

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Collective Report Memorandum

To: The Ranch Club LLC

From: Alex Feyen, Planner

Date: September 11, 2024

Subject: Blue-line review for MLD0043-24 PRAR

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **True Line Surveying**.

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:

- | | |
|--|---|
| ✓ All plat corrections. | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat. |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met. |
| ✓ County surveyor fee paid to the Bonner County Planning Department. | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
-

REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Routing Form

Plat Name: PRAR		File No: MLD0043-24
Received by: Alex Feyen, Planner	Received from: True Line Surveying	Date Received: 8/20/2024

Blueline Review

Completed	Date	Initial	Department/ Office
X	9/11/24	AF	Bonner County Planning Department
See Letter	8/21/24	AB	Assessor's Office
Comment	8-20-24	MM	Bonner County Road & Bridge Department
X	8/20/2024	MC	GIS Department
X	9/9/2024	TLAG	County Surveyor



Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone: 208-265-1458

Email: planning@bonnercountyid.gov Website: www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0043-24 **DATE OF REPORT:** 9/11/2024
APPLICANT: The Ranch Club Llc **PARCEL #:** RP56N05W229301A
SUBDIVISION NAME/LOTS: PRAR

SUMMARY OF PROPOSAL:

Divide one (1) 36.9251-acre parcel into one (1) 3.00-acre lot and one (1) 33.9251-acre lot.

THE APPLICATION IS consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per BCRC 12-660 (2.G): "Resulting lots shall not be divided by boundary of any city, county, zoning designation, railroad right-of-way, or public right-of-way.". The property has a split-zoned designation of Suburban and Commercial. A zone change is required to either Suburban or Commercial.
4. Per BCRC 12-621: "All proposed lots or parcels which are three hundred feet (300') or less in width shall maintain a depth to width ratio of not greater than three point two to one (3.2:1); and lots which are more than three hundred feet (300') in width shall maintain a depth to width ratio of not greater than four point two to one (4.2:1)." The calculated width of Lot 2 is less than 300 feet (see attached map), and has a depth-to-width ratio of 4.09. Please reconfigure the lot to meet this standard or apply for a variance.
5. Per BCRC 12-646 D: Show the status of all adjoining property.
6. Per BCRC 12-646 (C): The initial point must be shown.
7. Per BCRC 12-646 (G): "All lots shall be numbered consecutively in each block, and each block

lettered or numbered as set forth at Idaho Code section 50-1304. Unique block numbers shall be assigned for lots separated by streets, public land, railroad rights- of-way, waterways or any other barriers to the continuity of the development. All streets shall bear the street or road name as it appears on the official road name list.”

Blocks appear to be unnecessary for this land division and the status of each road must be shown.

8. Per BCRC 12-411(Setbacks) The buildings do not need to be on plat. A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? **2.5-acres Suburban**

12-660 (D) (2) (f) Site area minimum: **Yes**

Urban services: **No**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

In an area of City impact: **Yes**

lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of intersection: **No**

12-622 Submerged Lands: **N/A**

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: **Yes**

12-626.A Environmental Features: **Yes**

FINDINGS:

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The resultant lots are zoned Suburban and Commercial. Per BCRC 12-660 (2) (g): Resulting lots shall not be divided by boundary of any city, county, zoning designation, railroad right-of-way, or public right-of-way.
3. The lots are accessed by Highway 2, a State of Idaho owned and maintained public right-of-way.
4. The lots are served by individual well and individual septic systems.
5. The lots are served by West Pend Oreille Fire District & Avista Utilities.
6. Proposed Lot 2 does not meet Depth to Width Ratio standards. The measured depth-to-width ratio is 4.09 where 3.2 is allowed.

NOTICE OF ADMINISTRATIVE DECISION:

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a horizontal line extending to the right.

Planning Department

Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: planning@bonnercountyid.gov - Web site: www.bonnercountyid.gov



Blueline Review Letter

September 11, 2024

True Line Surveying
11358 N Government Way
Hayden, ID 83835

SUBJECT: MLD0043-24 PRAR

Dear Project Representative,

The above referenced project has been reviewed. The following conditions should be addressed:

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
 - Planning
 - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
 - Floodplain
 - JRJ, 8.20.2024: Parcel is within SFHA Zone X & Zone A per FIRM Panel Number 16017C0865E, Effective Date 11/18/2009. This proposal will have no material effect on the Special Flood Hazard Area. No further floodplain review is required on this proposal.
 - Assessors
 - See letter from Assessor.
 - GIS
 - See letter from GIS.
 - County Surveyor
 - See letter from County Surveyor.
 - Road and Bridge
 - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Feyen".

Alex Feyen
Planner

PRAR

SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH 2010) IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (ISPCS) DERIVED USING A STATIC GPS MEASUREMENT PROCESSED THROUGH THE ONLINE POSITIONING USER SERVICE (OPUS).

NARRATIVE

PURPOSE
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE LAND INTO TWO PARCELS THROUGH THE MINOR LAND DIVISION PROCESS AND TO DOCUMENT THE MONUMENTS SET HEREON.
SOUTH QUARTER CORNER
THERE ARE TWO MONUMENTS FOR THE SOUTH QUARTER CORNER OF SECTION 22.
IN FEBRUARY 1981, JAMES SEWELL, PE 775, SUBDIVIDED SECTION 22 FOR THE PLAT OF DEW VALLEY (R1). ALL OF THE CONTROLLING CORNERS WERE FOUND EXCEPT FOR THE EAST AND SOUTH QUARTER CORNERS WHICH WERE ESTABLISHED BY SINGLE PROPORTION. THE CENTER OF SECTION AND THE CENTER SOUTH 1/16TH CORNERS WERE SET AT THIS TIME. THE SOUTH QUARTER CORNER WAS NOT SET PER THIS SURVEY.
EVIDENTLY IN 1983, ALAN KIEBERT, PLS 974, DID AN UNRECORDED SURVEY WHICH HOLDS A 1-1/4" IRON PIPE FOR THE SOUTH QUARTER CORNER AND SETS SEVERAL MONUMENTS TO THE NORTH OF IT. I CANNOT FIND A COPY OF THIS SURVEY.
IN JULY 1997, LANCE G. MILLER, PLS 6107 DOES A SURVEY (R5), FOR DEAN STEVENS WHO AT THE TIME OWNED THE LAND ADJACENT TO OUR PLAT ON THE WEST, THE NORTH SOUTH CENTER OF SECTION BEING THE COMMON LINE. MR. MILLER HOLDS THE CENTER OF SECTION AND THE CENTER SOUTH 1/16TH CORNER AS ESTABLISHED BY R1. HOWEVER, HE HOLDS A 1-1/4" IRON PIPE FOR THE SOUTH QUARTER CORNER AND REFERENCES THE UNRECORDED SURVEY BY KIEBERT PLS 974. IN 1983, MR. MILLER GOES ON TO EXPLAIN THAT THIS POSITION MATCHES HIGHWAY RIGHT-OF-WAY DEED BK 47 PAGE 374. I THINK THIS BOOK AND OR PAGE MAY BE INCORRECT AS THE DEED DESCRIBES RIGHT-OF-WAY IN SECTION 23 NOT SECTION 22.
MR. KIEBERT SET A COUPLE OF MORE CORNERS NORTH OF THE 1-1/4" PIPE WHICH MR. MILLER DID NOT HOLD; HE INSTEAD HOLDS A LINE FROM THE 1-1/4" IRON PIPE QUARTER CORNER TO THE CENTER SOUTH 1/16TH CORNER SET BY JAMES SEWELL IN 1981. THIS CREATES AN ANGLE POINT AT THE CENTER SOUTH 1/16TH CORNER DUE TO IT BEING ESTABLISHED FROM A SINGLE PROPORTION SOUTH QUARTER RATHER THAN THE 1-1/4" IRON PIPE
IN NOVEMBER 2003, GILBERT C. BAILEY, PLS 10559 SURVEYS THE ENTIRE SECTION 22 AND HOLDS THE SINGLE PROPORTION POSITION FOR THE SOUTH QUARTER CORNER AND SETS A 2" ALUMINUM CAP (SEE R4). HE ALSO FINDS AND SHOWS A TIE TO A 1-1/4" IRON PIPE, N11°W 56' FROM HIS QUARTER CORNER. HE DOES NOT FURTHER ADDRESS THIS DOUBLE CORNER ISSUE. HOWEVER, HE DOES SHOW THE MILLER SURVEY IN HIS REFERENCE LIST.
SEVERAL SURVEYS HAVE HELD THE ALUMINUM CAP SET BY MR. BAILEY UP UNTIL OCTOBER 2020 WHEN JOSHUA A. BAGLEY, PLS 12110, HOLDS THE 1-1/4" IRON PIPE QUARTER CORNER AND SHOWS A TIE TO THE ALUMINUM CAP S11°E 56'. MR. BAGLEY EXPLAINS THAT HE HELD THE 1-1/4" IRON PIPE BECAUSE THE MILLER SURVEY (R5) HELD IT AND BECAUSE THE MILLER SURVEY REFERENCES AN UNRECORDED SURVEY THAT HELD IT AND BECAUSE THIS CORNER FITS ADJACENT DEEDS.
I DO BELIEVE THAT THE BAILEY SINGLE PROPORTION POSITION IS THE MOST CORRECT POSITION FOR THE SOUTH QUARTER CORNER AS IT MATCHES THE EARLIEST SURVEY OF RECORD AND MATCHES THE CENTER OF SECTION AND CENTER SOUTH 1/16TH CORNER POSITIONS IN THE FIELD. HOWEVER, AS STATED EARLIER, I DO NOT HAVE ACCESS TO THE 1983 UNRECORDED SURVEY BY KIEBERT AND DO NOT KNOW IF KIEBERT FOUND OR SET THE CORNER BUT I CAN'T HELP BUT THINK HE MUST HAVE HAD SOME COMPELLING EVIDENCE TO IGNORE THE 1981 SEWELL SURVEY, DONE ONLY 2 YEARS PRIOR, WHERE SEWELL USES A SINGLE PROPORTION POSITION.
I DID GO THROUGH ALL OF THE RIGHT-OF-WAY DEEDS THAT I COULD FIND TO SEE IF THEY WOULD SHED LIGHT ON WHERE THE QUARTER CORNER WAS ESTABLISHED AT DIFFERENT POINTS IN HISTORY BUT I FIND THAT THESE DEEDS ARE CONTRADICTORY, SOME CALL A DISTANCE OF 41 FEET FROM THE QUARTER CORNER TO THE NORTH RIGHT-OF-WAY LINE AND SOME CALL 91 FEET TO THE NORTH RIGHT-OF-WAY LINE, VERY ROUGHLY THE DIFFERENCE BETWEEN THE TWO QUARTER CORNERS.
THE HIGHWAY RIGHT-OF-WAY PLANS I WAS ABLE TO GET FROM THE STATE SO NOT SHOW DIMENSIONS TO THE RIGHT-OF-WAY IN THIS AREA, BOTH EAST AND WEST OF THE QUARTER CORNER THEY SHOW DIMENSIONS BUT NOT AT THE QUARTER CORNER AND THE NORTH RIGHT-OF-WAY LINE IS OBVIOUSLY NOT DRAWN PARALLEL WITH THE SECTION LINE IN THIS AREA.
IN CONCLUSION, FOR THIS PLAT, I HAVE DECIDED TO HOLD THE 1-1/4" IRON PIPE AND THE CENTER SOUTH 1/16TH JUST AS THE MILLER SURVEY DID BECAUSE WE HAVE A COMMON BOUNDARY LINE AND DOING SO WILL AVOID A GAP OR OVERLAP AND IT MORE CLOSELY MATCHES THE METES AND BOUNDS LEGAL DESCRIPTION FROM OUR TITLE REPORT. I DO NOT NECESSARILY BELIEVE THE IRON PIPE TO BE THE CORRECT QUARTER CORNER FOR THE BREAKDOWN OF SECTION 22.

HIGHWAY RIGHT-OF-WAY

THE HIGHWAY RIGHT-OF-WAY PLANS FOR U.S. HIGHWAY 2 DO NOT SHOW DIMENSIONS FOR THE RIGHT-OF-WAY IN THE AREA OF OUR FRONTAGE. THE RIGHT-OF-WAY FOR OUR FRONTAGE WAS ESTABLISHED FROM EXISTING MONUMENTATION AS SHOWN HEREON AND FROM R10.

731.25 feet
130,680/731.25= 178.71

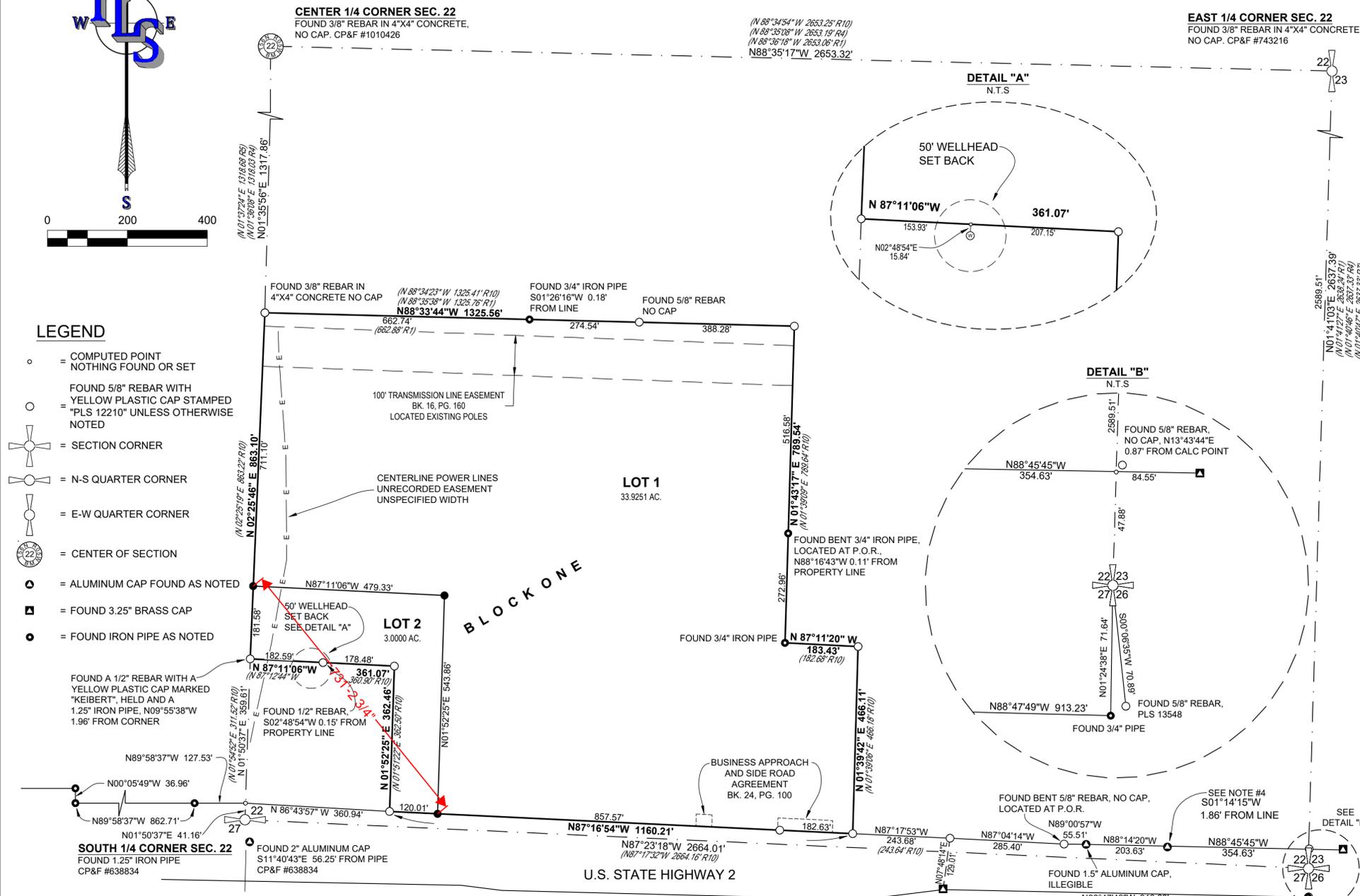
731.25/178.71 = 4.09

3.2 DW Ratio or less is required.

27.8% Administrative Variance is required or change boundaries to meet 3.2 DW ratio.

LEGEND

- = COMPUTED POINT NOTHING FOUND OR SET
- (with yellow center) = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 12210" UNLESS OTHERWISE NOTED
- ⊕ = SECTION CORNER
- ⊕ (with N-S) = N-S QUARTER CORNER
- ⊕ (with E-W) = E-W QUARTER CORNER
- ⊙ = CENTER OF SECTION
- = ALUMINUM CAP FOUND AS NOTED
- = FOUND 3.25" BRASS CAP
- (with red center) = FOUND IRON PIPE AS NOTED



REFERENCES

- R-1) DEW VALLEY SUBDIVISION, BY JAMES. SEWELL, PLS 775, RECORDED IN BOOK 3, AT PAGE 162A, FEBRUARY, 1981.
- R-2) FIRST ADDITION DEW VALLEY SUBDIVISION, BY JAMES. SEWELL, PLS 775, RECORDED IN BOOK 3, AT PAGE 160, FEBRUARY, 1981
- R-3) RECORD OF SURVEY, BY JAMES. A. SEWELL, PLS 775, Inst. No. **269347**, MAY, 1983.
- R-4) RECORD OF SURVEY, BY GILBERT C. BAILEY, PLS 10559, Inst. No. **639502**, NOVEMBER, 2003
- R-5) RECORD OF SURVEY, BY LANCE G. MILLER, PLS 6107, Inst. No. **506126**, JULY, 1997.
- R-6) RECORD OF SURVEY, BY DEAN E. YONGUE, PLS 4193, Inst. No. **754501**, JULY, 2008.
- R-7) RECORD OF SURVEY, BY CHAD J. JOHNSON, PLS 9367, Inst. No. **762112**, NOVEMBER, 2008.
- R-8) RECORD OF SURVEY, BY JOSHUA A. BAGLEY, PLS 12110, Inst. No. **840843**, MARCH, 2013.
- R-9) PLAT OF SOLAR ACRES, JOSHUA A. BAGLEY, PLS 12110, Inst. No. **944077**, AUGUST, 2019.
- R-10) RE-PLAT OF LOT 1, DEW VALLEY SUBDIVISION, BY JOSHUA A. BAGLEY, PLS 12110, Inst. No. **967345**, OCTOBER, 2020.
- R-11) RECORD OF SURVEY, BY ERIC B MEURLOTT, PLS 19136, Inst. No. **974822**, JANUARY, 2021.
- R-12) RECORD OF SURVEY, BY ERIC B MEURLOTT, PLS 19136, Inst. No. **978647**, MARCH, 2021.
- R-13) RECORD OF SURVEY, BY ERIC B MEURLOTT, PLS 19136, Inst. No. **1015011**, DECEMBER, 2022.

SURVEYOR'S NOTES

- 1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED BETWEEN OCTOBER, 2023 THRU MAY, 2024.
- 2) THE PURPOSE OF THIS SURVEY IS TO CREATE TWO LOTS, USING THE MINOR LAND DIVISION PROCESS, PER BONNER COUNTY CODE AND APPROVAL.
- 3) THIS SURVEY WAS PERFORMED WITH A 5 SECOND ROBOTIC TOTAL STATION USING FIELD TRAVERSE PROCEDURES, AND USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM. ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.



PRELIMINARY

PRAR
indexing information
SE 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH,
RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

NAME: MLD-Ranch Club 2353 | PROJECT NUMBER: 2353
SIZE: 18x27 | SCALE: 1:100 | LAST EDIT: 8/8/2024
DRAWN BY: BVC | CHECKED BY: TV | SHEET: 1 OF 2

TRUE LINE SURVEYING
T.L.S. LLC
11358 N. Government Way
Hayden, Idaho 83835
208-667-1044 | tom@truelineonline.com

PRAR

SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER,
STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC
ON THIS ____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M.,
RECORDED IN PLAT BOOK _____, AT PAGES _____
AS INSTRUMENT NO. _____,
FEE: _____
COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: _____ DEPUTY

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: HILLCREST GOLF SHOP, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "PRAR"

LEGAL DESCRIPTION

THAT PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22;
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, N87°23'18"W 2664.01 FEET TO A 1-1/4" IRON PIPE MARKING THE SOUTH QUARTER CORNER OF SECTION 22, AS SHOWN ON RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 506126, BONNER COUNTY RECORDS;
THENCE ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 22, N02°14'37"E 400.74 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID NORTH SOUTH CENTERLINE OF SECTION 22, N02°14'37"E 863.13 FEET TO A 3/8" REBAR IN CONCRETE MARKING THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 22, ALSO BEING THE SOUTHWEST CORNER OF LOT 12 OF THE DEW VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 238525, BONNER COUNTY RECORDS;
THENCE ALONG THE SOUTH LINE OF SAID DEW VALLEY SUBDIVISION, S88°33'44"E 1325.56 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE LEAVING SAID SOUTH LINE, S01°43'17"W 789.54 FEET TO A 3/4" IRON PIPE;
THENCE S87°11'20"E 183.43 FEET TO THE NORTHWEST CORNER OF LOT 1A OF THE REPLAT OF LOT 1, DEW VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 967345, BONNER COUNTY RECORDS, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE ALONG THE WEST LINE OF SAID LOT 1A, S01°39'42"W 466.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1A, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 2, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N87°16'54"W 1160.21 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE LEAVING SAID RIGHT-OF-WAY LINE, N01°52'25"E 362.46 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE N87°11'06"W 358.28 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 36.90 ACRES.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS

WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELLS.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF _____)
COUNTY OF _____)
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS
____ DAY OF _____, IN THE YEAR 20____, BY
_____, AS A MEMBER OF THE
HILLCREST GOLF SHOP, L.L.C.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS ____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS ____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS ____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTION(S), 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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF PRIEST RIVER ROAD ESTATES 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.
DATED THIS ____ DAY OF _____, 20____.



VICINITY MAP

1' = 800'

SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, 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 THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

THOMAS A. YEISER PLS 13727

DATE

PRELIMINARY



	PRAR indexing information SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO		<p>11358 N. Government Way Hayden, Idaho 83835 208-667-1044 : tom@truelineonline.com</p>
	NAME: MLD-Ranch Club 2353 PROJECT NUMBER: 2353 SIZE: 18x27 SCALE: 1:100 LAST EDIT: 8/8/2024 DRAWN BY: BVC CHECKED BY: TY SHEET: 1 OF 2		



Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469
E-mail: gisgroup@bonnercountyid.gov

Tuesday, August 20, 2024

Bonner County Planning Department

RE: **PLAT REVIEW - PRAR (MLD0043-24)**
SECTION 22, TOWNSHIP 56N, RANGE 5W

To Whom It May Concern:

After reviewing the proposed plat I have found no errors in road naming. All names are either existing roads within Bonner County or have been reserved.

Sincerely,

Michael Bolling
Director, GIS
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Office of
Dennis Engelhardt
Bonner County Assessor

1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

[www.bonnercountyid.gov/departments/
Assessor](http://www.bonnercountyid.gov/departments/Assessor)

August 21, 2024

Bonner County Planning Dept
PRAR
MLD0043-24
SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST
RP56N05W229301A
RP00595000001BA

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

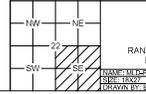
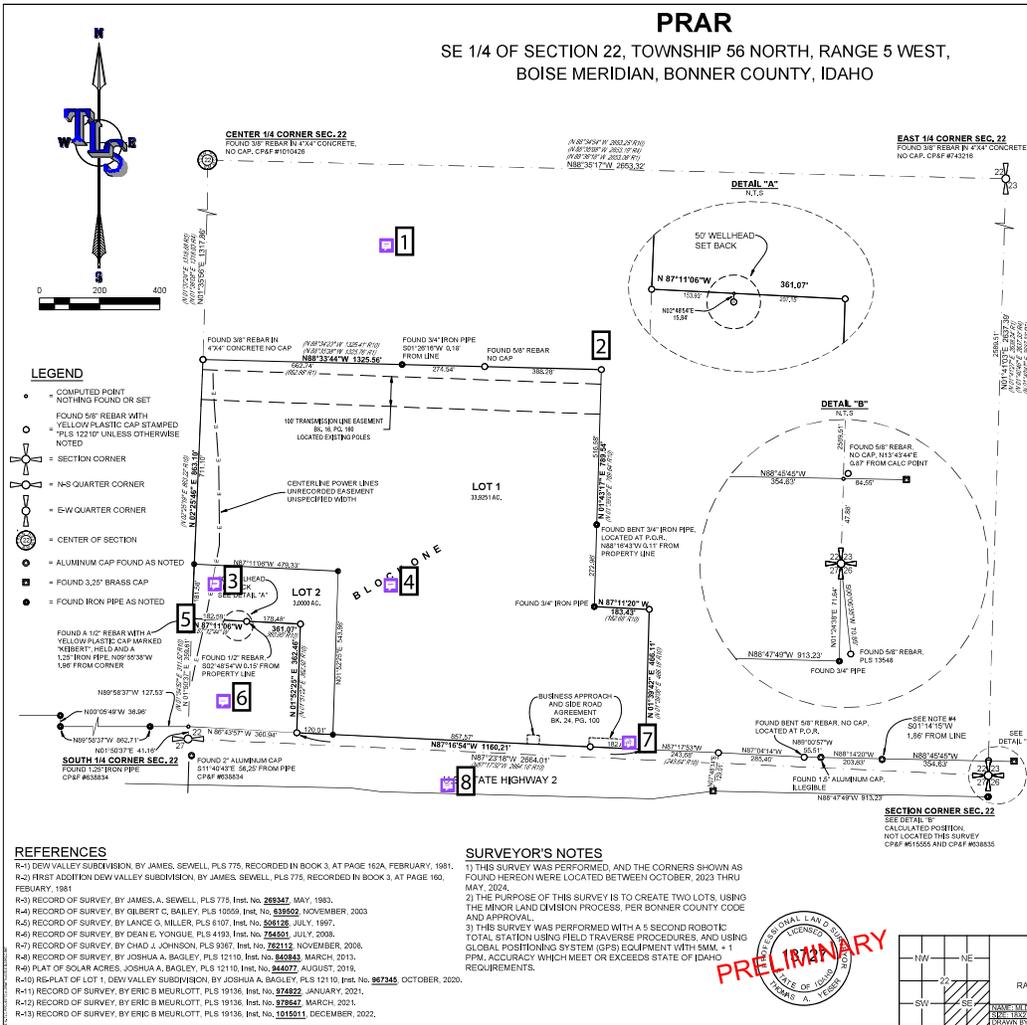
Include reference to the platted lot being re-platted by this MLD

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard
GIS Technician
Bonner County Land Records
208-265-1469
landrecords@bonnercountyid.gov

PRAR
SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



PRAR
SE 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH,
RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

INDEXING INFORMATION
 11588 N. Government Way
 Hayden, Idaho 83435
 208.677.4544 | tom@truelinesurveying.com

TRUE LINE SURVEYING T.L.S. LLC

Summary of Comments on MLD-Ranch Club 2353

Page: 1

 Number: 1 Author: alexander.feyen Subject: Sticky Note Date: 9/10/2024 1:42:26 PM
Show status of adjoining properties.

 Number: 2 Author: Matt Mulder Date: 8/20/2024 12:31:16 PM
Show the Holly Glenn Rd public ROW near the NE corner of this parcel and label accordingly.

 Number: 3 Author: alexander.feyen Subject: Sticky Note Date: 9/10/2024 1:41:26 PM
Lot 2 does not meet DW Ratio. Variance required.

 Number: 4 Author: alexander.feyen Subject: Sticky Note Date: 9/10/2024 1:44:57 PM
Block is not required for this plat.

 Number: 5 Author: Andrea Ballard Date: 8/21/2024 9:25:09 AM
label POB

 Number: 6 Author: alexander.feyen Subject: Sticky Note Date: 9/10/2024 1:46:06 PM
Show status of adjoining property.

 Number: 7 Author: alexander.feyen Subject: Sticky Note Date: 9/10/2024 1:42:53 PM
Initial point is missing.

 Number: 8 Author: alexander.feyen Subject: Sticky Note Date: 9/10/2024 1:47:21 PM
Show Highway 2 as Public ROW.

PRAR
SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, T.L.S. LLC, ON THIS ____ DAY OF _____, 20__ AT ____ O'CLOCK ____ M., RECORDED IN PLAT BOOK ____ AT PAGES _____ AS INSTRUMENT NO. _____ FEE: _____ COUNTY CLERK/RECORDER MICHAEL ROSEDALE

BY: _____ DEPUTY

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS HILL CREST GOLF SHOP, L.L.C. A COLORADO LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "PRAR"

LEGAL DESCRIPTION

THAT PORTION OF **1/4** SW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22;
 THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, N87°23'18"W 2664.01 FEET TO A 1-1/4" IRON PIPE MARKING THE SOUTH QUARTER CORNER OF SECTION 22, AS SHOWN ON RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 598108, BONNER COUNTY RECORDS;
 THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22, N02°14'37"E 400.74 FEET TO THE **TRUE POINT OF BEGINNING**;
 THENCE CONTINUING ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 22, N02°14'37"E 863.13 FEET TO A 3/8" REBAR IN CONCRETE MARKING THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 22, ALSO BEING THE SOUTHWEST CORNER OF LOT 12 OF THE DEW VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 238525, BONNER COUNTY RECORDS;
 THENCE ALONG THE SOUTH LINE OF SAID DEW VALLEY SUBDIVISION, S88°33'44"E 1325.56 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
 THENCE LEAVING SAID SOUTH LINE, S01°43'17"W 789.54 FEET TO A 3/4" IRON PIPE;
 THENCE S87°11'02"E 183.43 FEET TO THE NORTHWEST CORNER OF LOT 14 OF THE REPLAT OF LOT 1, DEW VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 967345, BONNER COUNTY RECORDS, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
 THENCE ALONG THE WEST LINE OF SAID LOT 14, S01°35'42"W 466.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 2, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N87°16'54"W 1160.21 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
 THENCE LEAVING SAID RIGHT-OF-WAY LINE, N01°52'25"E 362.46 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
 THENCE N87°11'06"W 536.26 FEET TO THE **TRUE POINT OF BEGINNING**

CONTAINING 36.90 ACRES.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS
 WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELLS.

SIGNATURE _____ DATE _____
 PRINT NAME _____
 TITLE _____

NOTARY PUBLIC

ACKNOWLEDGMENT
 STATE OF _____
 COUNTY OF _____
 THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, IN THE YEAR 20__ BY _____ AS A MEMBER OF THE HILLCREST GOLF SHOP, L.L.C.

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS ____ DAY OF _____, 20__.

 BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, THIS ____ DAY OF _____, 20__.

 CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS ____ DAY OF _____, 20__.

 BONNER COUNTY TREASURER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTION(S), 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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PRAR" RIVER ROAD ESTATES 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.
 DATED THIS ____ DAY OF _____, 20__.

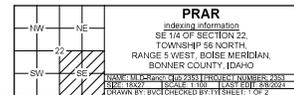


VICINITY MAP
 1" = 800'

SURVEYOR'S CERTIFICATE

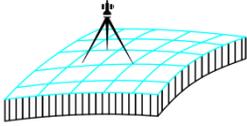
I, THOMAS A. YEISER, PLS 13727, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

THOMAS A. YEISER, PLS 13727 _____ DATE _____



 Number: 1 Author: Andrea Ballard Date: 8/21/2024 8:24:27 AM
and portion of Lot 1 Dew Valley Subdivision

 Number: 2 Author: alexander.feyen Subject: Sticky Note Date: 9/10/2024 1:43:43 PM
Signature line is missing.



GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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

Phone: (208) 265-4474
Fax: (208) 265-0675
E-mail: manager@glaheinc.com
Website: www.glaheinc.com

September 8, 2024

Bonner County Planning Dept.
1500 Hwy. 2, Suite 208
Sandpoint, ID 83864

Re: Plat Review – MLD0043-24 - PRAR

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Indicate specific line or reference for Basis of Bearing.
- 2) Label Point of Beginning
- 3) Check distance along West line of Lot 1.
- 4) Check bearings and distances marked in review map.
- 5) Correct plat name in County Surveyor review.
- 6) Be sure affected surveyors are notified properly if discrepancies found change previous recordings or findings.

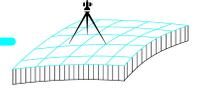
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

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



Phone: (208) 265-4474
 Fax: (208) 265-4474
 E-mail: manager@glaheinc.com
 Website: www.glaheinc.com

Invoice #	14830
-----------	-------

Date

Bill To:
 True Line

9/9/2024

Project / Job #

24-001CY Review MLD0043-24 - PRAR

Please submit payment by: 9/24/2024

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0043-24 - PRAR	

Retainer / Credits:	\$0.00
Invoice Amount:	\$308.14
Job Total Balance Due:	\$308.14



THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 30 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS
 [PAYMENT AMOUNT x 1.03%]

PRAR

SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



CENTER 1/4 CORNER SEC. 22
FOUND 3/8" REBAR IN 4"x4" CONCRETE,
NO CAP. CP&F #1010426

(N 88°34'54" W 2653.28' R10)
(N 88°35'18" W 2653.19' R9)
(N 88°38'18" W 2653.08' R11)
N88°35'17" W 2653.32'

EAST 1/4 CORNER SEC. 22
FOUND 3/8" REBAR IN 4"x4" CONCRETE,
NO CAP. CP&F #743216

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH 2010) IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (ISPCS) DERIVED USING A STATIC GPS MEASUREMENT PROCESSED THROUGH THE ONLINE POSITIONING USER SERVICE (OPUS).

NARRATIVE

PURPOSE
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE LAND INTO TWO PARCELS THROUGH THE MINOR LAND DIVISION PROCESS AND TO DOCUMENT THE MONUMENTS SET HEREON.
SOUTH QUARTER CORNER
THERE ARE TWO MONUMENTS FOR THE SOUTH QUARTER CORNER OF SECTION 22.
IN FEBRUARY 1981, JAMES SEWELL, PE 775, SUBDIVIDED SECTION 22 FOR THE PLAT OF DEW VALLEY (R1). ALL OF THE CONTROLLING CORNERS WERE FOUND EXCEPT FOR THE EAST AND SOUTH QUARTER CORNERS WHICH WERE ESTABLISHED BY SINGLE PROPORTION. THE CENTER OF SECTION AND THE CENTER SOUTH 1/16TH CORNERS WERE SET AT THIS TIME, THE SOUTH QUARTER CORNER WAS NOT SET PER THIS SURVEY.
EVIDENTLY IN 1983, ALAN KIEBERT, PLS 974, DID AN UNRECORDED SURVEY WHICH HOLDS A 1-1/4" IRON PIPE FOR THE SOUTH QUARTER CORNER AND SETS SEVERAL MONUMENTS TO THE NORTH OF IT. I CANNOT FIND A COPY OF THIS SURVEY.

IN JULY 1997, LANCE G. MILLER, PLS 6107 DOES A SURVEY (R5), FOR DEAN STEVENS WHO AT THE TIME OWNED THE LAND ADJACENT TO OUR PLAT ON THE WEST, THE NORTH SOUTH CENTER OF SECTION BEING THE COMMON LINE. MR. MILLER HOLDS THE CENTER OF SECTION AND THE CENTER SOUTH 1/16TH CORNER AS ESTABLISHED BY R1. HOWEVER, HE HOLDS A 1-1/4" IRON PIPE FOR THE SOUTH QUARTER CORNER AND REFERENCES THE UNRECORDED SURVEY BY KIEBERT PLS 974. IN 1983, MR. MILLER GOES ON TO EXPLAIN THAT THIS POSITION MATCHES HIGHWAY RIGHT-OF-WAY DEED BK 47 PAGE 374. I THINK THIS BOOK AND OR PAGE MAY BE INCORRECT AS THE DEED DESCRIBES RIGHT-OF-WAY IN SECTION 23 NOT SECTION 22.

MR. KIEBERT SET A COUPLE OF MORE CORNERS NORTH OF THE 1-1/4" PIPE WHICH MR. MILLER DID NOT HOLD, HE INSTEAD HOLDS A LINE FROM THE 1-1/4" IRON PIPE QUARTER CORNER TO THE CENTER SOUTH 1/16TH CORNER SET BY JAMES SEWELL IN 1981. THIS CREATES AN ANGLE POINT AT THE CENTER SOUTH 1/16TH CORNER DUE TO IT BEING ESTABLISHED FROM A SINGLE PROPORTION SOUTH QUARTER RATHER THAN THE 1-1/4" IRON PIPE.
IN NOVEMBER 2003, GILBERT C. BAILEY, PLS 10559 SURVEYS THE ENTIRE SECTION 22 AND HOLDS THE SINGLE PROPORTION POSITION FOR THE SOUTH QUARTER CORNER AND SETS A 2" ALUMINUM CAP (SEE R4). HE ALSO FINDS AND SHOWS A TIE TO A 1-1/4" IRON PIPE, N11°W 56' FROM HIS QUARTER CORNER. HE DOES NOT FURTHER ADDRESS THIS DOUBLE CORNER ISSUE. HOWEVER, HE DOES SHOW THE MILLER SURVEY IN HIS REFERENCE LIST.
SEVERAL SURVEYS HAVE HELD THE ALUMINUM CAP SET BY MR. BAILEY UP UNTIL OCTOBER 2020 WHEN JOSHUA A. BAGLEY, PLS 12110, HOLDS THE 1-1/4" IRON PIPE QUARTER CORNER AND SHOWS A TIE TO THE ALUMINUM CAP S11°E 56'. MR. BAGLEY EXPLAINS THAT HE HELD THE 1-1/4" IRON PIPE BECAUSE THE MILLER SURVEY (R5) HELD IT AND BECAUSE THE MILLER SURVEY REFERENCES AN UNRECORDED SURVEY THAT HELD IT AND BECAUSE THIS CORNER FITS ADJACENT DEEDS.

I DO BELIEVE THAT THE BAILEY SINGLE PROPORTION POSITION IS THE MOST CORRECT POSITION FOR THE SOUTH QUARTER CORNER AS IT MATCHES THE EARLIEST SURVEY OF RECORD AND MATCHES THE CENTER OF SECTION AND CENTER SOUTH 1/16TH CORNER POSITIONS IN THE FIELD. HOWEVER, AS STATED EARLIER, I DO NOT HAVE ACCESS TO THE 1983 UNRECORDED SURVEY BY KIEBERT AND DO NOT KNOW IF KIEBERT FOUND OR SET THE CORNER BUT I CAN'T HELP BUT THINK HE MUST HAVE HAD SOME COMPELLING EVIDENCE TO IGNORE THE 1981 SEWELL SURVEY. DONE ONLY 2 YEARS PRIOR, WHERE SEWELL USES A SINGLE PROPORTION POSITION.

I DID GO THROUGH ALL OF THE RIGHT-OF-WAY DEEDS THAT I COULD FIND TO SEE IF THEY WOULD SHED LIGHT ON WHERE THE QUARTER CORNER WAS ESTABLISHED AT DIFFERENT POINTS IN HISTORY BUT I FIND THAT THESE DEEDS ARE CONTRADICTORY. SOME CALL A DISTANCE OF 41 FEET FROM THE QUARTER CORNER TO THE NORTH RIGHT-OF-WAY LINE AND SOME CALL 91 FEET TO THE NORTH RIGHT-OF-WAY LINE. VERY ROUGHLY THE DIFFERENCE BETWEEN THE TWO QUARTER CORNERS.

THE HIGHWAY RIGHT-OF-WAY PLANS I WAS ABLE TO GET FROM THE STATE DO NOT SHOW DIMENSIONS TO THE RIGHT-OF-WAY IN THIS AREA, BOTH EAST AND WEST OF THE QUARTER CORNER THEY SHOW DIMENSIONS BUT NOT AT THE QUARTER CORNER AND THE NORTH RIGHT-OF-WAY LINE IS OBVIOUSLY NOT DRAWN PARALLEL WITH THE SECTION LINE IN THIS AREA.

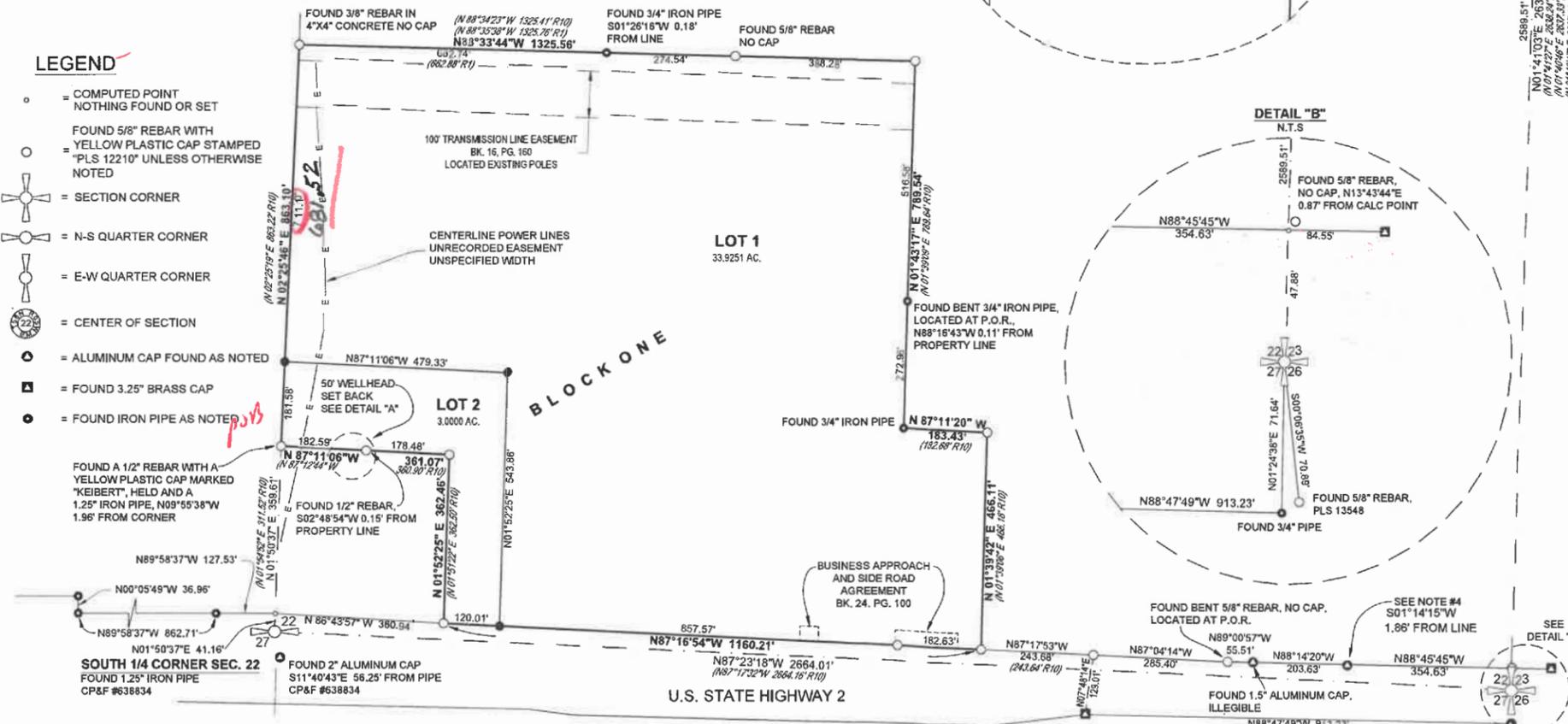
IN CONCLUSION, FOR THIS PLAT, I HAVE DECIDED TO HOLD THE 1-1/4" IRON PIPE AND THE CENTER SOUTH 1/16TH JUST AS THE MILLER SURVEY DID BECAUSE WE HAVE A COMMON BOUNDARY LINE AND DOING SO WILL AVOID A GAP OR OVERLAP AND IT MORE CLOSELY MATCHES THE METES AND BOUNDS LEGAL DESCRIPTION FROM OUR TITLE REPORT. I DO NOT NECESSARILY BELIEVE THE IRON PIPE TO BE THE CORRECT QUARTER CORNER FOR THE BREAKDOWN OF SECTION 22.

HIGHWAY RIGHT-OF-WAY

THE HIGHWAY RIGHT-OF-WAY PLANS FOR U.S. HIGHWAY 2 DO NOT SHOW DIMENSIONS FOR THE RIGHT-OF-WAY IN THE AREA OF OUR FRONTAGE. THE RIGHT-OF-WAY FOR OUR FRONTAGE WAS ESTABLISHED FROM EXISTING MONUMENTATION AS SHOWN HEREON AND FROM R10.

LEGEND

- = COMPUTED POINT
NOTHING FOUND OR SET
- = FOUND 5/8" REBAR WITH
YELLOW PLASTIC CAP STAMPED
"PLS 12210" UNLESS OTHERWISE
NOTED
- ⊕ = SECTION CORNER
- ⊕ = N-S QUARTER CORNER
- ⊕ = E-W QUARTER CORNER
- ⊕ = CENTER OF SECTION
- ⊕ = ALUMINUM CAP FOUND AS NOTED
- ⊕ = FOUND 3.25" BRASS CAP
- ⊕ = FOUND IRON PIPE AS NOTED



REFERENCES

- R-1) DEW VALLEY SUBDIVISION, BY JAMES. SEWELL, PLS 775, RECORDED IN BOOK 3, AT PAGE 162A, FEBRUARY, 1981.
- R-2) FIRST ADDITION DEW VALLEY SUBDIVISION, BY JAMES. SEWELL, PLS 775, RECORDED IN BOOK 3, AT PAGE 160, FEBRUARY, 1981
- R-3) RECORD OF SURVEY, BY JAMES. A. SEWELL, PLS 775, Inst. No. 269347, MAY, 1983.
- R-4) RECORD OF SURVEY, BY GILBERT C. BAILEY, PLS 10559, Inst. No. 639502, NOVEMBER, 2003
- R-5) RECORD OF SURVEY, BY LANCE G. MILLER, PLS 6107, Inst. No. 506126, JULY, 1997.
- R-6) RECORD OF SURVEY, BY DEAN E. YONGUE, PLS 4193, Inst. No. 754501, JULY, 2008.
- R-7) RECORD OF SURVEY, BY CHAD J. JOHNSON, PLS 9367, Inst. No. 762112, NOVEMBER, 2008.
- R-8) RECORD OF SURVEY, BY JOSHUA A. BAGLEY, PLS 12110, Inst. No. 840843, MARCH, 2013.
- R-9) PLAT OF SOLAR ACRES, JOSHUA A. BAGLEY, PLS 12110, Inst. No. 944077, AUGUST, 2019.
- R-10) RE-PLAT OF LOT 1, DEW VALLEY SUBDIVISION, BY JOSHUA A. BAGLEY, PLS 12110, Inst. No. 967345, OCTOBER, 2020.
- R-11) RECORD OF SURVEY, BY ERIC B MEURLLOTT, PLS 19136, Inst. No. 974822, JANUARY, 2021.
- R-12) RECORD OF SURVEY, BY ERIC B MEURLLOTT, PLS 19136, Inst. No. 978647, MARCH, 2021.
- R-13) RECORD OF SURVEY, BY ERIC B MEURLLOTT, PLS 19136, Inst. No. 1015011, DECEMBER, 2022.

SURVEYOR'S NOTES

- 1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED BETWEEN OCTOBER, 2023 THRU MAY, 2024.
- 2) THE PURPOSE OF THIS SURVEY IS TO CREATE TWO LOTS, USING THE MINOR LAND DIVISION PROCESS, PER BONNER COUNTY CODE AND APPROVAL.
- 3) THIS SURVEY WAS PERFORMED WITH A 5 SECOND ROBOTIC TOTAL STATION USING FIELD TRAVERSE PROCEDURES, AND USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM. ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.



NW	NE
SW	SE

indexing information
SE 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH,
RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

NAME: MLD-Ranch Club 2353 PROJECT NUMBER: 2353
SIZE: 18x27 SCALE: 1"=100' LAST EDIT: 8/8/2024
DRAWN BY: BVC CHECKED BY: TY SHEET: 1 OF 2

TRUE LINE SURVEYING
11358 N. Government Way
Hayden, Idaho 83835
208-667-1044 : tom@trueonline.com
T.L.S. LLC

PRAR

SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER,
STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC
ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.,
RECORDED IN PLAT BOOK _____ AT PAGES _____
AS INSTRUMENT NO. _____
FEE: _____
COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: HILLCREST GOLF SHOP, L.L.C., A COLORADO LIMITED LIABILITY
COMPANY, HEREBY CERTIFY THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID
PROPERTY IN A PLAT TO BE KNOWN AS "PRAR"

LEGAL DESCRIPTION

THAT PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M.,
BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22;
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, N87°23'18"W 2664.01
FEET TO A 1-1/4" IRON PIPE MARKING THE SOUTH QUARTER CORNER OF SECTION 22, AS SHOWN ON RECORD
OF SURVEY RECORDED AS INSTRUMENT NO. 506126, BONNER COUNTY RECORDS;
THENCE ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 22, N02°14'37"E 400.74 FEET TO THE TRUE
POINT OF BEGINNING; **01-50-37 400.77 - MAP**
THENCE CONTINUING ALONG SAID NORTH SOUTH CENTERLINE OF SECTION 22, N02°14'37"E 863.13 FEET TO A
3/8" REBAR IN CONCRETE MARKING THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 22, ALSO BEING
THE SOUTHWEST CORNER OF LOT 12 OF THE DEW VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 238525,
BONNER COUNTY RECORDS; **02-25-46 MAP 863.10**
THENCE ALONG THE SOUTH LINE OF SAID DEW VALLEY SUBDIVISION, S88°33'44"E 1325.56 FEET TO A 5/8"
REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE LEAVING SAID SOUTH LINE, S01°43'17"W 789.54 FEET TO A 3/4" IRON PIPE;
THENCE S87°11'20"E 183.43 FEET TO THE NORTHWEST CORNER OF LOT 1A OF THE REPLAT OF LOT 1, DEW
VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 967345, BONNER COUNTY RECORDS, MARKED BY A 5/8"
REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE ALONG THE WEST LINE OF SAID LOT 1A, S01°39'42"W 466.11 FEET TO THE SOUTHWEST CORNER OF
SAID LOT 1A, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 2, MARKED BY A 5/8"
REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N87°16'54"W 1160.21 FEET TO A 5/8" REBAR WITH
YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE LEAVING SAID RIGHT-OF-WAY LINE, N01°52'25"E 362.46 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC
CAP STAMPED "H2 PLS 12110";
THENCE N87°11'06"W 358.28 FEET TO THE TRUE POINT OF BEGINNING; **2 MONUMENTS IN THIS AREA**
361.07 MAP

CONTAINING 36.90 ACRES.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS ✓

WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELLS. ✓

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS

____ DAY OF _____, IN THE YEAR 20____, BY

_____, AS A MEMBER OF THE

HILLCREST GOLF SHOP, L.L.C.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS _____ DAY OF
_____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD
OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS
____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY
DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID
THROUGH THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTION(S), 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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF
PRIEST RIVER ROAD ESTATES 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.
DATED THIS _____ DAY OF _____, 20____.



VICINITY MAP
1" = 800'

SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, 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 THE DIRECT SUPERVISION, AND THAT APPLICABLE
CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE
LAWS OF THE STATE OF IDAHO.



THOMAS A. YEISER PLS 13727 DATE _____

<table border="1"> <tr><td>NW</td><td>NE</td></tr> <tr><td>22</td><td></td></tr> <tr><td>SW</td><td>SE</td></tr> </table>	NW	NE	22		SW	SE	<p>PRAR indexing information SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO</p>	<p>TRUE LINE SURVEYING 11358 N. Government Way Hayden, Idaho 83835 208-667-1044 : tom@truelineonline.com</p>
	NW	NE						
22								
SW	SE							
<p>NAME: MLD-Ranch Club 2353 PROJECT NUMBER: 2353 SIZE: 18X27 SCALE: 1:100 LAST EDIT: 8/8/2024 DRAWN BY: BVC. CHECKED BY: TY. SHEET: 1 OF 2</p>								

PRELIMINARY

Lot File: X:\1-TLS Projects\2353-PRAR MLD\Carlson\Survey\MLD-2353.lot

CRD File: X:\1-TLS Projects\2353-PRAR MLD\Carlson\Points\2353.crd

Lot: PLAT BDY , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
219			2377174.852	2333839.617
	N 87°16'54.15" W	1160.214		
201			2377229.875	2332680.708
	N 01°52'25.25" E	362.461		
200			2377592.143	2332692.559
	N 87°11'06.26" W	361.074		
225			2377609.875	2332331.921
	N 02°25'45.56" E	863.103		
303			2378472.202	2332368.505
	S 88°33'43.73" E	1325.557		
203			2378438.940	2333693.645
	S 01°43'17.12" W	789.536		
208			2377649.761	2333669.927
	S 87°11'19.53" E	183.425		
224			2377640.765	2333853.131
	S 01°39'41.51" W	466.109		
219			2377174.852	2333839.617
Closure Error Distance> 0.00326 Error Bearing> S 13°46'04.55" W				
Closure Precision> 1 in 1689273.4 Total Distance> 5511.478				
Area: 36.9251 AC., 1608458 SF.				

Lot: 1 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
219			2377174.852	2333839.617
	N 87°16'54.15" W	1040.201		
600			2377224.184	2332800.586
	N 01°52'25.25" E	543.864		
601			2377767.757	2332818.368
	N 87°11'06.26" W	479.329		
602			2377791.297	2332339.618
	N 02°25'45.56" E	681.518		
303			2378472.202	2332368.505
	S 88°33'43.73" E	1325.557		
203			2378438.940	2333693.645
	S 01°43'17.12" W	789.536		
208			2377649.761	2333669.927
	S 87°11'19.53" E	183.425		
224			2377640.765	2333853.131
	S 01°39'41.51" W	466.109		
219			2377174.852	2333839.617
Closure Error Distance> 0.00331 Error Bearing> S 02°34'28.06" W				
Closure Precision> 1 in 1664673.5 Total Distance> 5509.538				
Area: 33.9251 AC., 1477778 SF.				

Lot: 2 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting
600			2377224.184	2332800.586
	N 87°16'54.15" W	120.013		
201			2377229.875	2332680.708
	N 01°52'25.25" E	362.461		
200			2377592.143	2332692.559
	N 87°11'06.26" W	361.074		
225			2377609.875	2332331.921
	N 02°25'45.56" E	181.585		
602			2377791.297	2332339.618
	S 87°11'06.26" E	479.329		
601			2377767.757	2332818.368
	S 01°52'25.25" W	543.864		
600			2377224.184	2332800.586

Closure Error Distance> 0.00064 Error Bearing> N 77°39'02.55" W

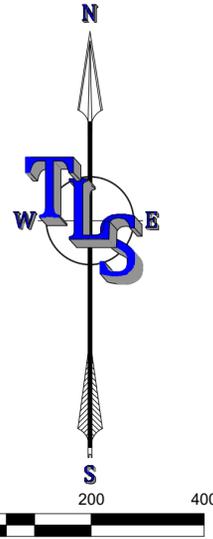
Closure Precision> 1 in 3187159.9 Total Distance> 2048.326

Area: 3.0000 AC., 130680 SF.

Block 1 Total Area: 73.8502 AC., 3216916 SF.

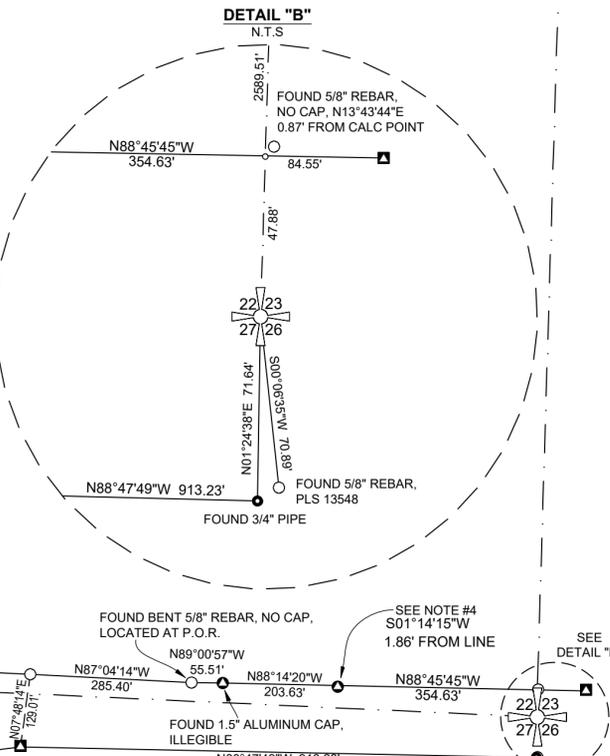
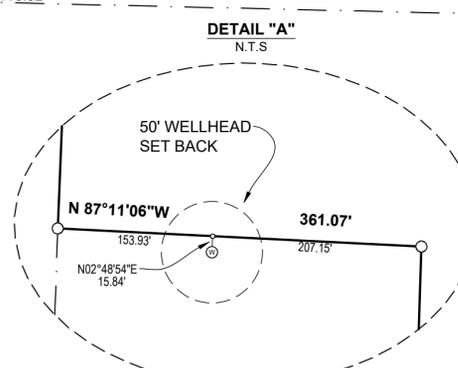
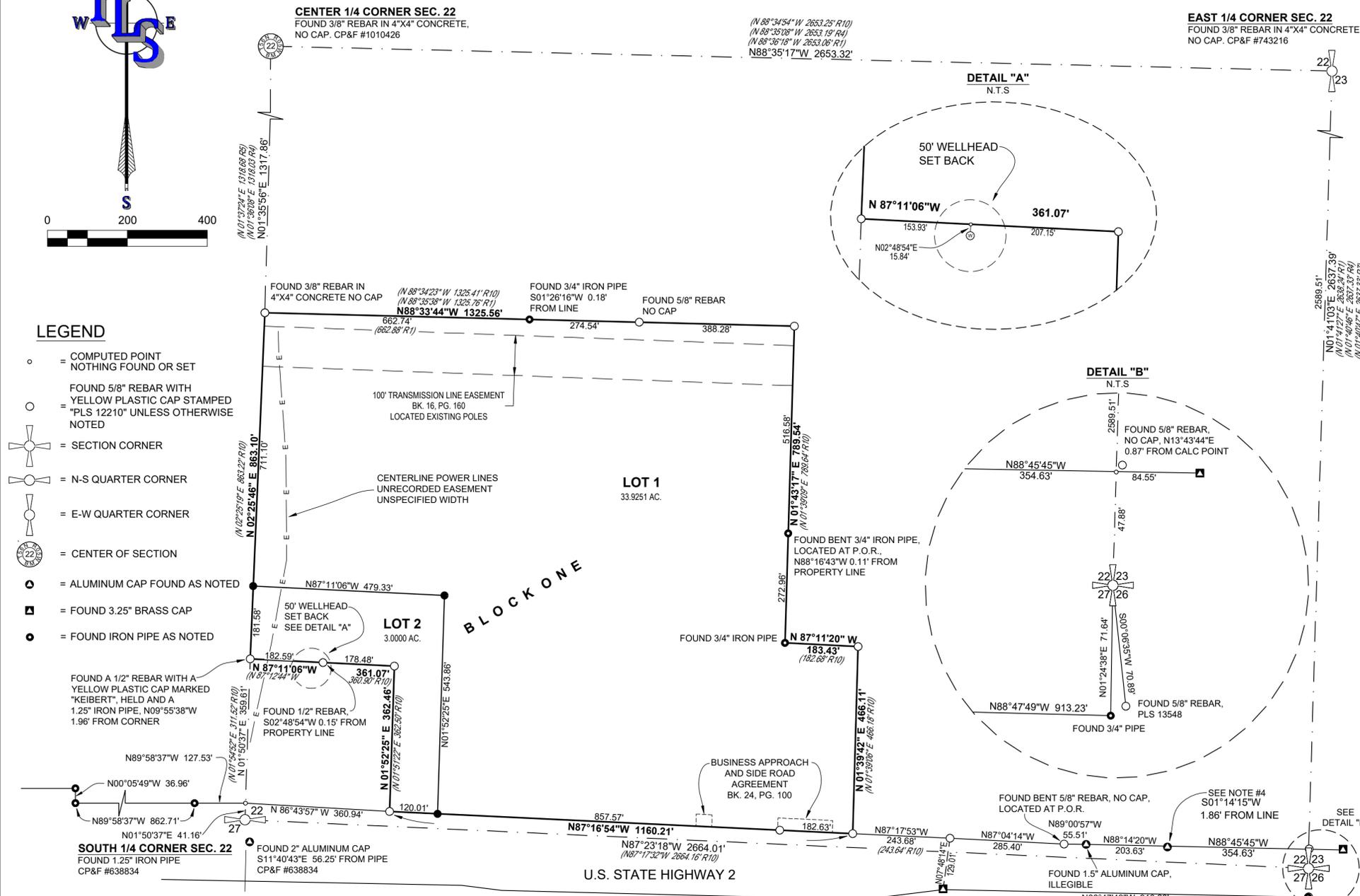
PRAR

SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- = COMPUTED POINT
NOTHING FOUND OR SET
- (with yellow center) = FOUND 5/8" REBAR WITH
YELLOW PLASTIC CAP STAMPED
"PLS 12210" UNLESS OTHERWISE
NOTED
- ⊕ = SECTION CORNER
- ⊕ (with N-S) = N-S QUARTER CORNER
- ⊕ (with E-W) = E-W QUARTER CORNER
- ⊕ (with center) = CENTER OF SECTION
- = ALUMINUM CAP FOUND AS NOTED
- = FOUND 3.25" BRASS CAP
- (with line) = FOUND IRON PIPE AS NOTED



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH 2010) IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, (ISPCS) DERIVED USING A STATIC GPS MEASUREMENT PROCESSED THROUGH THE ONLINE POSITIONING USER SERVICE (OPUS).

NARRATIVE

PURPOSE
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE LAND INTO TWO PARCELS THROUGH THE MINOR LAND DIVISION PROCESS AND TO DOCUMENT THE MONUMENTS SET HEREON.

SOUTH QUARTER CORNER
THERE ARE TWO MONUMENTS FOR THE SOUTH QUARTER CORNER OF SECTION 22.

IN FEBRUARY 1981, JAMES SEWELL, PE 775, SUBDIVIDED SECTION 22 FOR THE PLAT OF DEW VALLEY (R1). ALL OF THE CONTROLLING CORNERS WERE FOUND EXCEPT FOR THE EAST AND SOUTH QUARTER CORNERS WHICH WERE ESTABLISHED BY SINGLE PROPORTION. THE CENTER OF SECTION AND THE CENTER SOUTH 1/16TH CORNERS WERE SET AT THIS TIME. THE SOUTH QUARTER CORNER WAS NOT SET PER THIS SURVEY.

EVIDENTLY IN 1983, ALAN KIEBERT, PLS 974, DID AN UNRECORDED SURVEY WHICH HOLDS A 1-1/4" IRON PIPE FOR THE SOUTH QUARTER CORNER AND SETS SEVERAL MONUMENTS TO THE NORTH OF IT. I CANNOT FIND A COPY OF THIS SURVEY.

IN JULY 1997, LANCE G. MILLER, PLS 6107 DOES A SURVEY (R5), FOR DEAN STEVENS WHO AT THE TIME OWNED THE LAND ADJACENT TO OUR PLAT ON THE WEST, THE NORTH SOUTH CENTER OF SECTION BEING THE COMMON LINE. MR. MILLER HOLDS THE CENTER OF SECTION AND THE CENTER SOUTH 1/16TH CORNER AS ESTABLISHED BY R1. HOWEVER, HE HOLDS A 1-1/4" IRON PIPE FOR THE SOUTH QUARTER CORNER AND REFERENCES THE UNRECORDED SURVEY BY KIEBERT PLS 974. IN 1983, MR. MILLER GOES ON TO EXPLAIN THAT THIS POSITION MATCHES HIGHWAY RIGHT-OF-WAY DEED BK 47 PAGE 374. I THINK THIS BOOK AND OR PAGE MAY BE INCORRECT AS THE DEED DESCRIBES RIGHT-OF-WAY IN SECTION 23 NOT SECTION 22.

MR. KIEBERT SET A COUPLE OF MORE CORNERS NORTH OF THE 1-1/4" PIPE WHICH MR. MILLER DID NOT HOLD; HE INSTEAD HOLDS A LINE FROM THE 1-1/4" IRON PIPE QUARTER CORNER TO THE CENTER SOUTH 1/16TH CORNER SET BY JAMES SEWELL IN 1981. THIS CREATES AN ANGLE POINT AT THE CENTER SOUTH 1/16TH CORNER DUE TO IT BEING ESTABLISHED FROM A SINGLE PROPORTION SOUTH QUARTER RATHER THAN THE 1-1/4" IRON PIPE

IN NOVEMBER 2003, GILBERT C. BAILEY, PLS 10559 SURVEYS THE ENTIRE SECTION 22 AND HOLDS THE SINGLE PROPORTION POSITION FOR THE SOUTH QUARTER CORNER AND SETS A 2" ALUMINUM CAP (SEE R4). HE ALSO FINDS AND SHOWS A TIE TO A 1-1/4" IRON PIPE, N11°W 56' FROM HIS QUARTER CORNER. HE DOES NOT FURTHER ADDRESS THIS DOUBLE CORNER ISSUE. HOWEVER, HE DOES SHOW THE MILLER SURVEY IN HIS REFERENCE LIST.

SEVERAL SURVEYS HAVE HELD THE ALUMINUM CAP SET BY MR. BAILEY UP UNTIL OCTOBER 2020 WHEN JOSHUA A. BAGLEY, PLS 12110, HOLDS THE 1-1/4" IRON PIPE QUARTER CORNER AND SHOWS A TIE TO THE ALUMINUM CAP S11°E 56'. MR. BAGLEY EXPLAINS THAT HE HELD THE 1-1/4" IRON PIPE BECAUSE THE MILLER SURVEY (R5) HELD IT AND BECAUSE THE MILLER SURVEY REFERENCES AN UNRECORDED SURVEY THAT HELD IT AND BECAUSE THIS CORNER FITS ADJACENT DEEDS.

I DO BELIEVE THAT THE BAILEY SINGLE PROPORTION POSITION IS THE MOST CORRECT POSITION FOR THE SOUTH QUARTER CORNER AS IT MATCHES THE EARLIEST SURVEY OF RECORD AND MATCHES THE CENTER OF SECTION AND CENTER SOUTH 1/16TH CORNER POSITIONS IN THE FIELD. HOWEVER, AS STATED EARLIER, I DO NOT HAVE ACCESS TO THE 1983 UNRECORDED SURVEY BY KIEBERT AND DO NOT KNOW IF KIEBERT FOUND OR SET THE CORNER BUT I CANT HELP BUT THINK HE MUST HAVE HAD SOME COMPELLING EVIDENCE TO IGNORE THE 1981 SEWELL SURVEY, DONE ONLY 2 YEARS PRIOR, WHERE SEWELL USES A SINGLE PROPORTION POSITION.

I DID GO THROUGH ALL OF THE RIGHT-OF-WAY DEEDS THAT I COULD FIND TO SEE IF THEY WOULD SHED LIGHT ON WHERE THE QUARTER CORNER WAS ESTABLISHED AT DIFFERENT POINTS IN HISTORY BUT I FIND THAT THESE DEEDS ARE CONTRADICTORY, SOME CALL A DISTANCE OF 41 FEET FROM THE QUARTER CORNER TO THE NORTH RIGHT-OF-WAY LINE AND SOME CALL 91 FEET TO THE NORTH RIGHT-OF-WAY LINE, VERY ROUGHLY THE DIFFERENCE BETWEEN THE TWO QUARTER CORNERS.

THE HIGHWAY RIGHT-OF-WAY PLANS I WAS ABLE TO GET FROM THE STATE SO NOT SHOW DIMENSIONS TO THE RIGHT-OF-WAY IN THIS AREA. BOTH EAST AND WEST OF THE QUARTER CORNER THEY SHOW DIMENSIONS BUT NOT AT THE QUARTER CORNER AND THE NORTH RIGHT-OF-WAY LINE IS OBVIOUSLY NOT DRAWN PARALLEL WITH THE SECTION LINE IN THIS AREA.

IN CONCLUSION, FOR THIS PLAT, I HAVE DECIDED TO HOLD THE 1-1/4" IRON PIPE AND THE CENTER SOUTH 1/16TH JUST AS THE MILLER SURVEY DID BECAUSE WE HAVE A COMMON BOUNDARY LINE AND DOING SO WILL AVOID A GAP OR OVERLAP AND IT MORE CLOSELY MATCHES THE METES AND BOUNDS LEGAL DESCRIPTION FROM OUR TITLE REPORT. I DO NOT NECESSARILY BELIEVE THE IRON PIPE TO BE THE CORRECT QUARTER CORNER FOR THE BREAKDOWN OF SECTION 22.

HIGHWAY RIGHT-OF-WAY
THE HIGHWAY RIGHT-OF-WAY PLANS FOR U.S. HIGHWAY 2 DO NOT SHOW DIMENSIONS FOR THE RIGHT-OF-WAY IN THE AREA OF OUR FRONTAGE. THE RIGHT-OF-WAY FOR OUR FRONTAGE WAS ESTABLISHED FROM EXISTING MONUMENTATION AS SHOWN HEREON AND FROM R10.

REFERENCES

- R-1) DEW VALLEY SUBDIVISION, BY JAMES. SEWELL, PLS 775, RECORDED IN BOOK 3, AT PAGE 162A, FEBRUARY, 1981.
- R-2) FIRST ADDITION DEW VALLEY SUBDIVISION, BY JAMES. SEWELL, PLS 775, RECORDED IN BOOK 3, AT PAGE 160, FEBRUARY, 1981
- R-3) RECORD OF SURVEY, BY JAMES. A. SEWELL, PLS 775, Inst. No. **269347**, MAY, 1983.
- R-4) RECORD OF SURVEY, BY GILBERT C. BAILEY, PLS 10559, Inst. No. **639502**, NOVEMBER, 2003
- R-5) RECORD OF SURVEY, BY LANCE G. MILLER, PLS 6107, Inst. No. **506126**, JULY, 1997.
- R-6) RECORD OF SURVEY, BY DEAN E. YONGUE, PLS 4193, Inst. No. **754501**, JULY, 2008.
- R-7) RECORD OF SURVEY, BY CHAD J. JOHNSON, PLS 9367, Inst. No. **762112**, NOVEMBER, 2008.
- R-8) RECORD OF SURVEY, BY JOSHUA A. BAGLEY, PLS 12110, Inst. No. **840843**, MARCH, 2013.
- R-9) PLAT OF SOLAR ACRES, JOSHUA A. BAGLEY, PLS 12110, Inst. No. **944077**, AUGUST, 2019.
- R-10) RE-PLAT OF LOT 1, DEW VALLEY SUBDIVISION, BY JOSHUA A. BAGLEY, PLS 12110, Inst. No. **967345**, OCTOBER, 2020.
- R-11) RECORD OF SURVEY, BY ERIC B MEURLOTT, PLS 19136, Inst. No. **974822**, JANUARY, 2021.
- R-12) RECORD OF SURVEY, BY ERIC B MEURLOTT, PLS 19136, Inst. No. **978647**, MARCH, 2021.
- R-13) RECORD OF SURVEY, BY ERIC B MEURLOTT, PLS 19136, Inst. No. **1015011**, DECEMBER, 2022.

SURVEYOR'S NOTES

- 1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED BETWEEN OCTOBER, 2023 THRU MAY, 2024.
- 2) THE PURPOSE OF THIS SURVEY IS TO CREATE TWO LOTS, USING THE MINOR LAND DIVISION PROCESS, PER BONNER COUNTY CODE AND APPROVAL.
- 3) THIS SURVEY WAS PERFORMED WITH A 5 SECOND ROBOTIC TOTAL STATION USING FIELD TRAVERSE PROCEDURES, AND USING GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM. ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.



PRAR
indexing information
SE 1/4 OF SECTION 22,
TOWNSHIP 56 NORTH,
RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

NAME: MLD-Ranch Club 2353 | PROJECT NUMBER: 2353
SIZE: 18x27 | SCALE: 1:100 | LAST EDIT: 8/8/2024
DRAWN BY: BVC | CHECKED BY: TV | SHEET: 1 OF 2

TRUE LINE SURVEYING
T.L.S. LLC
11358 N. Government Way
Hayden, Idaho 83835
208-667-1044 | tom@truelineonline.com

PRAR

SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER,
STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, TLS, LLC
ON THIS ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ M.,
RECORDED IN PLAT BOOK _____, AT PAGES _____
AS INSTRUMENT NO. _____,
FEE: _____
COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: HILLCREST GOLF SHOP, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "PRAR"

LEGAL DESCRIPTION

THAT PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22;
THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, N87°23'18"W 2664.01 FEET TO A 1-1/4" IRON PIPE MARKING THE SOUTH QUARTER CORNER OF SECTION 22, AS SHOWN ON RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 506126, BONNER COUNTY RECORDS;
THENCE ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 22, N02°14'37"E 400.74 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING ALONG SAID NORTH SOUTH CENTERLINE OF SECTION 22, N02°14'37"E 863.13 FEET TO A 3/8" REBAR IN CONCRETE MARKING THE CENTER SOUTH 1/16TH CORNER OF SAID SECTION 22, ALSO BEING THE SOUTHWEST CORNER OF LOT 12 OF THE DEW VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 238525, BONNER COUNTY RECORDS;
THENCE ALONG THE SOUTH LINE OF SAID DEW VALLEY SUBDIVISION, S88°33'44"E 1325.56 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE LEAVING SAID SOUTH LINE, S01°43'17"W 789.54 FEET TO A 3/4" IRON PIPE;
THENCE S87°11'20"E 183.43 FEET TO THE NORTHWEST CORNER OF LOT 1A OF THE REPLAT OF LOT 1, DEW VALLEY SUBDIVISION FILED AS INSTRUMENT NO. 967345, BONNER COUNTY RECORDS, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE ALONG THE WEST LINE OF SAID LOT 1A, S01°39'42"W 466.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1A, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 2, MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N87°16'54"W 1160.21 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE LEAVING SAID RIGHT-OF-WAY LINE, N01°52'25"E 362.46 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "H2 PLS 12110";
THENCE N87°11'06"W 358.28 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 36.90 ACRES.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS

WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELLS.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF _____)
COUNTY OF _____)
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS
____ DAY OF _____, IN THE YEAR 20____, BY
_____, AS A MEMBER OF THE
HILLCREST GOLF SHOP, L.L.C.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS ____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS ____ DAY OF _____, 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS ____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

HEALTH DISTRICT APPROVAL

SANITARY RESTRICTION(S), 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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF PRIEST RIVER ROAD ESTATES 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.
DATED THIS ____ DAY OF _____, 20____.

BY: _____ DEPUTY



VICINITY MAP

1' = 800'

SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, 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 THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.



THOMAS A. YEISER PLS 13727

DATE

	<p>TRUE LINE SURVEYING 11358 N. Government Way Hayden, Idaho 83835 208-667-1044 : tom@truelineonline.com</p>	<p>PRAR indexing information SE 1/4 OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO</p>
		<p>NAME: MLD-Ranch Club 2353 PROJECT NUMBER: 2353 SIZE: 18x27 SCALE: 1:100 LAST EDIT: 8/8/2024 DRAWN BY: BVC CHECKED BY: TY SHEET: 1 OF 2</p>

PRELIMINARY