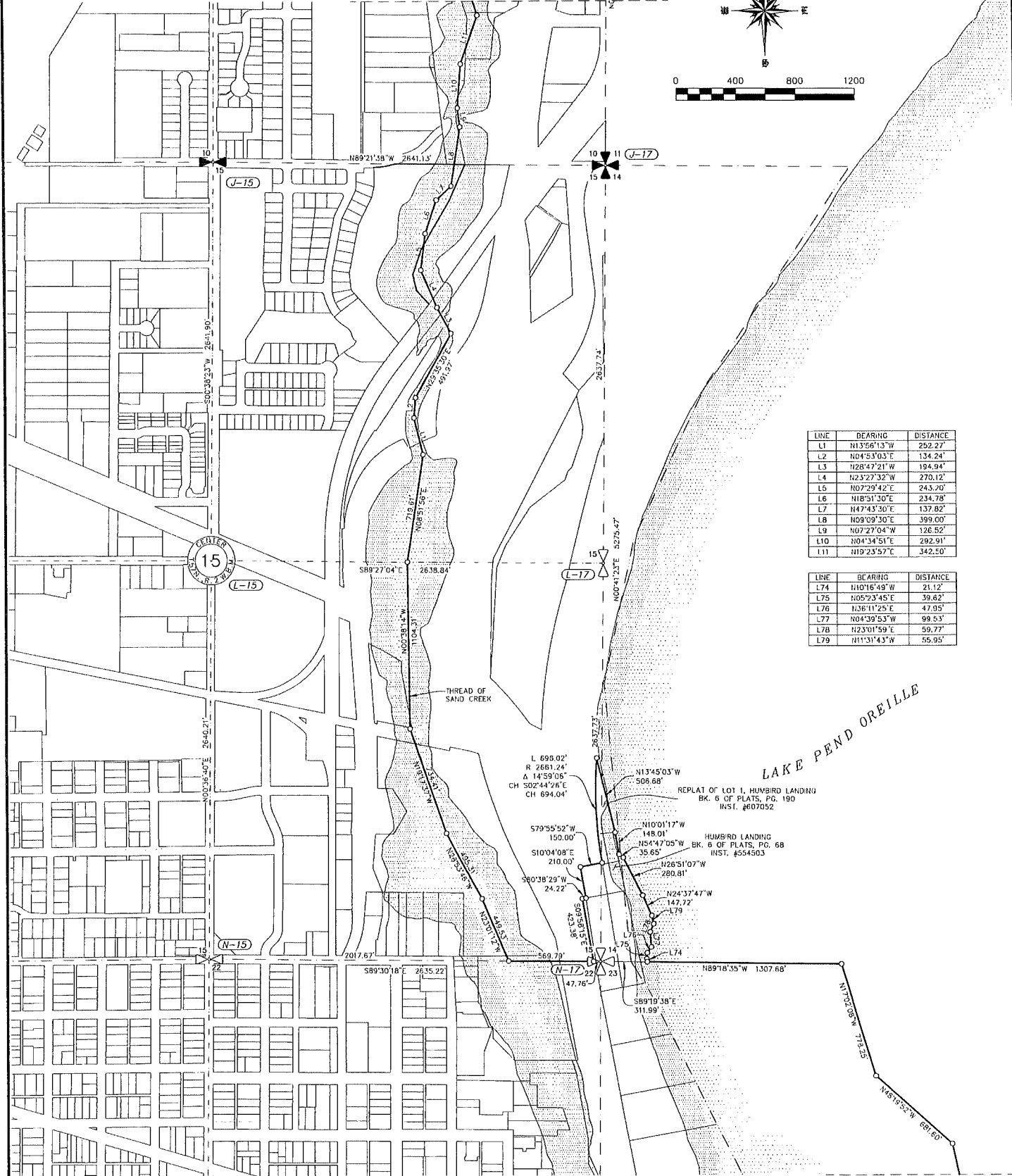
### RECORD OF SURVEY

FOR  
CITY OF SANDPOINT LEGAL DESCRIPTION

GLAHE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83884  
208-265-4474

Scale: 1"=1200'  
Checked By: TLAC  
Drawn By: SWO  
Plot Date: 12/28/2023  
Sheet: 1 of 7

MATCH LINE SHEET 3



LINE	BEARING	DISTANCE
L1	N135°51'33\"	252.27'
L2	N04°53'03\"	134.24'
L3	N28°47'21\"	194.94'
L4	N23°27'32\"	270.12'
L5	N07°29'42\"	243.20'
L6	N18°31'30\"	234.78'
L7	N47°43'30\"	137.82'
L8	N09°09'30\"	399.00'
L9	N07°27'04\"	126.52'
L10	N04°34'51\"	292.91'
L11	N19°23'57\"	342.50'

LINE	BEARING	DISTANCE
L74	N10°16'49\"	21.12'
L75	N05°23'45\"	39.62'
L76	N16°11'25\"	47.95'
L77	N04°39'53\"	99.53'
L78	N23°01'59\"	59.77'
L79	N11°31'43\"	55.95'

LAKE PEND OREILLE

MATCH LINE SHEET 6



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	3,9, 10,14, 15,16, 21,22, 23,27,28	57 N	2 W		
PROJECT # 22-002H CITY OF SANDPOINT LEGAL DESCRIPTION PDS					

**RECORD OF SURVEY**  
FOR  
**CITY OF SANDPOINT LEGAL DESCRIPTION**

GLAHL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
309 Church Street  
Sandpoint, Idaho 83864  
208-266-4474

Scale: 1"=100'  
Checked By: TLG  
Drawn By: SWO  
Plot Date: 10/20/2023  
Sheet: 2 of 7



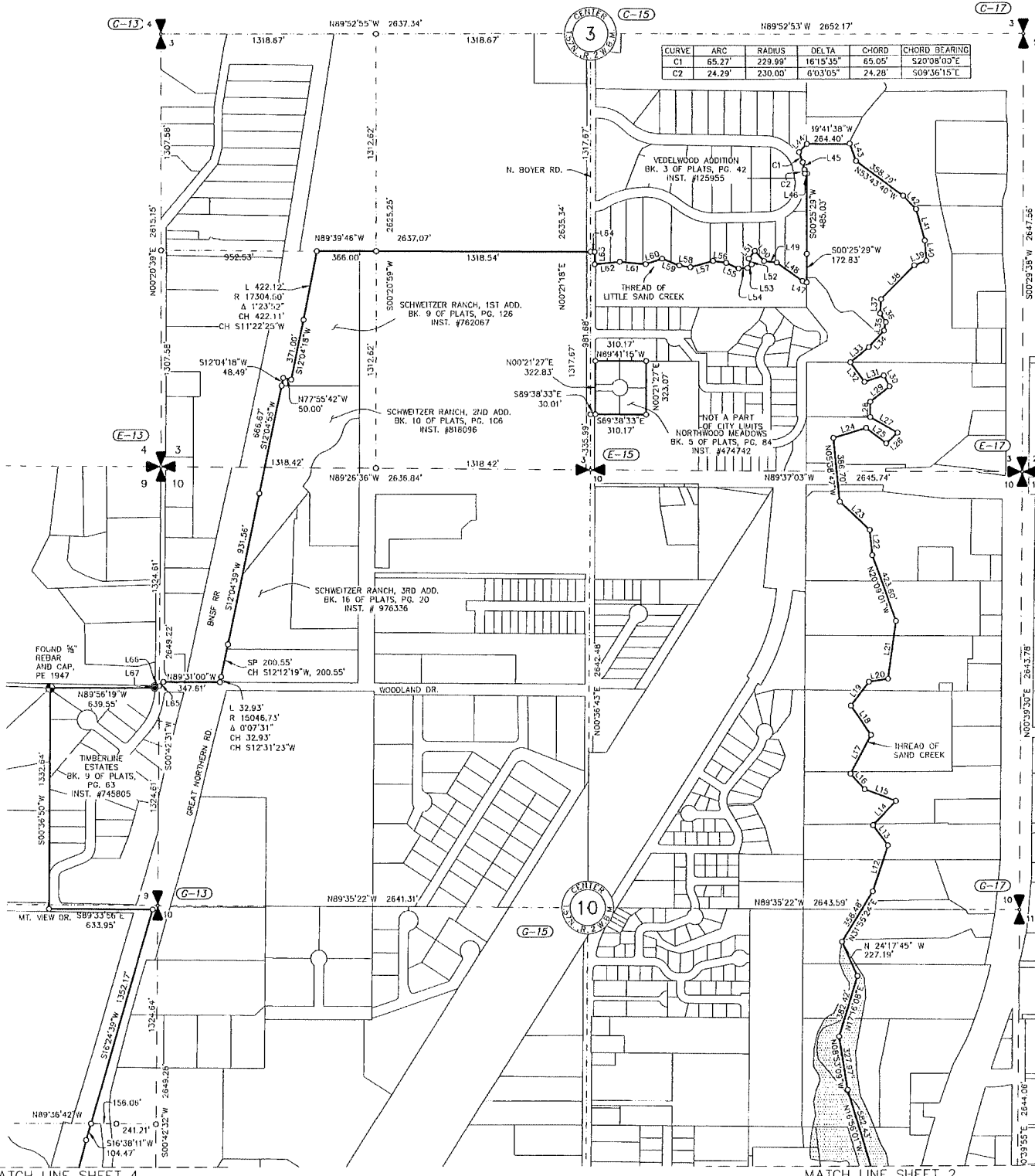
LINE	BEARING	DISTANCE
L12	N18°40'45"E	292.99'
L13	N36°29'06"W	153.20'
L14	N44°14'29"E	204.41'
L15	N69°44'23"W	206.48'
L16	N42°53'05"W	126.64'
L17	N28°45'21"E	265.53'
L18	N34°56'44"W	214.83'
L19	N37°45'24"E	181.65'
L20	N81°05'50"E	120.07'
L21	N08°22'09"E	352.62'
L22	N05°24'04"W	152.90'
L23	N46°50'50"W	251.20'
L24	N73°29'02"E	210.41'
L25	S52°37'21"E	155.91'

LINE	BEARING	DISTANCE
L26	N47°29'47"E	96.18'
L27	N60°36'43"W	194.49'
L28	N00°42'45"E	93.34'
L29	N52°09'18"E	150.63'
L30	N26°59'01"W	75.41'
L31	S72°41'12"W	124.75'
L32	N35°45'05"W	146.36'
L33	N51°51'58"E	145.61'
L34	N42°55'26"E	136.51'
L35	N12°32'11"E	52.02'
L36	N34°03'53"W	63.00'
L37	N64°41'22"E	86.34'
L38	N45°30'22"E	290.54'
L39	N68°29'21"E	77.40'

LINE	BEARING	DISTANCE
L40	N04°07'40"W	122.07'
L41	N15°01'22"W	196.00'
L42	N43°41'42"W	113.48'
L43	N20°05'49"W	107.63'
L44	S44°43'24"W	68.20'
L45	S12°36'26"E	45.76'
L46	S89°54'56"E	10.19'
L47	N73°00'00"W	26.41'
L48	N54°53'30"W	194.93'
L49	N83°13'31"W	78.85'
L50	N42°20'35"W	83.50'
L51	S38°50'24"W	60.06'
L52	S29°55'38"E	38.62'
L53	S47°22'52"W	32.65'

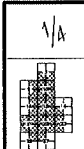
LINE	BEARING	DISTANCE
L54	S89°15'36"W	54.01'
L55	N65°03'25"W	83.12'
L56	N82°20'42"W	82.21'
L57	S75°08'37"W	144.22'
L58	N81°38'03"W	68.55'
L59	N68°51'25"W	113.34'
L60	S71°47'24"W	105.07'
L61	N84°54'15"W	157.11'
L62	S84°33'09"W	155.39'
L63	N00°21'16"E	74.72'
L64	N89°30'22"W	25.00'
L65	S45°35'43"W	35.42'
L66	N89°38'59"W	28.09'
L67	S00°00'40"W	12.77'

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	65.27'	223.98'	161°13'35"	65.05'	S20°38'03"E
C2	24.29'	230.00'	60°30'05"	24.26'	S09°36'15"E



MATCH LINE SHEET 4

MATCH LINE SHEET 2



PROJECT # 22-006H  
CITY OF SANDPOINT LEGAL DESCRIPTION RDS

**RECORD OF SURVEY**  
FOR  
**CITY OF SANDPOINT LEGAL DESCRIPTION**

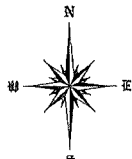
GLAUB & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: 1"=400'  
Checked By: TLAC  
Drawn By: SWO  
Plot Date: 10/29/2023  
Sheet: 3 of 7

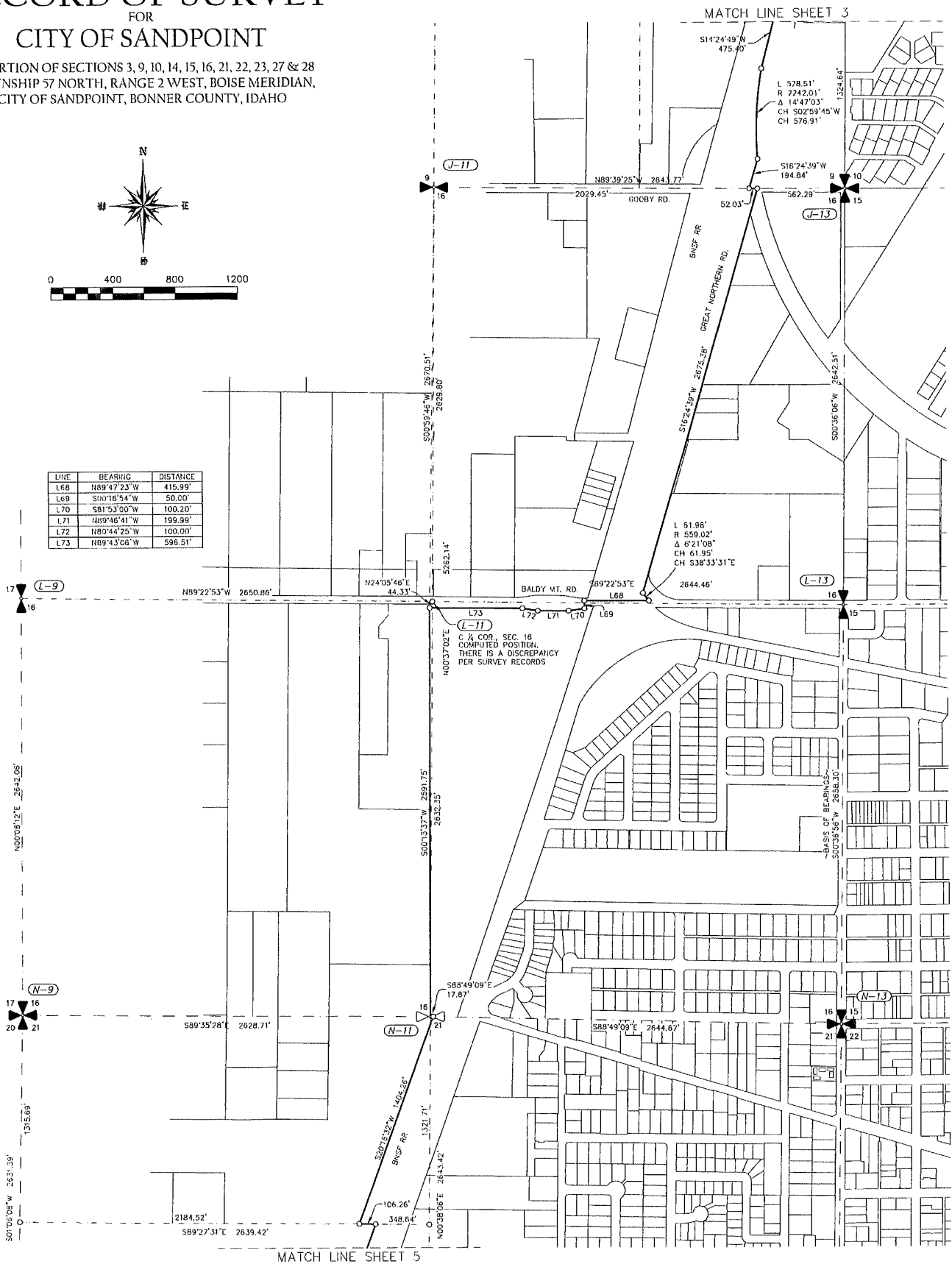
# RECORD OF SURVEY

FOR  
CITY OF SANDPOINT

A PORTION OF SECTIONS 3, 9, 10, 14, 15, 16, 21, 22, 23, 27 & 28  
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
CITY OF SANDPOINT, BONNER COUNTY, IDAHO



LINE	BEARING	DISTANCE
L68	N89°47'23" W	415.99'
L69	S00°16'54" W	50.00'
L70	S81°53'00" W	100.20'
L71	N89°46'41" W	199.99'
L72	N80°44'25" W	100.00'
L73	N89°43'06" W	596.51'



C & X COR., SEC. 16  
COMPUTED POSITION,  
THERE IS A DISCREPANCY  
PER SURVEY RECORDS

MATCH LINE SHEET 5

MATCH LINE SHEET 3



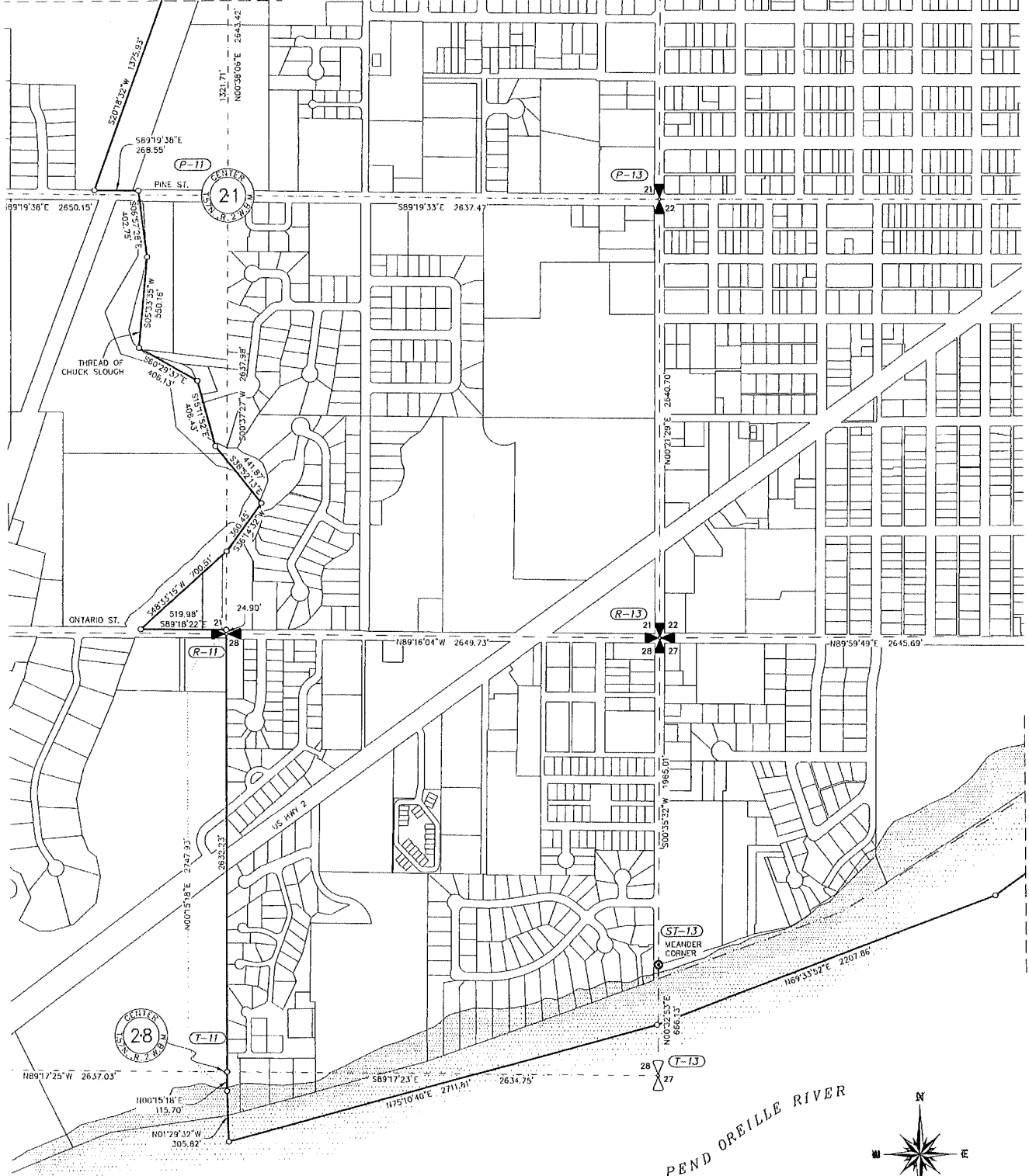
1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	3, 9, 10, 14, 15, 16, 21, 22, 23, 27, 28	57 N	2 W		
PROJECT # 22-0021 CITY OF SANDPOINT LEGAL DESCRIPTION ROS					

**RECORD OF SURVEY**  
FOR  
**CITY OF SANDPOINT LEGAL DESCRIPTION**

**GLAHL & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83804  
208-265-4474

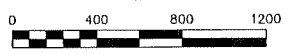
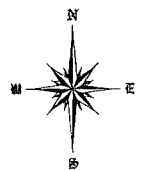
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Checked By: **TLG** Drawn By: **SWG**  
File Date: **10/19/2023** Sheet: **4 of 7**

MATCH LINE SHEET 4



MATCH LINE SHEET 6

PEND OREILLE RIVER

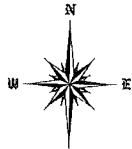
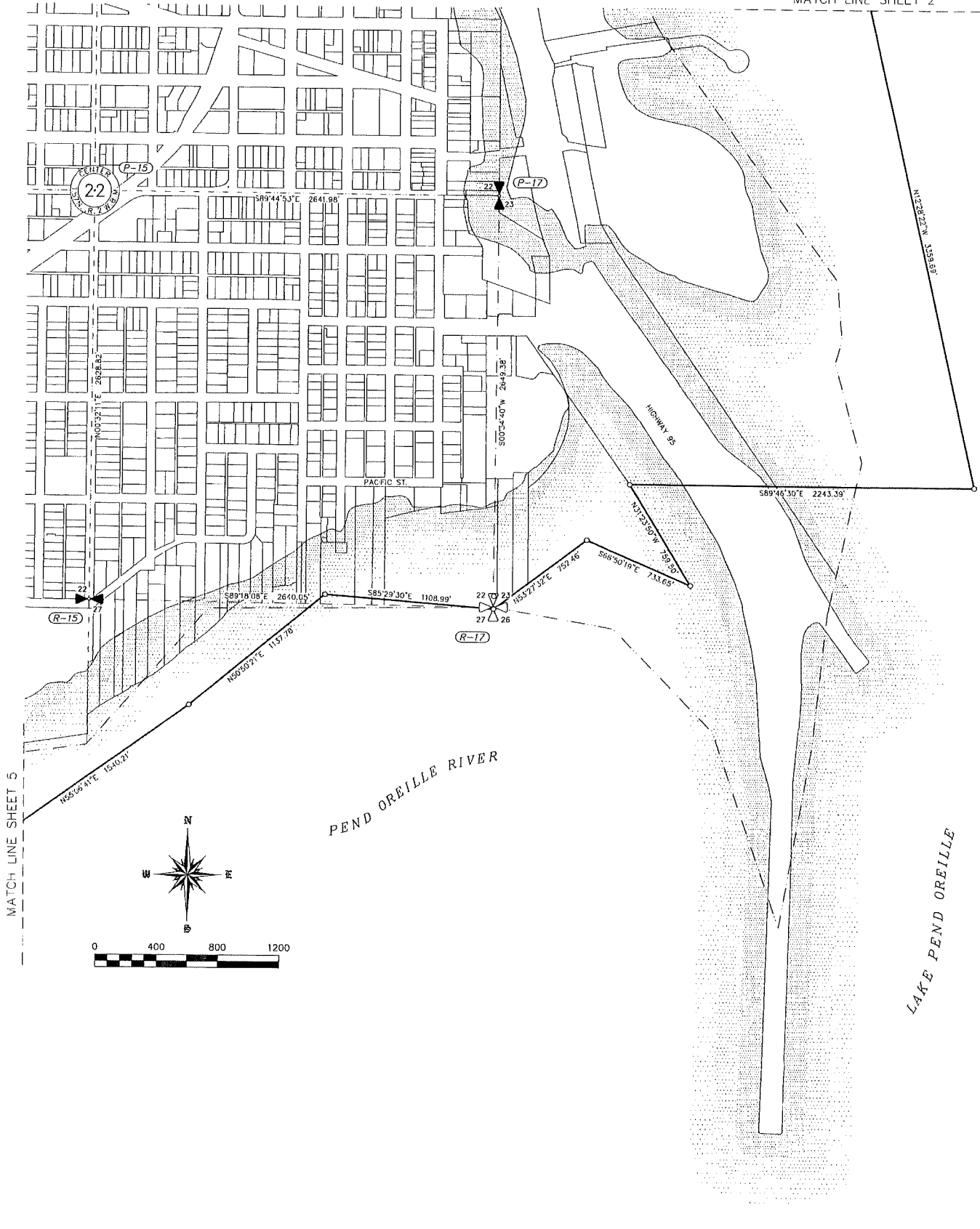


1/4	Section	Township	Range	MONTANA	IDAHO
	3,9, 10,14, 15,16, 21,22, 23,27,28	57 N	2 W	OREGON	WASHINGTON
PROJECT # 22-006H CITY OF SANDPOINT LEGAL DESCRIPTION ROS					

**RECORD OF SURVEY**  
FOR  
**CITY OF SANDPOINT LEGAL DESCRIPTION**

**GLAHE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-266-4474

Scale: 1"=400'  
Checked By: TLAG  
Drawn By: SMO  
Print Date: 10/20/2023  
Sheet: 6 of 7



PEND OREILLE RIVER

LAKE PEND OREILLE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	3,9, 10,14, 15,16, 21,22, 23,27,28	57 N	2 W		
PROJECT # 23-0031 CITY OF SANDPOINT LEGAL DESCRIPTION ROS					

**RECORD OF SURVEY**  
FOR  
**CITY OF SANDPOINT LEGAL DESCRIPTION**

GLAHE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
200-865-4474

Scale: 1"=400'	
Checked By: TLAG	Drawn By: SWO
Plot Date: 12/29/2023	Sheet: 6 of 7



# RECORD OF SURVEY

## FOR CITY OF SANDPOINT

A PORTION OF SECTIONS 3, 9, 10, 14, 15, 16, 21, 22, 23, 27 & 28  
TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
CITY OF SANDPOINT, BONNER COUNTY, IDAHO

### CORNER INDEX NOTES

- C-13 FOUND BRASS CAP, PLS 962, CP&F FILED 4/27/1977
- C-15 FOUND 2" ALUMINUM CAP, PLS 12110, CP&F INST. #1014881
- C-17 FOUND 2" ALUMINUM CAP, PLS 5576, CP&F INST. #873832
- E-11 COMPUTED PER R.O.S. INST. NO. 648930,  
A 2.5" BLM BRASS CAP BY LS 952 PER CP&F FILED 4/27/1977
- E-13 FOUND 5/8" REBAR, ILLEGIBLE CAP, CP&F INST. #954328
- E-15 FOUND 2 1/2" ALUMINUM CAP, PLS 9905, CP&F INST. #900209
- E-17 FOUND 2" ALUMINUM CAP, PLS 5576, CP&F INST. #873831
- G-11 FOUND 2 1/2" ALUMINUM CAP, PE 1947, CP&F INST. #954329
- G-12 FOUND 2 1/2" ALUMINUM CAP, PLS 8374, CP&F INST. #956922
- G-13 FOUND BENT 5/8" REBAR, NO CAP, CP&F INST. #954328
- G-15 COMPUTED POSITION ONLY
- G-17 FOUND 2" ALUMINUM CAP, PLS 5576, CP&F INST. #873833
- J-11 FOUND 2" ALUMINUM CAP, CP&F INST. #562182
- J-13 FOUND 3 1/4" ALUMINUM CAP, CP&F INST. #954327
- J-15 FOUND REFERENCE MARKS SET BY PLS 6107, CP&F INST. #807628
- J-17 FOUND 2" ALUMINUM CAP, PLS 5576, CP&F INST. #841938
- L-9 FOUND 2 1/2" ALUMINUM CAP, PLS 9905, CP&F INST. #940885
- L-11 COMPUTED POSITION ONLY
- L-13 FOUND 3 1/4" ALUMINUM CAP, PLS 14879, CP&F INST. #865561
- L-15 FOUND 2 1/2" ALUMINUM CAP, PLS 5576, CP&F INST. #1013724
- L-17 COMPUTED PER R.O.S. INST. NO. 841956 ONLY, CP&F FILED 9/25/1984
- N-9 FOUND 2" ALUMINUM CAP, PLS 9905, CP&F INST. #1005103
- N-11 FOUND 3 1/4" ALUMINUM CAP, PLS 813, CP&F FILED 9/25/1984
- N-13 FOUND 3 1/2" ALUMINUM CAP, PE 1947, CP&F INST. #1015363
- N-15 COMPUTED POSITION ONLY, CP&F INST. #826940
- N-17 COMPUTED PER R.O.S. INST. NO. 841956 ONLY, CP&F FILED 9/25/1984
- P-9 FOUND 3 1/4" ALUMINUM CAP, PLS 13548, CP&F INST. #923653
- P-11 FOUND 3 1/4" ALUMINUM CAP, PLS 13548, CP&F INST. #1014249
- P-13 FOUND 3" ALUMINUM CAP, PE 1947, CP&F INST. #1014248
- P-15 FOUND 2" ALUMINUM CAP, PLS 5713, CP&F INST. #800864
- P-17 FOUND WITNESS CORNER, 2 1/2" ALUMINUM CAP, PLS 5087, CP&F INST. #520762
- R-9 FOUND 3 1/4" ALUMINUM CAP, PLS 813, CP&F FILED 9/25/1984
- R-11 FOUND RAILROAD SPIKE, CP&F FILED 9/25/1984
- R-13 FOUND 2 1/2" ALUMINUM CAP, PLS 5713, CP&F INST. #609373
- R-15 FOUND 1 1/2" ALUMINUM CAP, CP&F FILED 9/25/1984
- R-17 COMPUTED POSITION ONLY
- T-9 FOUND 3 1/4" ALUMINUM CAP, PLS 813, CP&F FILED 9/25/1984
- T-11 COMPUTED POSITION PER R.O.S. INST. NO. 697397 ONLY
- T-13 COMPUTED POSITION PER R.O.S. INST. NO. 697397 ONLY
- ST-13 WITNESS CORNER MEANDER CORNER  
FOUND 2 1/2" ALUMINUM CAP, PLS 974  
CP&F INST. #895345



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	3,9, 10,14, 15,16, 21,22, 23,27,28	57 N	2 W	OREGON	WASHINGTON
PROJECT # 22-0301 CITY OF SANDPOINT LEGAL DESCRIPTION ROS					

RECORD OF SURVEY FOR CITY OF SANDPOINT LEGAL DESCRIPTION			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83804 208-265-4474		Scale: N/A	
Checked by: FLAG	Drawn by: SWO	Plot Date: 12/20/2023	Sheet: 7 of 7



December 29, 2023

**VIA EMAIL AND REGULAR MAIL**

Idaho State Tax Commission  
Geographic Information Systems  
11321 W. Chinden Blvd.  
Boise, ID 83714  
gis@tax.idaho.gov

Re: Request for Audit of City Boundaries

To Whom It May Concern:

Attached to the email message transmitting this letter, please find a digital copy of the City of Sandpoint City Limits Record of Survey/Map and Legal Description, recently commissioned by the City and provided by a local surveyor. We will follow up with hard copies in the mail to you, seeking your receipt on or before January 10, 2024. With this fresh survey and legal description now completed, the City of Sandpoint hereby requests an audit of the City's boundaries.

If you have any questions or need additional information or a larger print of the map/record of survey, please do not hesitate to email or call our office; we will promptly provide what is required.

Sincerely,

Melissa Ward  
City Clerk  
(208) 263-3310  
cityclerk@sandpointidaho.gov

Attachment

c: Jacob King, GIS Manager, Idaho State Tax Commission (jacob.king@tax.idaho.gov)  
Amy Tweeten, AICP, Sandpoint City Planner