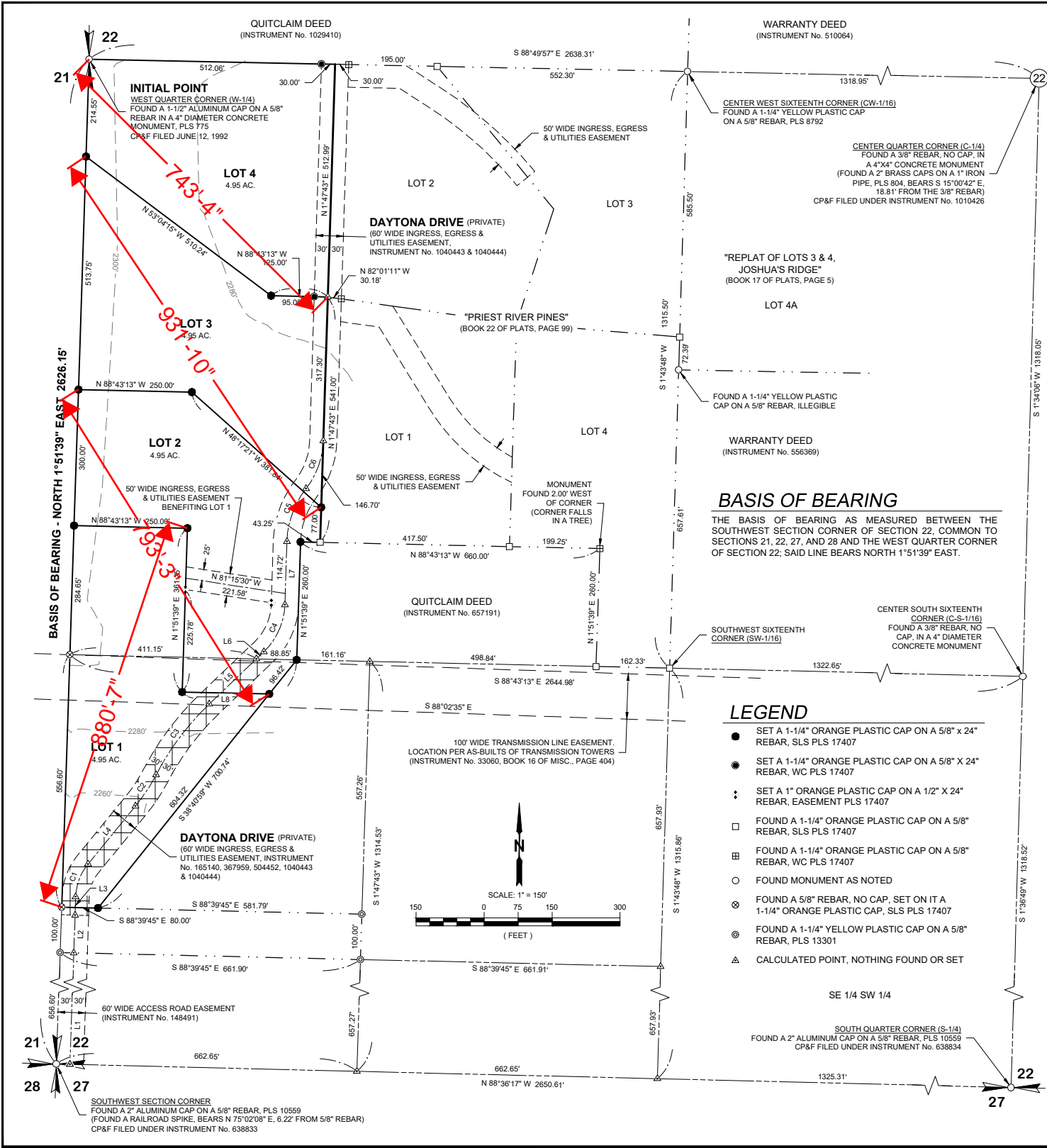


Lot 1  
215622 / 880.583 = 244.863  
880.583 / 244.863 = 3.596

Lot 2  
215622 / 793.25 = 271.821  
793.25 / 271.821 = 2.918

Lot 3  
215622 / 931.833 = 231.396  
931.833 / 231.396 = 4.027

Lot 4  
215622 / 743.333 = 290.075  
743.333 / 290.075 = 2.563



# PRIEST RIVER PINES 1ST ADDITION

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) PRIEST RIVER PINES, RECORDED IN BOOK 22 OF PLATS, PAGE 99, BY RON. C. HEIDEMANN, PLS 17407, DATED FEBRUARY 28, 2025.
  - (P2) JOSHUA'S RIDGE, RECORDED IN BOOK 10 OF PLATS, PAGE 99, BY GLEN D. CASH, SR., PLS 8792, DATED OCTOBER 20, 2011.
  - (P3) HOLLEY MEADOWS, RECORDED IN BOOK 13 OF PLATS, PAGE 91, BY MARK W. DUFFNER, PLS 9905, DATED MARCH 19, 2019.
  - (P4) 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-68641, DATED MARCH 28, 2025 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.
  - A 50 FEET WIDE INGRESS, EGRESS AND UTILITIES EASEMENT IS HEREBY GRANTED TO THE LOT OWNER AND UTILITY PROVIDERS OF LOT 1, AS SHOWN HEREON.
  - PROPOSED USE IS RESIDENTIAL.
  - PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
  - PROJECT IS LOCATED WITHIN WEST PEND OREILLE FIRE DISTRICT.
  - ZONING DISTRICT IS RURAL 5.
  - CONTOURS ARE FIELD LOCATED (NAVD 88).
  - NO WATER COURSES ARE PRESENT (USGS MAP).
  - WETLANDS ARE NOT PRESENT (U.S.F.W.S. N.W.I. MAP).
  - NO FLOOD HAZARD AREAS ARE PRESENT (FIRM, PANEL 16017C0855E & 16017C0865E, ZONE X).

**RECORDING CERTIFICATE**

**SAWTOOTH Land Surveying, LLC**

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

**DATE: 5-5-2025 DRAWN BY: CMA CHECKED BY: RCH JOB#: 225014 DWG: 225014-PR PINES 1ST-PLAT SHEET: 2 / 2**