

PRIEST RIVER PINES

LOCATED WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SANBORN CREEK VENTURES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "PRIEST RIVER PINES," LOCATED IN A PORTION OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RECOVERED WEST QUARTER CORNER OF SAID SECTION 22 AS WITNESSED BY A 5/8 INCH DIAMETER IRON ROD, WITH A 1-1/2 INCH ALUMINUM CAP MARKED "LS 775", IN 4 INCH DIAMETER CONCRETE (PER CP&F FILED JUNE 12, 1992);

THENCE SOUTH 88°49'57" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 542.06 THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°49'57" EAST A DISTANCE OF 777.30 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE DEPARTING SAID NORTH LINE ALONG SAID EAST LINE, SOUTH 1°43'48" WEST A DISTANCE OF 1315.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE DEPARTING SAID EAST LINE ALONG SAID SOUTH LINE NORTH 88°43'13" WEST A DISTANCE OF 162.33 FEET;

THENCE DEPARTING SAID SOUTH LINE NORTH 1°51'39" EAST A DISTANCE OF 260.00 FEET;

THENCE NORTH 88°43'13" WEST A DISTANCE OF 616.75 FEET;

THENCE NORTH 1°47'43" EAST A DISTANCE OF 1053.99 FEET TO THE POINT OF BEGINNING.

A 50 FEET WIDE INGRESS, EGRESS AND UTILITIES EASEMENT IS HEREBY GRANTED TO THE LOT OWNER AND UTILITY PROVIDERS OF LOT 3, AS SHOWN HEREON.

A 50 FEET WIDE INGRESS, EGRESS AND UTILITIES EASEMENT IS HEREBY GRANTED TO THE LOT OWNER AND UTILITY PROVIDERS OF LOT 4, AS SHOWN HEREON.

JACOB D. WEIMER, MEMBER
SANBORN CREEK VENTURES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF: IDAHO

COUNTY OF: BONNER

ON THIS 22 DAY OF JANUARY, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED JACOB D. WEIMER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF SANBORN CREEK VENTURES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

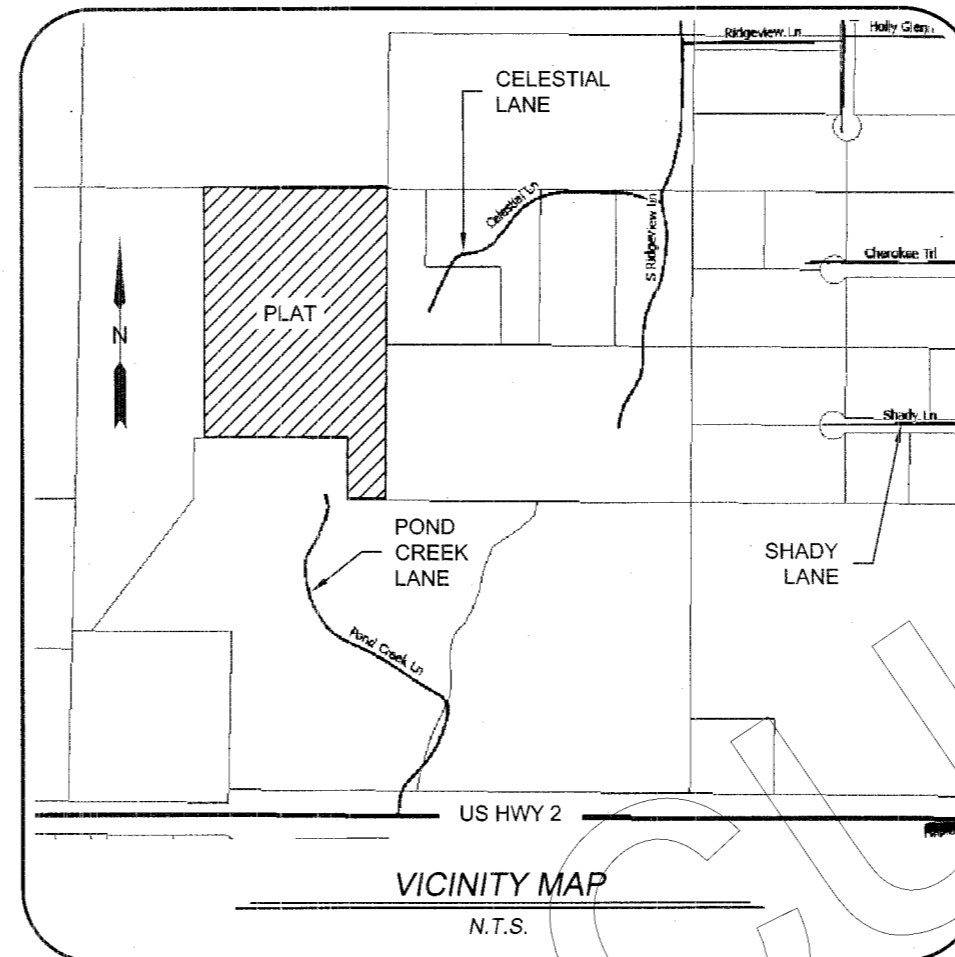
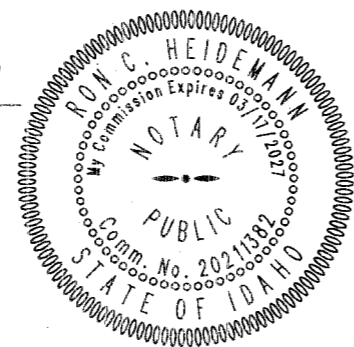
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: IDAHO

RESIDING AT: HAYDEN

MY COMMISSION EXPIRES: 03/17/2027

NOTARY PUBLIC



SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN QUITCLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 1040843, RECORDS OF BONNER COUNTY, IDAHO.

THE MONUMENTED LINES AS DEPICTED ARE BASED ON THE FOUND AND HELD MONUMENTS AS DESCRIBED. UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. MONUMENTATION WAS SET FOR THE NEW LOTS AS SHOWN.

THIS SURVEY WAS PERFORMED USING A REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.

SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



RON C. HEIDEMANN, PLS 17407

1-22-2025
DATE

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PRIEST RIVER PINES" 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.

BONNER COUNTY SURVEYOR

2-5-25
DATE

RECORDER'S CERTIFICATE

FILED THIS 28 DAY OF February, 2025, AT 10:21 AM,
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. 1044104 FEE: \$11.00

BOOK 22 OF PLATS, PAGE 99

By: Bridget Centorbi
BONNER COUNTY RECORDER

Instrument # 1044104 B: 22 P: 99

Bonner County, Sandpoint, Idaho

02/28/2025 10:21:41 AM No. of Pages: 2

Recorded for: CLARE & ASSOCIATES

Michael W. Rosedale Fee: \$11.00

Ex-Officio Recorder Deputy

Index to: PLATS

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 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 2024.
APPROVED THIS 23 DAY OF January, 2025.

Cherrise Koster
BONNER COUNTY TREASURER
By Tiffany NP: 220410
Sen. Dept. Treas.

Cherrise Koster by [Signature]
Chief Deputy

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 13 DAY OF February, 2025.

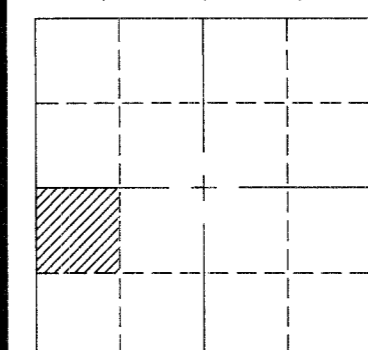
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS 25 DAY OF February, 2025.

Asia Williams
CHAIR, BOARD OF COUNTY COMMISSIONERS

S.22, T.56N., R.5W., B.M.



560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544

SAWTOOTH
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

| | | | | | |
|-----------|-----------|-------------|--------|----------------------|--------|
| DATE: | DRAWN BY: | CHECKED BY: | JOB#: | DWG: | SHEET: |
| 1-22-2025 | CMA | RCH | 223024 | 223024-PR PINES-PLAT | 1 / 2 |

PRIEST RIVER PINES

LOCATED WITHIN THE NORTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE
MERIDIAN, BONNER COUNTY, IDAHO

REFERENCES

(PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)

- (R1) RECORD OF SURVEY BY GILBERT C. BAILEY, PLS 10559, FILED UNDER INSTRUMENT No. 639502, DATED NOVEMBER 25, 2003.
(R2) RECORD OF SURVEY BY DEAN E. YONGUE, PLS 4193, FILED UNDER INSTRUMENT No. 754504, DATED JULY 7, 2008.
(P1) JOSHUA'S RIDGE, RECORDED IN BOOK 10 OF PLATS, PAGE 99, BY GLEN D. CASH, SR., PLS 8792, DATED OCTOBER 20, 2011.
(P2) HOLLEY MEADOWS, RECORDED IN BOOK 13 OF PLATS, PAGE 91, BY MARK W. DUFFNER, PLS 9905, DATED MARCH 19, 2019.
(P3) WUOLLET SUBDIVISION, RECORDED IN BOOK 17 OF PLATS, PAGE 68, DANIEL O. INLOES, PLS 20888, DATED AUGUST 26, 2022.

NOTES

- FIRST AMERICAN TITLE INSURANCE, COMPANY, ORDER NUMBER N-67260, DATED NOVEMBER 20, 2024 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
- A WARRANTY DEED RESERVING MINERAL RIGHTS, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 124220, RECORDS OF BONNER COUNTY, IDAHO).
- A 15 FEET WIDE UTILITIES EASEMENT BENEFITING SANBORN CREEK VENTURES, LLC., AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 1036089, RECORDS OF BONNER COUNTY, IDAHO).
- WATER IS PROVIDED BY INDIVIDUAL WELLS.
- SEWAGE DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- NO WETLANDS ARE PRESENT PER WETLAND REPORT PROVIDED BY WETLAND BIOLOGIST, DAVID A. ARMES, WITH ENVIRONMENTAL INC, DATED JANUARY 2025
- A 50 FEET WIDE INGRESS, EGRESS AND UTILITIES EASEMENT IS HEREBY GRANTED TO THE LOT OWNER AND UTILITY PROVIDERS OF LOT 3, AS SHOWN HEREON.
- A 50 FEET WIDE INGRESS, EGRESS AND UTILITIES EASEMENT IS HEREBY GRANTED TO THE LOT OWNER AND UTILITY PROVIDERS OF LOT 4, AS SHOWN HEREON.

CENTERLINE LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|---------|
| L1 | N 1°51'39" E | 656.63' |
| L2 | N 1°51'39" E | 83.12' |
| L3 | N 1°51'39" E | 40.48' |
| L4 | N 39°19'43" E | 165.39' |
| L5 | N 46°15'30" E | 143.94' |
| L6 | N 46°15'30" E | 22.90' |
| L7 | N 1°51'39" E | 139.60' |
| L8 | S 82°01'11" E | 130.19' |
| L9 | S 31°40'53" E | 223.42' |
| L10 | S 88°49'57" E | 151.69' |
| L11 | S 57°06'59" E | 91.05' |

CENTERLINE CURVE TABLE

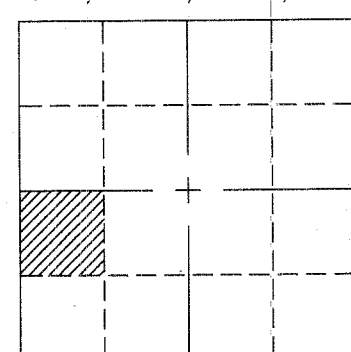
| CURVE | LENGTH | RADIUS | DELTA | CHORD |
|-------|---------|---------|-----------|-----------------------|
| C1 | 78.47' | 120.00' | 37°28'04" | N 20°35'41" E 77.08' |
| C2 | 82.30' | 400.00' | 11°47'21" | N 33°26'02" E 82.16' |
| C3 | 196.03' | 600.00' | 18°43'09" | N 36°53'56" E 195.16' |
| C4 | 116.23' | 150.00' | 44°23'51" | N 24°03'35" E 113.35' |
| C5 | 126.04' | 200.00' | 36°06'26" | N 19°54'52" E 123.96' |
| C6 | 113.64' | 180.00' | 36°10'22" | N 19°52'54" E 111.76' |
| C7 | 220.79' | 405.00' | 31°14'09" | S 47°17'57" E 218.07' |
| C8 | 263.67' | 845.00' | 17°52'41" | S 48°10'39" E 262.60' |



1-22-2025

Instrument N 1044104 B: 22 P: 99
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