



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0199-21	RECEIVED: December 21, 2021
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PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name: WILLAMETTE VALLEY REAL PROPERTY, LLC		
Mailing address: 11483 W. RIVERVIEW DRIVE		
City: POST FALLS	State: IDAHO	Zip code: 83854
Telephone: 509-389-8682	Fax:	
E-mail: POLARCOMATT@GMAIL.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: STEVEN W. SYRLE, P.E.		
Company name: TRI-STATE CONSULTING ENGINEERS, INC.		
Mailing address: 11358 N. GOVERNMENT WAY		
City: HAYDEN	State: IDAHO	Zip code: 83835
Telephone: 208-665-9502	Fax: 208-665-9507	
E-mail: SSYRLE@TRISTATEID.COM		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s): RP561N05W306300A			
Legal description: 30-56N-5W TAX 17 LESS HWY, LESS TAX 13, 20, 23, 46, 47, 56			
Current zoning: SUBURBAN	Current use: SUBURBAN GROWTH AREA		
What zoning districts border the project site? RURAL (R-10) TO SOUTH			

North: <u>SUBURBAN</u>	East: <u>SUBURBAN</u>
South: <u>RURAL R-10</u>	West: <u>TRANSITION</u>
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: <u>SUBURBAN W/ VARYING SIZE LOTS SINGLE FAMILY HOMES</u>	
South: <u>R-10 W/ SINGLE FAMILY HOMES</u>	
East: <u>SUBURBAN W/ 5-ACRE LOTS SINGLE FAMILY HOMES</u>	
West: <u>TRANSITION W/ 5-ACRE LOTS</u>	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>TRAVEL WEST FROM SANDPOINT TO PRIEST RIVER ON HWY 2, LEFT ON HWY 41, LEFT ON OLD PRIEST RIVER ROAD. SITE IS ON NE CORNER OF THE INTERSECTION OF HWY 41 + OLD PRIEST RIVER ROAD.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

Proposed lots:	Depth to Width Ratio (D:W)
Lot #1 Proposed acreage: <u>3.599 ACRES</u>	<u>482' : 305' ≈ 1.58:1</u>
Lot #2 Proposed acreage: <u>3.540 ACRES</u>	<u>390' : 283' ≈ 1.38:1</u>
Lot #3 Proposed acreage: <u>3.231 ACRES</u>	<u>489' : 316' ≈ 1.55:1</u>
Lot #4 Proposed acreage: <u>5.182 ACRES</u>	<u>429' : 324' ≈ 1.32:1</u>
Remainder Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: THE EXISTING PARCEL IS APPROX. 15.55 ACRES IN SIZE OF WHICH WE PROPOSE TO CREATE 4 LOTS FOR SINGLE FAMILY RESIDENTIAL USE. ALL PROPOSED LOTS WILL BE LARGER IN SIZE THAN THE CURRENT ZONING ALLOWS.

SITE INFORMATION:

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: THE PARCEL SLOPES UP FROM PRIEST RIVER ROAD SLIGHTLY TO THE MID POINT OF THE LOT THEN DROPS SLIGHTLY TO THE NORTH. THE UPPER PORTION DROPS TO THE RAILROAD GRADE. THE SLOPES IN THE MAJORITY OF THE LOTS ARE LESS THAN 10%. THE SITE IS HEAVILY TREED W/NO ROCK OUTCROPPINGS.

Water courses (lakes, streams, rivers & other bodies of water): THERE IS A DRAINAGE DROW LOCATED AT THE NORTHERN TIP OF LOT 4 WHICH IS UNDRINKABLE DUE TO THE EXISTING TOPOGRAPHY

Springs & wells: NONE

Existing structures (size & use): _____
NONE, UNDEVELOPED

Land cover (timber, pastures, etc): _____
TIMBER

Are wetlands present on site? Yes No Source of information:

Flood Hazard Zones located on site: X D A AE DFIRM MAP:

Other pertinent information (attach additional pages if needed): _____

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: _____

Public Road Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____
OLD PRIEST RIVER ROAD PAVED 24' WIDE

Combination of Public Road/Private Easement Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: _____

Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.

SERVICES:

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:

Proposed Community System - List type & proposed ownership:

Individual system - List type: PTD APPROVED ~~STTD~~ SEPTIC SYSTEMS

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

Will the sanitary restriction be lifted by the Panhandle Health District?

Yes No

Water will be supplied by:

Existing public or community system - List name of provider:

Proposed Community System - List type & proposed ownership:

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Which power company will serve the project site? INLAND POWER

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

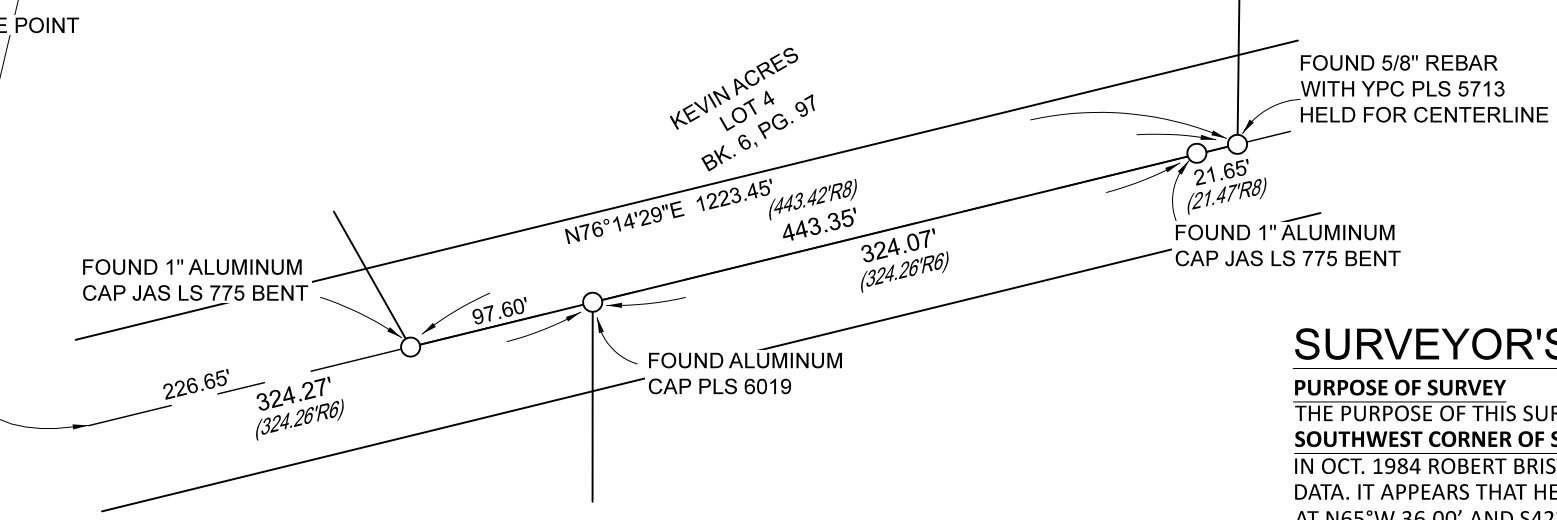
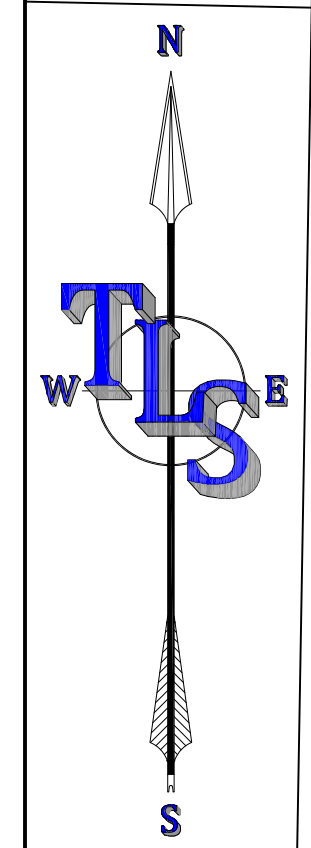
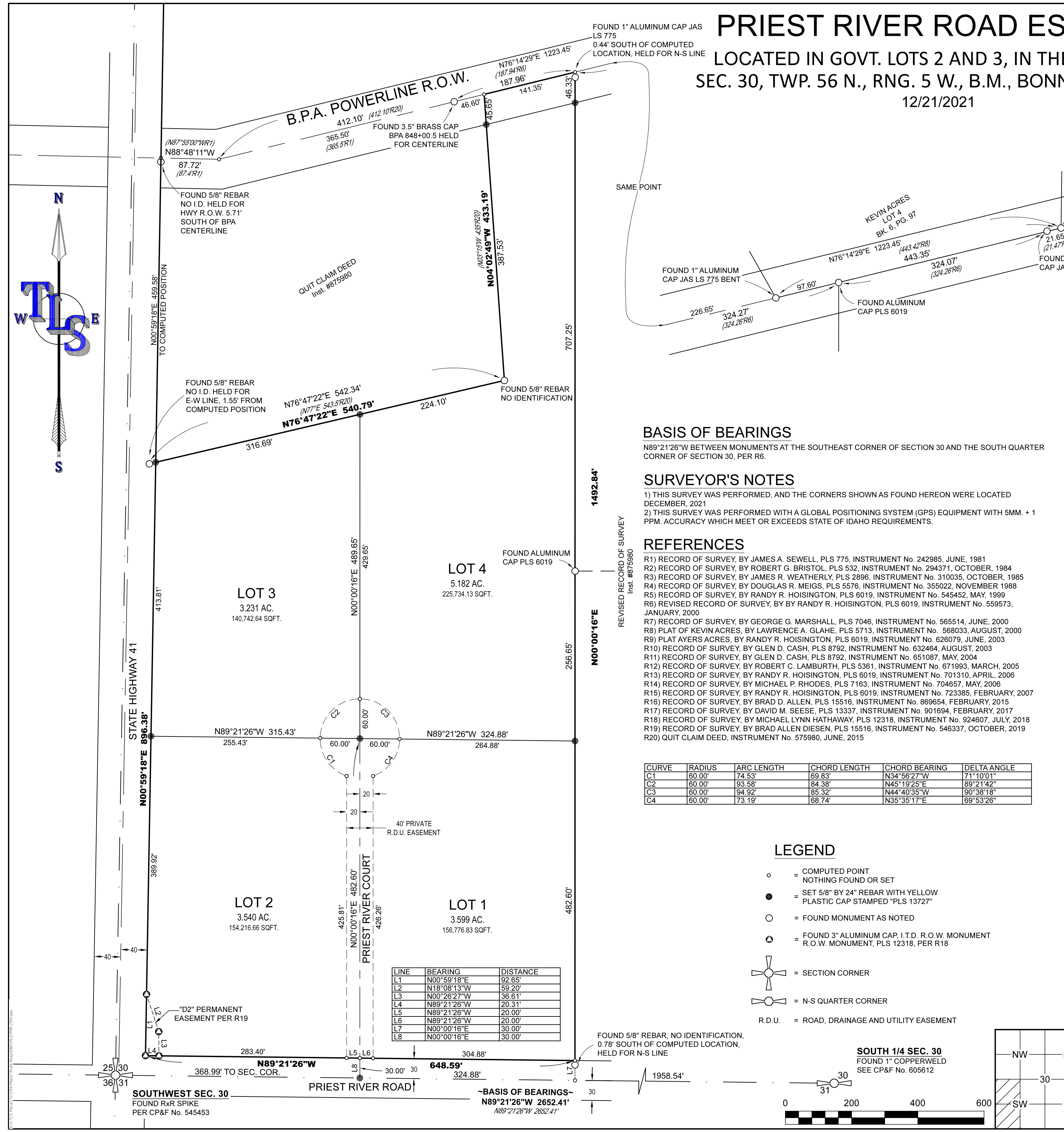
Landowner's signature:  Date: 12-15-21

Landowner's signature: _____ Date: _____

PRIEST RIVER ROAD ESTATES

LOCATED IN GOVT. LOTS 2 AND 3, IN THE SW1/4 OF SEC. 30, TWP. 56 N., RNG. 5 W., B.M., BONNER COUNTY
12/21/2021

INST.# _____



SURVEYOR'S NARRATIVE

PURPOSE OF SURVEY
THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE SUBJECT PARCEL INTO FOUR LOTS THROUGH THE MINOR LAND DIVISION PROCESS.

SOUTHWEST CORNER OF SECTION 30:
IN OCT. 1984 ROBERT BRISTOL, LS 882 ON RECORD OF SURVEY (R2) ESTABLISHES THE POSITION OF THE CORNER FROM HIGHWAY DATA. IT APPEARS THAT HE DID NOT SET THE CORNER AS IT FALLS IN THE HIGHWAY, BUT DID SET TWO REFERENCE MONUMENTS AT N65°W 36.00' AND S42°15'W 50.00'.
IN OCT. 1985 JAMES WEATHERLY, ES 2896 ON RECORD OF SURVEY (R3) HOLDS A PK NAIL AND SHOWS A BOAT SPIKE 4.33' EAST AND 1.54' NORTH OF THE PK NAIL.
IN NOV. 1988 DOUGLAS MEIGS, PLS 5576 ON RECORD OF SURVEY (R4) HOLDS A PK NAIL AND CALLS OUT A REFERENCE MONUMENT LOCATED AT 36.00' NORTHWEST.
IN MAY 1999 RANDY HOISINGTON, PLS 6019 ON RECORD OF SURVEY (R5) AND CP&F #545453 FINDS AND HOLDS A CONCRETE NAIL. HE IDENTIFIES THE CONCRETE NAIL AS BEING SET BY RLS 775 FOR THE PLAT OF SOLAR ESTATES AND REPLACES IT WITH A RAILROAD SPIKE.
IN FEB. 2000 RANDY HOISINGTON, PLS 6019 ON RECORD OF SURVEY (R6) HOLDS THE RAILROAD SPIKE, HOWEVER, THE DISTANCE HE SHOWS FROM THE RAILROAD SPIKE TO THE S1/4 CORNER IS 3.5' TOO SHORT WHICH MATCHES THE DISTANCE TO THE HIGHWAY CENTERLINE MONUMENT RATHER THAN THE RAILROAD SPIKE.
IN JUNE 2000 GEORGE MARSHALL, PLS 7046 ON RECORD OF SURVEY (R7) AND CP&F #565515 FINDS THE RAILROAD SPIKE AND AN ALUMINUM CAP AT THE BOAT SPIKE POSITION INCORRECTLY STAMPED FOR THE SECTION CORNER BY ES 2896. THIS SURVEY HOLDS A POSITION AT 4.24' WEST [4.33' R3] AND 1.44' SOUTH [1.54' R3] OF WHAT MIGHT BE THE OLD BOAT SPIKE POSITION. HE DID NOT SET A NEW CORNER.
IN AUGUST 2000 LAWRENCE GLAHE, PLS 5713 ON RECORD OF SURVEY (R8), WORKING FOR THE SAME COMPANY AS GEORGE MARSHALL IN JUNE 2000, SHOWS EXACTLY THE SAME CORNER INFORMATION AS THE GEORGE MARSHALL SURVEY.
IN JUNE 2003 RANDY HOISINGTON, PLS 6019 ON THE PLAT OF AYERS ACRES (R9) HOLDS THE ALUMINUM CAP BUT SITES THE CP&F #545453 WHICH HE FILED WHEREIN HE SET THE RAILROAD SPIKE FOR THE SECTION CORNER.
IN AUGUST 2003 GLEN CASH PLS 8792 ON RECORD OF SURVEY (R10) HOLDS THE RAILROAD SPIKE AND SITES CP&F #545453.
IN MAY 2004 GLEN CASH PLS 8792 ON RECORD OF SURVEY (R11) HOLDS THE RAILROAD SPIKE AND SITES CP&F #545453.
IN MARCH 2005 ROBERT LAMBURTH PLS 5361 ON RECORD OF SURVEY (R12) HOLDS A PK NAIL BUT SITES CP&F #545453.
IN APRIL 2006 RANDY HOISINGTON, PLS 6019 ON RECORD OF SURVEY (R13) HOLDS HIS RAILROAD SPIKE AND SITES HIS CP&F #545453.
IN MAY 2006 MICHAEL RHODES, PLS 7163 ON RECORD OF SURVEY (R14) HOLDS THE RAILROAD SPIKE AND SITES CP&F #545453.
IN FEB. 2007 RANDY HOISINGTON, PLS 6019 ON RECORD OF SURVEY (R15) HOLDS HIS RAILROAD SPIKE AND SITES HIS CP&F #545453.
IN FEB. 2015 BRAD DIESEN PLS 15516 ON RECORD OF SURVEY (R16) HOLDS THE RAILROAD SPIKE AND SITES CP&F #545453.
IN FEB. 2017 DAVID SEESE PLS 13337 ON RECORD OF SURVEY (R17) HOLDS THE RAILROAD SPIKE AND SHOWS A 2" ALUMINUM CAP, S88°59'48"E 3.59' FROM THE RAILROAD SPIKE AND SITES CP&F #545453.
IN JULY 2018 MICHAEL HATHAWAY ON RECORD OF SURVEY (R18) HOLDS SHOWS AN UNREADABLE 2" ALUMINUM CAP, S88°30'09"E 3.58' FROM THE RAILROAD SPIKE AND SITES CP&F #545453.
IN JULY 2019 BRAD DIESEN PLS 15516 ON RECORD OF SURVEY (R18) HOLDS THE RAILROAD SPIKE AND SITES CP&F #545453.
THIS SURVEY HOLDS THE RAILROAD SPIKE FOR THE SOUTHWEST CORNER OF SECTION 30.

EAST RIGHT-OF-WAY OF HIGHWAY 41
HELD A 5/8" REBAR WITH NO IDENTIFICATION NEAR THE INTERSECTION OF THE B.P.A. POWERLINE RIGHT-OF-WAY AND THE HIGHWAY 41 RIGHT-OF-WAY AND HELD A 3" ALUMINUM CAP AT THE INTERSECTION OF THE EAST LINE OF HIGHWAY 41 AND THE NORTH LINE OF PRIEST RIVER ROAD PER R19.

NORTH RIGHT-OF-WAY OF PRIEST RIVER ROAD
HELD 30' NORTH OF THE SOUTH LINE OF SECTION 30.

B.P.A. POWERLINE RIGHT-OF-WAY
HELD R1, R6 AND R8 ALONG WITH FOUND MONUMENTS TO ESTABLISH THE LOCATION OF THE RIGHT-OF-WAY. WE FOUND AND HELD THE BRASS CAP MONUMENT SHOWN ON R1 AT 848+00.5 AND THE SOUTHEAST CORNER OF LOT 4 SHOWN ON R8 TO ESTABLISH THE CENTERLINE TANGENT. THEN HELD 365.5' SOUTHWESTERLY TO THE ANGLE POINT AS SHOWN ON R1 AND HELD THE ANGLE AS SHOWN ON R1 WHICH RESULTS IN A DISTANCE OF 87.8' TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 41. R1 SHOWS 87.4'.

NORTH LINES
THE SOUTH AND EAST LINES OF QUIT CLAIM DEED INSTRUMENT #875980 (R20) ARE COMMON TO THE BOUNDARY OF OUR SUBJECT PARCEL.
HELD DEED DISTANCE OF 412.10' FROM THE ANGLE POINT IN THE POWERLINE RIGHT-OF-WAY AS ESTABLISHED ABOVE TO THE NORTHEAST CORNER OF QUIT CLAIM DEED INSTRUMENT #875980 (R20). WE FOUND AND HELD A 5/8" REBAR AT THE SOUTHEAST CORNER OF THE QUIT CLAIM DEED. IT DOES NOT FIT REAL WELL BUT DOES NOT LOOK DISTURBED. WE ALSO FOUND ANOTHER REBAR NEAR THE HIGHWAY 41 EAST RIGHT-OF-WAY LINE AND HELD IT FOR LINE FROM THE FOUND REBAR AT THE SOUTHEAST CORNER.

EAST LINE
WE FOUND A 1.5" ALUMINUM CAP STAMPED LS 775 AND A BARE 5/8" REBAR AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE PARCELS SHOWN ON R6. WE HELD THE LINE BETWEEN THESE CORNERS AS OUR EAST LINE AND COMPUTED THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PRIEST RIVER ROAD AND THE CENTERLINE OF THE B.P.A. POWERLINE RIGHT-OF-WAY.

BASIS OF BEARINGS

N89°21'26"W BETWEEN MONUMENTS AT THE SOUTHEAST CORNER OF SECTION 30 AND THE SOUTH QUARTER CORNER OF SECTION 30, PER R6.

SURVEYOR'S NOTES

- 1) THIS SURVEY WAS PERFORMED, AND THE CORNERS SHOWN AS FOUND HEREON WERE LOCATED DECEMBER, 2021
- 2) THIS SURVEY WAS PERFORMED WITH A GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT WITH 5MM. + 1 PPM. ACCURACY WHICH MEET OR EXCEEDS STATE OF IDAHO REQUIREMENTS.

REFERENCES

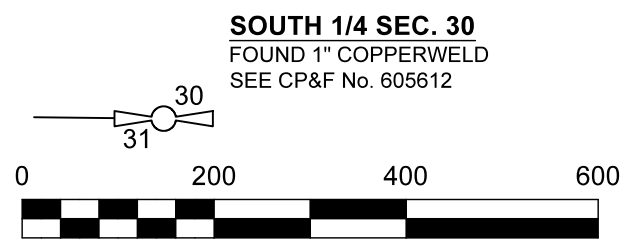
- R1) RECORD OF SURVEY, BY JAMES A. SEWELL, PLS 775, INSTRUMENT No. 242985, JUNE, 1981
- R2) RECORD OF SURVEY, BY ROBERT G. BRISTOL, PLS 532, INSTRUMENT No. 294371, OCTOBER, 1984
- R3) RECORD OF SURVEY, BY JAMES R. WEATHERLY, PLS 2896, INSTRUMENT No. 310035, OCTOBER, 1985
- R4) RECORD OF SURVEY, BY DOUGLAS R. MEIGS, PLS 5576, INSTRUMENT No. 355022, NOVEMBER 1988
- R5) RECORD OF SURVEY, BY RANDY R. HOISINGTON, PLS 6019, INSTRUMENT No. 545452, MAY, 1999
- R6) REVISED RECORD OF SURVEY, BY RANDY R. HOISINGTON, PLS 6019, INSTRUMENT No. 559573, JANUARY, 2000
- R7) RECORD OF SURVEY, BY GEORGE G. MARSHALL, PLS 7046, INSTRUMENT No. 565514, JUNE, 2000
- R8) PLAT OF KEVIN ACRES, BY LAWRENCE A. GLAHE, PLS 5713, INSTRUMENT No. 568033, AUGUST, 2000
- R9) PLAT AYERS ACRES, BY RANDY R. HOISINGTON, PLS 6019, INSTRUMENT No. 626079, JUNE, 2003
- R10) RECORD OF SURVEY, BY GLEN D. CASH, PLS 8792, INSTRUMENT No. 632464, AUGUST, 2003
- R11) RECORD OF SURVEY, BY GLEN D. CASH, PLS 8792, INSTRUMENT No. 651087, MAY, 2004
- R12) RECORD OF SURVEY, BY ROBERT C. LAMBURTH, PLS 5361, INSTRUMENT No. 671993, MARCH, 2005
- R13) RECORD OF SURVEY, BY RANDY R. HOISINGTON, PLS 6019, INSTRUMENT No. 701310, APRIL, 2006
- R14) RECORD OF SURVEY, BY MICHAEL P. RHODES, PLS 7163, INSTRUMENT No. 704657, MAY, 2006
- R15) RECORD OF SURVEY, BY RANDY R. HOISINGTON, PLS 6019, INSTRUMENT No. 723385, FEBRUARY, 2007
- R16) RECORD OF SURVEY, BY BRAD D. ALLEN, PLS 15516, INSTRUMENT No. 869654, FEBRUARY, 2015
- R17) RECORD OF SURVEY, BY DAVID M. SEESE, PLS 13337, INSTRUMENT No. 901694, FEBRUARY, 2017
- R18) RECORD OF SURVEY, BY MICHAEL LYNN HATHAWAY, PLS 12318, INSTRUMENT No. 924607, JULY, 2018
- R19) RECORD OF SURVEY, BY BRAD ALLEN DIESEN, PLS 15516, INSTRUMENT No. 946337, OCTOBER, 2019
- R20) QUIT CLAIM DEED, INSTRUMENT No. 575980, JUNE, 2015

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	74.53'	69.83'	N34°56'27"W	71°10'01"
C2	60.00'	93.58'	84.38'	N45°19'25"E	89°21'42"
C3	60.00'	94.92'	85.32'	N44°40'35"W	90°38'18"
C4	60.00'	73.19'	68.74'	N35°35'17"E	69°53'26"

LEGEND

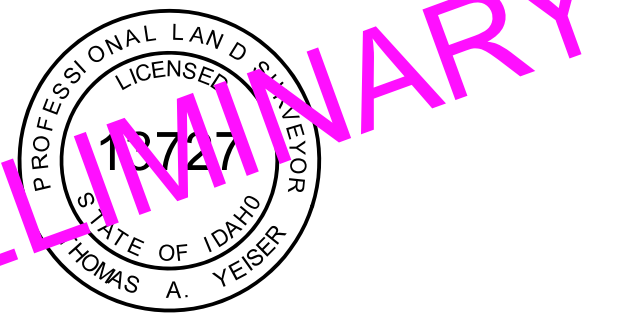
- = COMPUTED POINT
- = NOTHING FOUND OR SET
- = SET 5/8" BY 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 13727"
- = FOUND MONUMENT AS NOTED
- = FOUND 3" ALUMINUM CAP, I.T.D. R.O.W. MONUMENT
- = R.O.W. MONUMENT, PLS 12318, PER R18
- ⊕ = SECTION CORNER
- ⊕ = N-S QUARTER CORNER
- R.D.U. = ROAD, DRAINAGE AND UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	N00°59'18"E	92.65'
L2	N18°08'13"W	59.20'
L3	N00°26'27"W	36.61'
L4	N89°21'26"W	20.31'
L5	N89°21'26"W	20.00'
L6	N89°21'26"W	20.00'
L7	N00°00'16"E	30.00'
L8	N00°00'16"E	30.00'



PRIEST RIVER ROAD ESTATES
indexing information
LOCATED IN GOVT. LOTS 2 AND 3, IN THE SW1/4 OF SEC. 30, TWP. 56 N., RNG. 5 W., B.M., BONNER COUNTY

NAME: MLD-PRR-2159.dwg | PROJECT NUMBER: 2159
SIZE: 18X27 | SCALE: 1:100 | LAST EDIT: 12/21/2021
DRAWN BY: SL | CHECKED BY: TY | SHEET: 1 OF 2



PRELIMINARY

TRUE LINE SURVEYING
11358 N. Government Way
Hayden, Idaho 83835
208-667-1044 : tom@truelineonline.com

PRIEST RIVER ROAD ESTATES

LOCATED IN GOVT. LOTS 2 AND 3, IN THE SW1/4 OF
SEC. 30, TWP. 56 N., RNG. 5 W., B.M., BONNER COUNTY
12/21/2021

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 PRESENT: MARK A. ROBERTSON, MANAGING MEMBER OF WILLAMETTE VALLEY REAL PROPERTY, HEREBY CERTIFY THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "PRIEST RIVER ROAD ESTATES"

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, LOCATED IN THE SW1/4 OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30 MARKED BY A RAILROAD SPIKE, FROM WHICH THE S1/4 OF SECTION 30 BEARS N 89°21'26" W 2652.41 FEET;
THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTH LINE OF SAID SW1/4, S89°21'26"E 44.95 FEET;
THENCE LEAVING SAID SOUTH LINE, N00°38'34"E 30.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 41 AND THE NORTH RIGHT-OF-WAY LINE OF PRIEST RIVER ROAD, BEING THE **TRUE POINT OF BEGINNING**;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°59'18"E 896.38 FEET;
THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N76°47'22"E 540.79 FEET;
THENCE N04°02'49"W 433.19 FEET TO A POINT ON THE CENTERLINE OF THE B.P.A. POWERLINE RIGHT-OF-WAY;
THENCE ALONG SAID CENTERLINE, N76°14'29"E 141.36 FEET;
THENCE LEAVING SAID CENTERLINE, S00°00'16"W 1492.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PRIEST RIVER ROAD;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N89°21'26"W 648.59 FEET TO THE **TRUE POINT OF BEGINNING**; CONTAINING 15.55 ACRES.

1. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
2. WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELL SYSTEMS, AT THE EXPENSE OF EACH INDIVIDUAL LOT OWNER.
3. A 40' PRIVATE ROAD, DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT AS ALBENI HEIGHTS COURT IS HEREBY GRANTED TO SERVE LOTS 1-4.
4. NO ACCESS TO LOTS 1 & 2 SHALL BE PERMITTED FROM OLD PRIEST RIVER ROAD WITHOUT THE APPROVAL OF BONNER COUNTY.
5. NO ACCESS TO LOTS 2 & 3 SHALL BE PERMITTED FROM STATE HIGHWAY 41.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME PERSONALLY APPEARED MARK A. ROBERTSON, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS A MANAGING MEMBER OF WILLAMETTE VALLEY REAL PROPERTY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID WILLAMETTE VALLEY REAL PROPERTY. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN,

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: _____

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____.

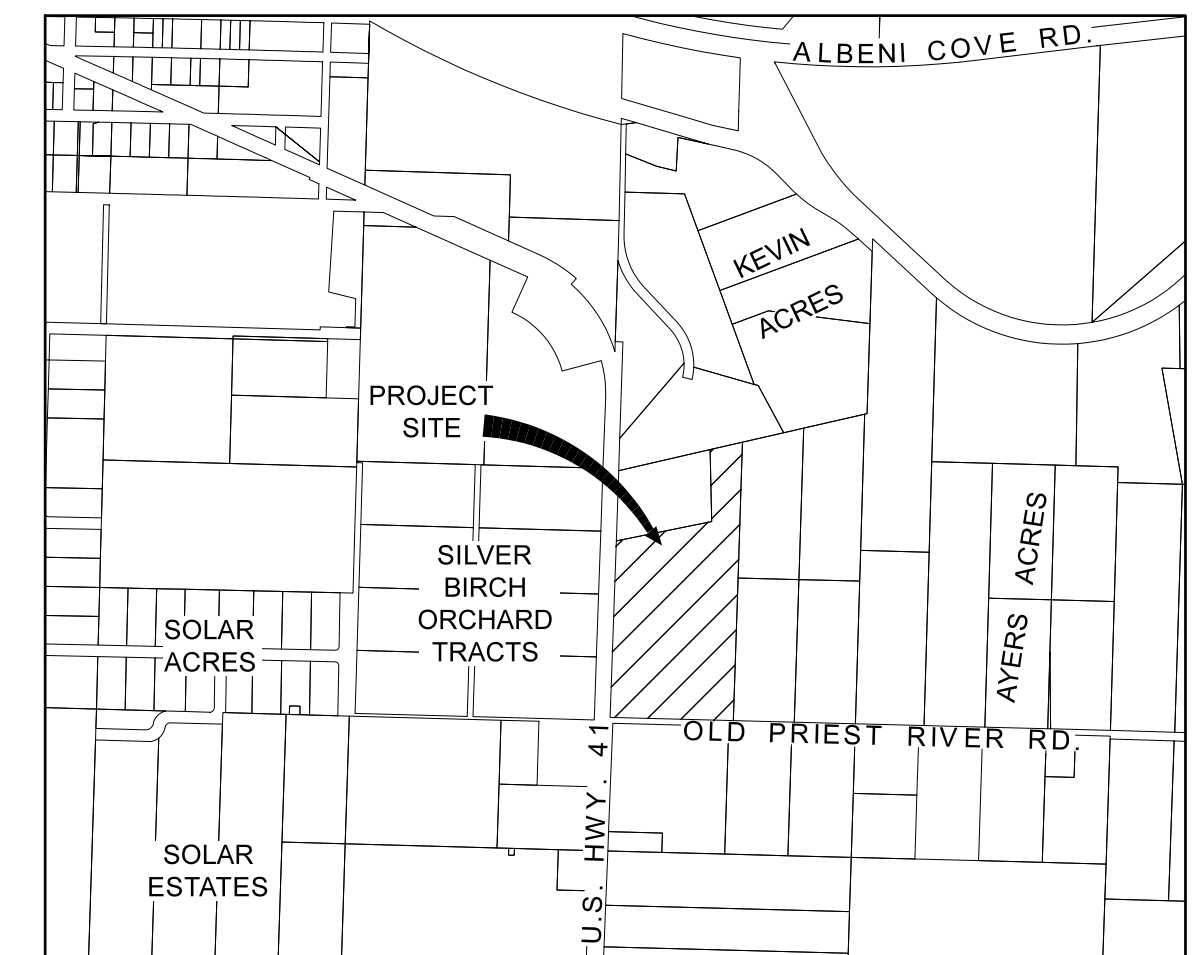
BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF ALBENI HEIGHTS 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____.

HEALTH DISTRICT APPROVAL

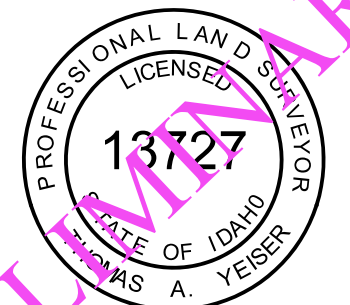
SANITARY RESTRICTION(S), AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.



VICINITY MAP
1" = 1000'

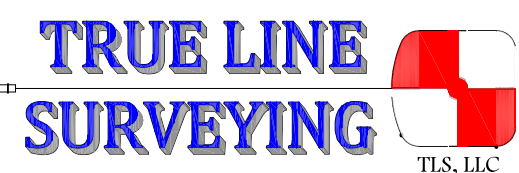
SURVEYOR'S CERTIFICATE

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 _____

NW	NE	30	PRIEST RIVER ROAD ESTATES indexing information LOCATED IN GOVT. LOTS 2 AND 3, IN THE SW1/4 OF SEC. 30, TWP. 56 N., RNG. 5 W., B.M., BONNER COUNTY
SW	SE		
<small>NAME: MLD-PRR-2159.dwg PROJECT NUMBER: 2144 SIZE: 18x27 SCALE: 1:100 LAST EDIT: 12/21/2021 DRAWN BY: SL CHECKED BY: TY SHEET: 2 OF 2</small>			



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PRELIMINARY