

## Hersley, Jean

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**From:** Robertson, Wilma  
**Sent:** Thursday, May 26, 2016 3:55 PM  
**To:** Betty Conces  
**Cc:** Hersley, Jean  
**Subject:** RE: PLSS layer for Kootenai County

Hi Betty,

Thanks for getting back to me. At the very least your PLSS is closer than ours – so it will be an improvement, albeit not perfect. Thanks for confirming that it not a projection issue.

Yes – I am definitely looking forward to a couple of days off. Should be fun, especially since my 86 year old father in law is visiting for a couple of weeks and he is always fun to hang out with.

Have a great night (and long weekend)  
Wilma

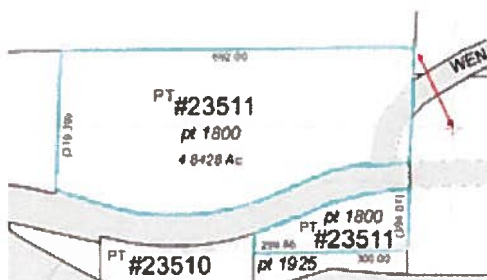
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**From:** Betty Conces [mailto:bconces@kcgov.us]  
**Sent:** Thursday, May 26, 2016 3:50 PM  
**To:** Robertson, Wilma  
**Subject:** RE: PLSS layer for Kootenai County

Hi Wilma~

It is true that the NE cor of the highlighted parcel is the same as the NE cor of the SE-NE. That is per the Tax#23511 description. Also you can see that the PLSS that Joe sent you is what we currently have in our maps and it looks like your projection is ok. It seems to match what we have.

This is definitely one of the areas Joe mentioned as having room for improvement. We do have some calculated control corners in this section if that helps. Joe did some work in various areas to calculate section corners based on county surveyor GPS points, record of surveys or plats but we never adjusted the PLSS to it. I'm not sure if that's something IDWR wants to hang their PLSS on though ☺



I hope this helps...kinda sorta anyway!

Good to hear from you. All is well here and I hope it is the same for you too. Enjoy the long weekend!

~b

**From:** Robertson, Wilma [<mailto:Wilma.Robertson@idwr.idaho.gov>]

**Sent:** Thursday, May 26, 2016 1:45 PM

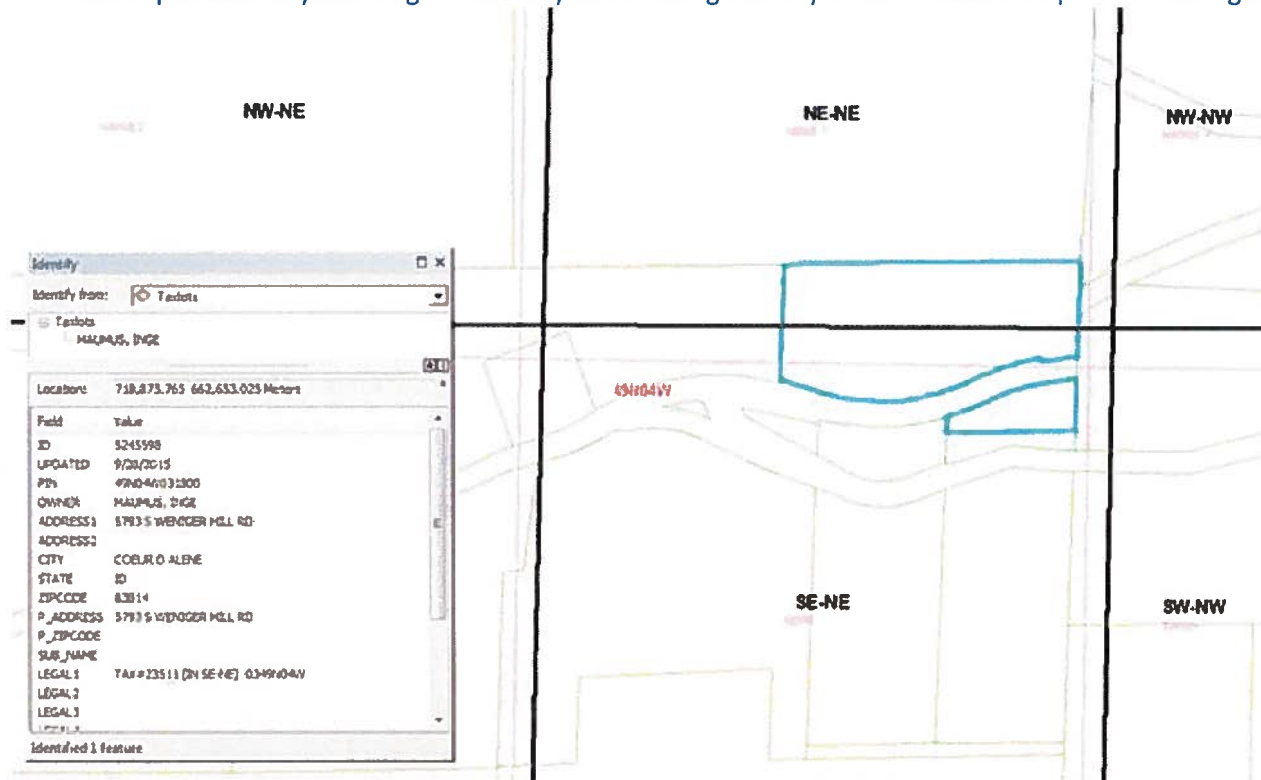
**To:** Betty Conces

**Subject:** RE: PLSS layer for Kootenai County

Hi Betty,

And "hi" right back to you. Hope you have been doing well ☺

I do have a question for you though. Yesterday I was talking to Vicky about the selected parcel in the figure below.



The pink lines are the PLSS layer we are using at IDWR – which prompted my email to Vicky to find out if this parcel is supposed to be in the SENE, NENE or both. Vicky wrote back and mentioned that on her map, the whole parcels falls inside the SENE (which it does, she also send me tax 23511). The black lines is the PLSS Joe shared with me this morning, but it still shows the selected parcel crossing the boundary between SENE and NENE.

Anyway, I am wondering if on your map the NE corner of the highlighted parcel coincides with the NE corner of the SENE. I am thinking I may have a coordinate issue (in either the way we processed parcels we got from your county last year, or the PLSS layer I got this morning – which was missing a coordinate system – so I assigned it the Idaho State Plane West).

If your map does not look like mine I am wondering if you use a coordinate system that differs from the Idaho State Plane West? (Ada County does that).

Thank you for any insights you may have!

Wilma

**From:** Betty Conces [<mailto:bconces@kcgov.us>]

**Sent:** Thursday, May 26, 2016 10:17 AM

**To:** Robertson, Wilma  
**Subject:** RE: PLSS layer for Kootenai County

Hi Wilma! I don't have much to do with this but wanted to say hi! ☺

~betty

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**From:** Robertson, Wilma [<mailto:Wilma.Robertson@idwr.idaho.gov>]  
**Sent:** Thursday, May 26, 2016 9:11 AM  
**To:** Joe Johns; Betty Conces  
**Cc:** Hersley, Jean; Victoria Williamson  
**Subject:** RE: PLSS layer for Kootenai County

Hi Joe,

Thank you so much! Yes please, let me know if there is still anything I can help with – you would not be the only county to call (actually some weeks I feel like I am still doing my old job part of my time).

I copied the files from your ftp site. I really appreciate you sharing those with us!

Wilma

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**From:** Joe Johns [<mailto:jjohns@kcgov.us>]  
**Sent:** Thursday, May 26, 2016 9:54 AM  
**To:** Robertson, Wilma; Betty Conces  
**Cc:** Hersley, Jean; Victoria Williamson  
**Subject:** RE: PLSS layer for Kootenai County

Wilma!

Always great to hear from you. Sure do miss you at the STC but very glad you're not gone.

We can definitely provide you with a copy of our revised Kootenai County GCDB based on the WinGMM computations carried out back in the early 2000's. It is "better" in most ways though a few areas still have substantial room for improvement. You can pick up the file called KC\_GCDBPLSS.zip here: <ftp://www.kcgov.us/temp/>

Please let me know when you've copied the file to your local storage device.

Joe J

**Joseph C. Johns**  
Land Records Manager  
Kootenai County Assessor's Office  
(208)446-1560

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**From:** Robertson, Wilma [<mailto:Wilma.Robertson@idwr.idaho.gov>]  
**Sent:** Thursday, May 26, 2016 8:31 AM  
**To:** Joe Johns; Betty Conces  
**Cc:** Hersley, Jean; Victoria Williamson  
**Subject:** PLSS layer for Kootenai County

Hi Joe and Betty,

Hope both of you are doing well. Can't believe it's already been over three months since I left the tax commission!

I was chatting about the location of a parcel with Vicky yesterday and it became obvious that the PLSS layer we have (the "best" I have for Kootenai right now is the CadNSDI V2 adjusted by IDL to their control points) is quite a bit worse than the one you have. One of my first big projects at IDWR is to update the PLSS layer that IDWR currently uses to one that reflects the best information anywhere. Therefore, I am (really, really, really) hoping you would be willing to share your PLSS layers with us. It would help us out tremendously.

Please let me know if that is possible and if there is anything else I need to do or request. If needed, I can send you instructions on how to use our FTP site.

Have a great day,

Wilma.

Wilma Robertson | Sr. GIS Analyst | Idaho Department of Water Resources  
208-287-4882 | 322 E. Front Street, Boise ID 83720

TAX # 23511  
DOCUMENT TYPE  
INSTRUMENT #  
RECORDING DATE

PAGE 1 OF 1  
BNDRY LN ADJ QCD  
2417994  
07/05/2013

A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 3, Township 49 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, more particularly described as follows:

Commencing at the **TRUE POINT OF BEGINNING** which is the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 3, a 5/8 inch diameter rebar with yellow plastic cap marked PLS 8792, from which the East Quarter Corner of Section 3 bears South 02°09'55" West 1345.47 feet distant, marked by a 5/8 inch diameter rebar with 2 inch diameter aluminum cap marked PLS 6374;

Thence along the East line of said Section 3 South 02°09'55" West 394.01 feet, more or less, to the Northeast corner of that certain property described in the deed at Instrument Number 912204 in the records of Kootenai County, Idaho (depicted on the Record of Survey at Instrument Number 1750211, Records of Kootenai County), said point is marked by a 5/8 inch diameter rebar with yellow plastic cap stamped PLS 6374;

Thence along the North line of said property South 89°02'02" West 299.86 feet, more or less, to the Northwest corner thereof, marked by a 5/8 inch diameter rebar with yellow plastic cap stamped PLS 6374;

Thence along the northerly extension of the West line of said property North 02°09'55" East 37.05 feet, more or less, to a point of intersection with the South right-of-way line of West Kidd Island Road (as depicted on the official plan set the Worley Highway District's West Kidd Island Rd./Hull Loop Rd. Intersection, project C060509, certified 03-21-12);

Thence departing said extended line and along said South right-of-way line along the arc of a 540.00 foot radius, non-tangent curve which lies concave Northerly an arc distance of 304.14 feet through a central angle of 32°16'12" and whose chord bears South 88°32'07" West 300.13 feet to a point of intersection with the East line of that certain property described in the deed at Instrument Number 1581786 in the records of Kootenai County, Idaho;

Thence departing said right-of-way line along said East line North 02°09'55" East 19.00 feet, more or less, to a point of intersection with the old centerline of West Kidd Island Road;

Thence along said old centerline North 77°52'41" West 93.43 feet;

Thence departing said old centerline North 02°09'55" East 319.39 feet to a point of intersection with the North line of the Southeast Quarter of the Northeast Quarter of said Section 3;

Thence along said North line North 89°02'02" East 692.00 feet to the True Point of Beginning.

**EXCEPTING THEREFROM** the public right-of-way of West Kidd Island Bay Road (County Road) as depicted in the official plan set previously described and also described in the records of Kootenai County, Idaho.

**PARCEL 2**

THIS TAX # REPLACES #13687 & REM #10000  
DEPUTY INITIALS ET DATE 07/25/2013

NW-NE

NE-NE

NW-NW

Section 3

49 N 04 W

Tax Number  
23511

SW-NE

SE-NE

SW-NW

## Kootenai County, Idaho

generated on 5/25/2016 11:06:33 AM CDT

**Parcel**

|                      |            |                                       |
|----------------------|------------|---------------------------------------|
| <b>Parcel Number</b> | <b>AIN</b> | <b>Situs Address</b>                  |
| 49N04W031800         | 326491     | 5793 S WENIGER HILL RD, COEUR D ALENE |

**Owner Information**

|                      |                                                  |
|----------------------|--------------------------------------------------|
| <b>Owner Name</b>    | MAUMUS INGE                                      |
| <b>Owner Address</b> | 5793 S WENIGER HILL RD<br>COEUR D ALENE ID 83814 |

**Transfer Date**  
**Document #**  
**Deed Book/Page**

**Location / Description**

|                            |                                       |                            |                                  |
|----------------------------|---------------------------------------|----------------------------|----------------------------------|
| <b>Tax Authority Group</b> | 249000                                | <b>Current Legal Desc.</b> | TAX#23511 [IN SE-NE]<br>0349N04W |
| <b>Situs Address</b>       | 5793 S WENIGER HILL RD, COEUR D ALENE |                            |                                  |
| <b>Acreage</b>             | 5.0132                                |                            |                                  |

**Parcel Type**

|                            |                          |
|----------------------------|--------------------------|
| <b>Property Class Code</b> | 534- Imp res rural tract |
| <b>Neighborhood Code</b>   | 5400 49N04W 14-35        |

**Assessment Information**

|                                 |            |                                     |           |                                     |           |
|---------------------------------|------------|-------------------------------------|-----------|-------------------------------------|-----------|
| <b>Appraisal Date</b>           | 05-18-2016 | <b>Current Year</b>                 | 2016      | <b>Prior Year</b>                   | 2015      |
| <b>Market Value Land</b>        | \$73,409   | <b>Homeowners Eligible Amt Land</b> | \$51,590  | <b>Homeowners Eligible Amt Land</b> | \$46,900  |
| <b>Market Value Improvement</b> | \$38,380   | <b>Homeowners Eligible Amt Imp</b>  | \$38,380  | <b>Homeowners Eligible Amt Imp</b>  | \$45,580  |
| <b>Total Market Value</b>       | \$111,789  | <b>Sum Homeowners Eligible Amt</b>  | \$89,970  | <b>Sum Homeowners Eligible Amt</b>  | \$92,480  |
|                                 |            | <b>Homeowners Exemption Allowed</b> | \$44,985  | <b>Homeowners Exemption Allowed</b> | \$46,240  |
| <b>Acreage</b>                  | 5.0132     | <b>Total Market Value</b>           | \$111,789 | <b>Total Market Value</b>           | \$112,316 |
|                                 |            | <b>Homeowners Exemption Allowed</b> | \$44,985  | <b>Homeowners Exemption Allowed</b> | \$46,240  |
|                                 |            | <b>Ag/Timber Exemption</b>          | \$21,247  | <b>Ag/Timber Exemption</b>          | \$19,264  |
|                                 |            | <b>Other Exemptions</b>             | \$0       | <b>Other Exemptions</b>             | \$0       |
|                                 |            | <b>Net Taxable Value</b>            | \$45,557  | <b>Net Taxable Value</b>            | \$46,812  |



