

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

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 1ST ADDITION," LOCATED IN A PORTION OF THE SOUTHWEST QUARTER 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); SAID WEST QUARTER CORNER ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION:

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

THENCE DEPARTING SAID NORTH LINE SOUTH 1°47'43" WEST A DISTANCE OF 1053.99 FEET;

THENCE NORTH 88°43'13" WEST A DISTANCE OF 43.25 FEET;

THENCE SOUTH 1°51'39" WEST A DISTANCE OF 260.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 38°40'59" WEST A DISTANCE OF 700.74 FEET;

THENCE NORTH 88°39'45" WEST A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 22, SAID POINT BEARS NORTH 1°51'39" EAST A DISTANCE OF 756.61 FEET FROM THE RECOVERED SOUTHWEST CORNER OF SAID SECTION, AS WITNESSED BY A 5/8 INCH DIAMETER IRON ROD, WITH A 2 INCH ALUMINUM CAP MARKED "IDAHO PLS 10559" (PER CP&F INSTRUMENT NO. 638833) COMMON TO SECTIONS 21, 22, 27 AND 28;

THENCE NORTH 1°51'39" EAST ALONG SAID WEST LINE OF SECTION 22, A DISTANCE OF 1869.55 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 1, AS SHOWN HEREON.

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

ACKNOWLEDGMENT

STATE OF: _____

COUNTY OF: _____

ON THIS _____ DAY OF _____, 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.

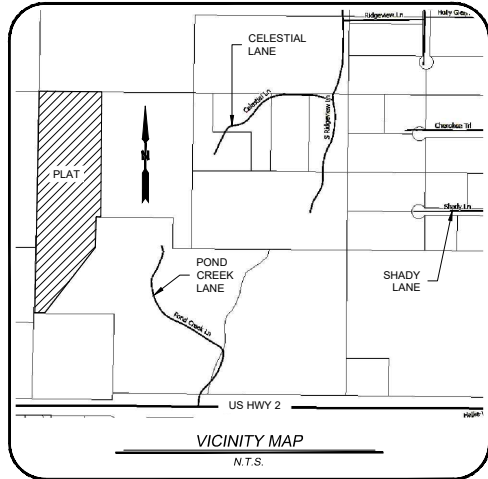
I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN QUITCLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 1040842, 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 DATE _____

5-5-25

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "PRIEST RIVER PINES 1ST ADDITION" 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 DATE _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____ M.,
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ OF PLATS, PAGE _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

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 20____.
APPROVED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

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

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



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)

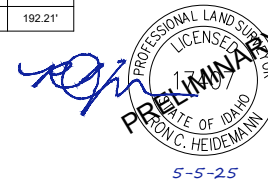
- (R1) RECORD OF SURVEY BY GILBERT C. BAILEY, PLS 10559, FILED UNDER INSTRUMENT No. 639502, DATED NOVEMBER 25, 2003.
- (R2) RECORD OF SURVEY BY DEAN E. YONGUE, PLS 4193, FILED UNDER INSTRUMENT No. 754504, DATED JULY 7, 2008.
- (P1) PRIEST RIVER PINES, RECORDED IN BOOK 22 OF PLATS, PAGE 99, BY RON. C. 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

1. FIRST AMERICAN TITLE INSURANCE, COMPANY, ORDER NUMBER N-68641, DATED MARCH 28, 2025 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
2. A WARRANTY DEED RESERVING MINERAL RIGHTS, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT NO. 124220, RECORDS OF BONNER COUNTY, IDAHO).
3. A 15 FEET WIDE UTILITIES EASEMENT BENEFITING SANBORN CREEK VENTURES, LLC., AFFECTS THE SUBJECT PROPERTY (INSTRUMENT NO. 1036089, RECORDS OF BONNER COUNTY, IDAHO).
4. WATER IS PROVIDED BY INDIVIDUAL WELLS.
5. SEWAGE DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
6. 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.
7. PROPOSED USE IS RESIDENTIAL.
8. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
9. PROJECT IS LOCATED WITHIN WEST PEND OREILLE FIRE DISTRICT.
10. ZONING DISTRICT IS RURAL 5.
11. CONTOURS ARE FIELD LOCATED (NAVD 88).
12. NO WATER COURSES ARE PRESENT (USGS MAP).
13. WETLANDS ARE NOT PRESENT (U.S.F.W.S. N.W.I. MAP).
14. NO FLOOD HAZARD AREAS ARE PRESENT (FIRM, PANEL 16017C0855E & 16017C0865E, ZONE X).

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	N 88°43'13" W	192.21'

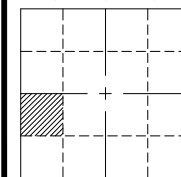
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	78.47'	120.00'	37°28'04"	N 20°35'41" E 77.08'
C2	82.30'	600.00'	11°47'21"	N 33°26'02" E 82.16'
C3	196.03'	400.00'	18°43'09"	N 36°53'56" E 195.16'
C4	116.23'	150.00'	44°23'51"	N 24°03'35" E 113.35'
C5	126.04'	200.00'	36°06'26"	N 19°54'52" E 123.96'
C6	113.64'	180.00'	36°10'22"	N 16°52'54" E 111.76'



5-5-25

RECORDER'S
CERTIFICATE

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



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

SANTOOT
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

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