

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: Peak Enterprises, LLC

From: Dave Fisher, Planner

Date: May 6, 2025

Subject: Blue-line review for MLD0008-25: Peak Acres

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

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to planning@bonnercountyid.gov.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **John Stearns; Stearns Surveying, LLC.**

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.

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Blueline Review Routing Form

Plat Name: Peak Acres		File No: MLD0008-25
Received by: Dave Fisher, Planner	Received from: Stearns Surveying, LLC	Date Received: 3/11/25

Blueline Review

Completed	Date	Initial	Department/ Office
X	5/2/25	DF	Bonner County Planning Department
Comments	3/26/25	AB	Assessor's Office
Comment	3-26-25	MM	Bonner County Road & Bridge Department
Comment	3/25/2025	MC	GIS Department
X	04/23/2025	LB	County Surveyor



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Website: www.bonnercountyid.gov

MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0008-25 **DATE OF REPORT:** 5/6/2025
APPLICANT: Peak Enterprises LLC **PARCEL #:** RP54N04W317200A
SUBDIVISION NAME/LOTS: Peak Acres

SUMMARY OF PROPOSAL:

This project divides one (1) approximate 15.630-acre parcel into three (3) 1-acre lots and one (1) 12.75-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 12-412(19): Sanitary lift is required.
- 4 Per BCRC 12-646(D): All street lines, and status of adjoining properties to be shown on plat.
- 5 Per BCRC 12-646(K): All monuments shown must actually exist. Monuments must be placed prior to signatures.
- 6 Per BCRC 12-646(L): FEMA SFHA designations to be shown.
- 7 Per BCRC 12-647(H): A place for City approval endorsement for areas within an Area of City Impact.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS?	1-Acre	Industrial (I)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services: Yes

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	Yes
12-660 (D) (2) (a) Alignment with existing/planned roads/easements:	Yes	12-621 Depth to width/ Angle of intersection:	Yes
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-622 Submerged Lands:	N/A
		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 proposed lots are zoned Industrial (I).
3. The proposed lots will be served Spirit Lake Industrial Park Utility for water and individual septic for sewage.
4. The proposed lots will be served by Avista Utilities.
5. The proposed lots do not contain frontage on a watercourse.
6. The proposed lots do not have wetlands or submerged lands.
7. The proposed lots do not contain slopes over 15%.
8. The proposed lots are accessed by Old Forest Road, a privately owned and maintained easement of various widths.

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,



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

May 6, 2025

John Stearns
Stearns Surveying, LLC
1869 E Seltice Way #353
Post Falls, ID 83854

SUBJECT: MLD0008-25: Peak Acres

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
 - KS 04/07/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1350E Effective Date 11/18/2009. 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 "Dave Fisher".

Dave Fisher
Planner



Office of
Dennis Engelhardt
Bonner County Assessor
1500 Hwy 2, Suite 205
Sandpoint, ID 83864
Phone 208-265-1440

March 26, 2025

Bonner County Planning Dept
PEAK ACRES
MLD0008-25
SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST
RP54N04W317200A

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.

Please provide the titles of the signers with LLC name under the signature lines and in the notary acknowledgment - the notary acknowledgment must be filled at the time of signing, new signatures may be required.

Remove parcel number from within the platted area

Please verify ownership again when this plat goes to mylar.

Thank you,

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



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, March 25, 2025

Bonner County Planning Department

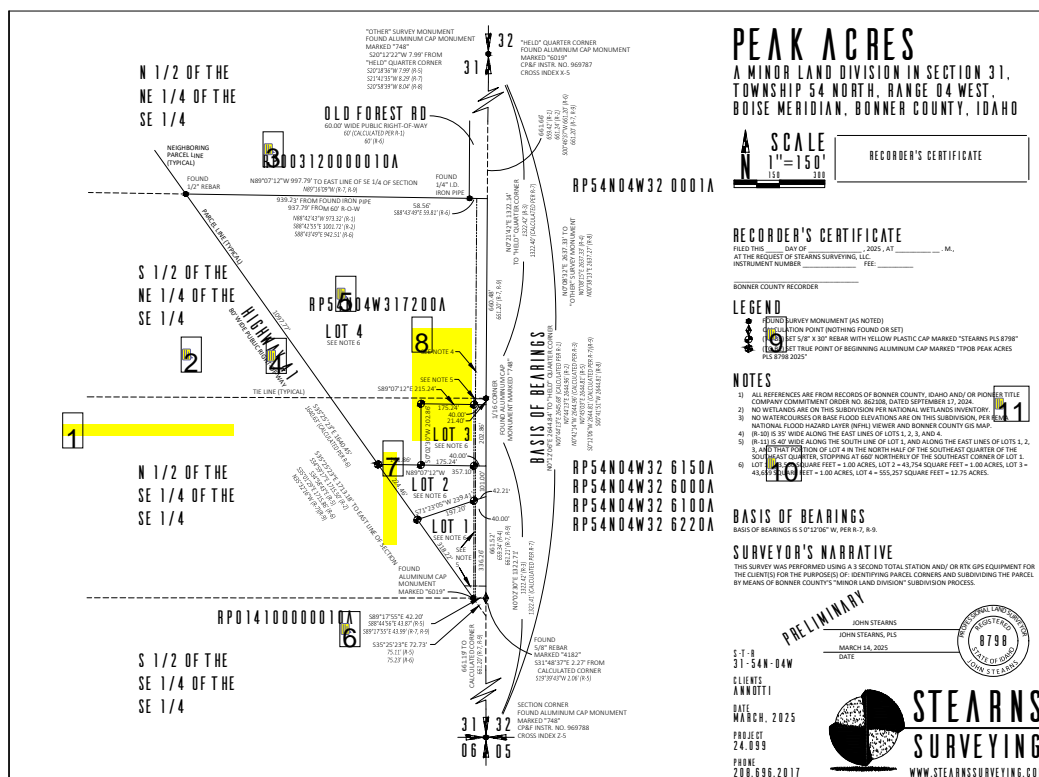
RE: **PLAT REVIEW PEAK ACRES (MLD0008-25)**
SECTION 31, TOWNSHIP 54N, RANGE 4W

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,

Address Administrator
Bonner County GIS Department,
A Division of the Bonner County Assessor
Bonner County, ID
1500 Highway 2 Suite 115 Sandpoint, ID 83864
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



Summary of comments: MLD0008-25 Blueline Plat Revised.pdf

Page:1



Number: 1 Author: Matt Mulder Date: 2025-03-26 16:03:23

Does the actual roadway for Old Forest Road exist within this public ROW? It appears significantly offset to the east on the County's GIS map.
Is the southern section a private road?



Number: 2 Author: david.fisher Subject: Note Date: 2025-05-02 10:08:25

Name of subdivision



Number: 3 Author: david.fisher Subject: Note Date: 2025-05-02 10:08:35

Name of subdivision



Number: 4 Author: david.fisher Subject: Note Date: 2025-05-02 10:08:14

Show all street lines.



Number: 5 Author: david.fisher Subject: Note Date: 2025-05-06 07:00:56

Remove Parcel number.



Number: 6 Author: david.fisher Subject: Note Date: 2025-05-02 10:09:00

Name of subdivision



Number: 7 Author: Andrea Ballard Date: 2025-03-26 13:59:58

remove parcel number



Number: 8 Author: Monica Carash Date: 2025-03-25 12:55:30

Is this portion of Old Forest Road private?



Number: 9 Author: david.fisher Subject: Note Date: 2025-05-02 09:07:34

These need to be done prior to finalizing.



Number: 10 Author: david.fisher Subject: Note Date: 2025-05-06 07:01:43

Areas to be shown on individual lots, not in the notes.



Number: 11 Author: david.fisher Subject: Note Date: 2025-05-02 09:26:54

Include FEMA SFHA Zone X per FIRM 16017C1350E and 16017C1325E effective 11/18/2009.

KNOWN ALL MEN BY THESE PRESENTS THAT, PACK PROPERTIES LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "PEAK ACRES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, WHICH LIES NORTHEASTERLY OF STATE HIGHWAY 41.

EXCEPT PUBLIC ROADS AND RIGHT OF WAYS.

WATER SERVICE TO BE BY COMMUNITY SYSTEM

DATE: 3/24/1

SIGNATURE: Amanda Preston
AMANDA PRESTON, OWNER

4
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 45, 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.

1

2

3

A MINOR LAND DIVISION IN SECTION 31,
TOWNSHIP 54 NORTH, RANGE 04 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

0-1 PROGRAMMA FOUNDATION TRACTS, INSTRUMENT NUMBER 515784, 1974, HARTMAN, 1973
 0-2 RECORD OF SURVEY, INSTRUMENT NUMBER 264755, 1903, DUNSMORE, 1981
 0-3 RECORD OF SURVEY, INSTRUMENT NUMBER 257639, 1985, LAR, BOOTH, 1988
 0-4 RECORD OF SURVEY, INSTRUMENT NUMBER 508037, 531482, SCHUMANN, 1997
 0-5 BUTTERWORTH DRAW SUBDIVISION, INSTRUMENT NUMBER 577357, 60319, HOISINGTON, 2000
 0-6 RECORD OF SURVEY, INSTRUMENT NUMBER 835542, P5, 1956, WILEY, 2010
 0-7 RECORD OF SURVEY, INSTRUMENT NUMBER 835542, P5, 1905, DUFFNER, 2012
 0-8 RECORD OF SURVEY, INSTRUMENT NUMBER 972616, P5 10677, STRATTON, 2020
 0-9 JANSSEN INDUSTRIAL PARK, INSTRUMENT NUMBER 972484, P5 1905, DUFFNER, 2020
 0-10 UNINCORPORATED ELECTRIC DISCOUNT STORE, INSTRUMENT NUMBER 520691, 1998
 0-11 EASEMENT, INSTRUMENT NUMBER 523935, 1998
 0-12 WARRANTY DEED, INSTRUMENT NUMBER 1040385, 2004

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2025.

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL

I HEREBY CERTIFY THAT REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2025.

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE
PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE

DATED THIS _____ DAY OF _____, 2025.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY SURVEYOR

STATE OF _____,
COUNTY OF _____.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025, BY _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT _____
MY COMMISSION EXPIRES: _____

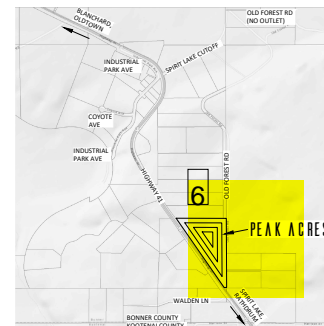
FILED THIS _____ DAY OF _____, 2025, AT _____, Mo.

IN BOOK _____ OF PLATS AT PAGE _____, AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER _____ FEE: _____

BONNER COUNTY RECORDER

BONNER COUNTY RECORDER



VIGINI
NOT TO SCALE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

PRELIMINARY

JOHN STEARNS
JOHN STEARNS, PLS
MARCH 14, 2025
DATE



5-1-8

31-54N-04W

CLIENT _____

ANNOTT

DATE
MARCH 2025

PROJECT

24.099

STEARNS
SURVEYING
WWW.STEARNSSURVEYING.CO

Page:2



Number: 1 Author: david.fisher Subject: Note Date: 2025-05-02 10:14:19

Include Spirit Lake Certificate for area of city impact.



Number: 2 Author: Andrea Ballard Date: 2025-03-26 13:56:02

full date needed



Number: 3 Author: Andrea Ballard Date: 2025-03-26 13:50:24

LLC is the owner, please specify titles for these signers and list LLC name



Number: 4 Author: david.fisher Subject: Note Date: 2025-05-02 09:56:07

Sanitary Restriction Lift required.



Number: 5 Author: david.fisher Subject: Note Date: 2025-05-02 10:23:55

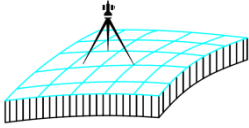
Spelling- Commissioners'



Number: 6 Author: Andrea Ballard Date: 2025-03-26 13:58:02

This should be filled out at the time of signing... document cannot be signed without the notary acknowledgement being filled

Please obtain new signatures and ensure the LLC name and titles of the signers are included in the notary acknowledgement



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

March 25th, 2025

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

Re: Plat Review – MLD0008-25 – Peak Acres

Dear Planning Dept.,

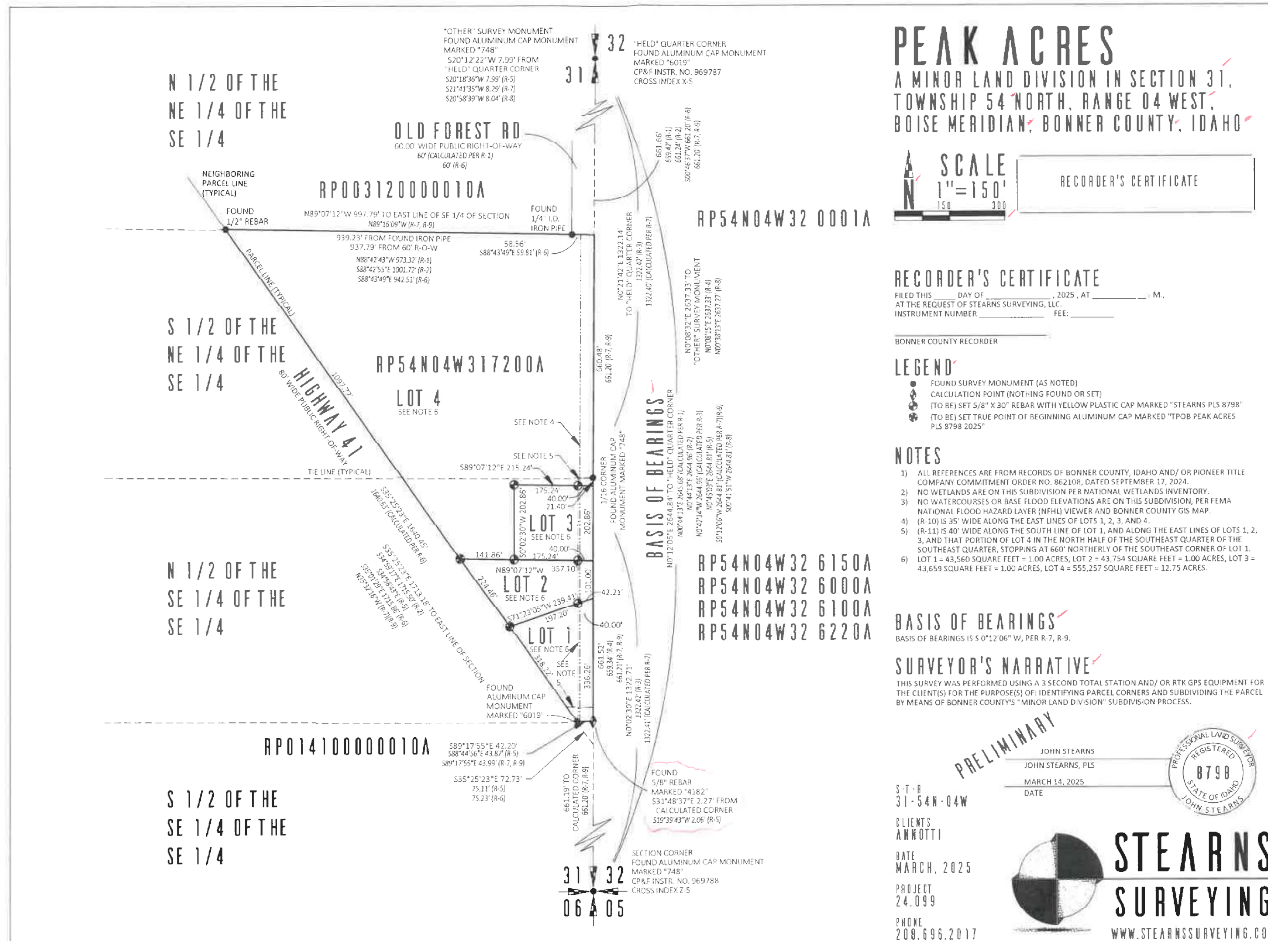
I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Set SE corner, Lot 1.
 - a. Notify PLS 4182 of discrepancy found.
- 2) Show platted/unplatted status of adjacent properties.
- 3) Parcel numbers not necessary.
- 4) Set monuments prior to recording or note intent to set on plat.
- 5) Note sanitation restriction.
- 6) Depict access/road more clearly.

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

Sincerely,

Tyson L.A. Glahe, PLS



OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, PEAK PROPERTIES LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, WHICH LIES NORTHEASTERLY OF STATE HIGHWAY 41.

EXCEPT PUBLIC ROADS AND RIGHT OF WAYS

WATER SERVICE TO BE BY COMMUNITY SYSTEM

SIGNATURE: Patrick James Annett

PATRICK JAMES ANNETT, OWNER

SIGNATURE: Amanda Preston

AMANDA PRESTON, OWNER

DATE: 3/24/

DATE: 3/24/

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 54, 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.

PEAK ACRES

A MINOR LAND DIVISION IN SECTION 31,
TOWNSHIP 54 NORTH, RANGE 04 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

SURVEY REFERENCES

- R-1 PANORAMA FOREST TRACTS, INSTRUMENT NUMBER 151744, RLS 744, HARTMAN, 1978
- R-2 RECORD OF SURVEY, INSTRUMENT NUMBER 244754, RLS 1061, SUNSHINE, 1981
- R-3 RECORD OF SURVEY, INSTRUMENT NUMBER 257679, RLS 746, BUDITH, 1982
- R-4 RECORD OF SURVEY, INSTRUMENT NUMBER 508107, RLS 4182, SCHUMANN, 1997
- R-5 BUTTERWORTH DRAV SUBDIVISION, INSTRUMENT NUMBER 577257, RLS 6013, HOISINGTON, 2001
- R-6 RECORD OF SURVEY, INSTRUMENT NUMBER 808886, RLS 7136, WILEY, 2010
- R-7 RECORD OF SURVEY, INSTRUMENT NUMBER 855145, PLS 9055, GUTPHER, 2012
- R-8 RECORD OF SURVEY, INSTRUMENT NUMBER 971616, PLS 10677, STRATTON, 2020
- R-9 JARDEN INDUSTRIAL PARK, INSTRUMENT NUMBER 971616, PLS 9952, GUTPHER, 2020
- R-10 UNDERGROUND ELECTRIC DISTRIBUTION EASEMENT, INSTRUMENT NUMBER 526961, 1998
- R-11 EASEMENT, INSTRUMENT NUMBER 526955, 1998
- R-12 WARRANTY DEED, INSTRUMENT NUMBER 1040886, 2024

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 BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS ____ DAY OF ____, 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR ____.

DATED THIS ____ DAY OF ____, 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 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 ____, 2025.

BONNER COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF ____

COUNTY OF ____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____, 2025, BY

NOTARY PUBLIC FOR THE STATE OF ____

RESIDING AT ____

MY COMMISSION EXPIRES: ____

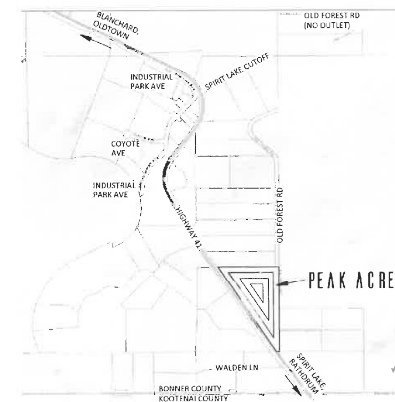
RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF ____, 2025, AT ____ M.

IN BOOK ____ OF PLATS AT PAGE ____; AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER ____ FEE: ____

BONNER COUNTY RECORDER



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN N. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE DISTANCES, COORDINATES AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

PRELIMINARY

JOHN N. STEARNS

JOHN N. STEARNS, PLS

MARCH 14, 2025

DATE



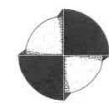
S-T-B
31-54N-04W

CLIENT
ANNOTTI

DATE
MARCH, 2025

PROJECT
24-089

PHONE
208.896.2017



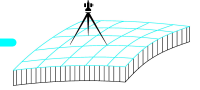
STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2

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 #

15583

Date

4/23/2025

Bill To:

Stearns

Project / Job #

25-001AD Review MLD0008-25 - Peak Acres

Please submit payment by: 5/8/2025

INVOICE

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0008-25 - Peak Acres	

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 15 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%]



FILED THIS ____ DAY OF _____, 2025, AT ____ . M.,
AT THE REQUEST OF STEARNS SURVEYING, LLC.
INSTRUMENT NUMBER _____ FEE: _____

BONNER COUNTY RECORDER

- FOUND SURVEY MONUMENT (AS NOTED)
- ◊ CALCULATION POINT (NOTHING FOUND OR SET)
- ⊕ (TO BE) SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "STEARNS PLS 8798"
- ⊗ (TO BE) SET TRUE POINT OF BEGINNING ALUMINUM CAP MARKED "TPOB PEAK ACRES PLS 8798 2025"

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO AND/OR PIONEER TITLE COMPANY COMMITMENT ORDER NO. 862108, DATED SEPTEMBER 17, 2024.
- 2) NO WETLANDS ARE ON THIS SUBDIVISION PER NATIONAL WETLANDS INVENTORY.
- 3) NO WATERCOURSES OR BASE FLOOD ELEVATIONS ARE ON THIS SUBDIVISION, PER FEMA NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER AND BONNER COUNTY GIS MAP.
- 4) [R-10] IS 35' WIDE ALONG THE EAST LINES OF LOTS 1, 2, 3, AND 4.
- 5) [R-11] IS 40' WIDE ALONG THE SOUTH LINE OF LOT 1, AND ALONG THE EAST LINES OF LOTS 1, 2 AND 3. THAT PORTION OF THE 40' WIDE STRIP OF LOT 1 THAT ADJACENTS PART OF LOTS 1, 2 AND 3, SOUTHEAST QUARTER, STOPPING AT 660' NORTHERLY OF THE SOUTHEAST CORNER OF LOT 1.
- 6) LOT 1 = 43,460 SQUARE FEET = 1.00 ACRES, LOT 2 = 43,754 SQUARE FEET = 1.00 ACRES, LOT 3 = 43,659 SQUARE FEET = 1.00 ACRES, LOT 4 = 555,275 SQUARE FEET = 12.75 ACRES.

BASIS OF BEARINGS IS S 0°12'06" W, PER R-7, R-9.

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND/ OR RTK GPS EQUIPMENT FOR THE CLIENT(S) FOR THE PURPOSE(S) OF: IDENTIFYING PARCEL CORNERS AND SUBDIVIDING THE PARCEL BY MEANS OF BONNER COUNTY'S "MINOR LAND DIVISION" SUBDIVISION PROCESS.

PRELIMINARY

JOHN
JOHN STE

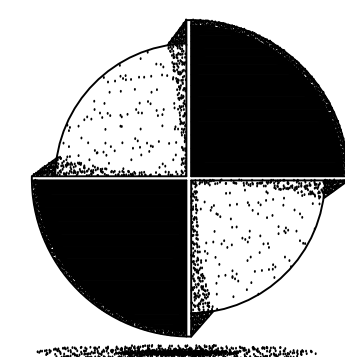
S-T-R
31-54N-04W

CLIENTS
ANNOTTI

DATE
MARCH, 2025

PROJECT
24.099

PHONE
208.696.2017



STEARNS SURVEYING

WWW.STEARNSSURVEYING.COM

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT, PAKC PROPERTIES LLC, AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED HEREON, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, AND BLOCK(S) TO BE KNOWN AS "PEAK ACRES", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, WHICH LIES NORTHEASTERLY OF STATE HIGHWAY 41.

EXCEPT PUBLIC ROADS AND RIGHT OF WAYS.

WATER SERVICE TO BE BY COMMUNITY SYSTEM.

SIGNATURE: Patrick James Annott
PATRICK JAMES ANNOTT, OWNER

DATE: 3/24/

SIGNATURE: Amanda Preston
AMANDA PRESTON, OWNER

DATE: 3/24/

SANITARY RESTRICTION

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.

PEAK ACRES

A MINOR LAND DIVISION IN SECTION 31,
TOWNSHIP 54 NORTH, RANGE 04 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

SURVEY REFERENCES

- R-1 PANORAMA FOREST TRACTS, INSTRUMENT NUMBER 151784, RLS 744, HARTMAN, 1973
- R-2 RECORD OF SURVEY, INSTRUMENT NUMBER 264758, RLS 1003, DUNSMORE, 1981
- R-3 RECORD OF SURVEY, INSTRUMENT NUMBER 257639, RLS 748, BOOTH, 1982
- R-4 RECORD OF SURVEY, INSTRUMENT NUMBER 508107, PLS 4182, SCHUMANN, 1997
- R-5 BUTTERWORTH DRAW SUBDIVISION, INSTRUMENT NUMBER 577357, PLS 6019, HOISINGTON, 2001
- R-6 RECORD OF SURVEY, INSTRUMENT NUMBER 803838, PLS 7156, WILEY, 2010
- R-7 RECORD OF SURVEY, INSTRUMENT NUMBER 835142, PLS 9905, DUFFNER, 2012
- R-8 RECORD OF SURVEY, INSTRUMENT NUMBER 971616, PLS 10677, STRATTON, 2020
- R-9 JANHSEN INDUSTRIAL PARK, INSTRUMENT NUMBER 972484, PLS 9905, DUFFNER, 2020
- R-10 UNDERGROUND ELECTRIC DISTRIBUTION EASEMENT, INSTRUMENT NUMBER 526961, 1998
- R-11 EASEMENT, INSTRUMENT NUMBER 532935, 1998
- R-12 WARRANTY DEED, INSTRUMENT NUMBER 1040385, 2024

COUNTY COMMISIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ____ DAY OF _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR, ET AL.

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS ____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT 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 _____, 2025.

BONNER COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF _____,
COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2025, BY

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

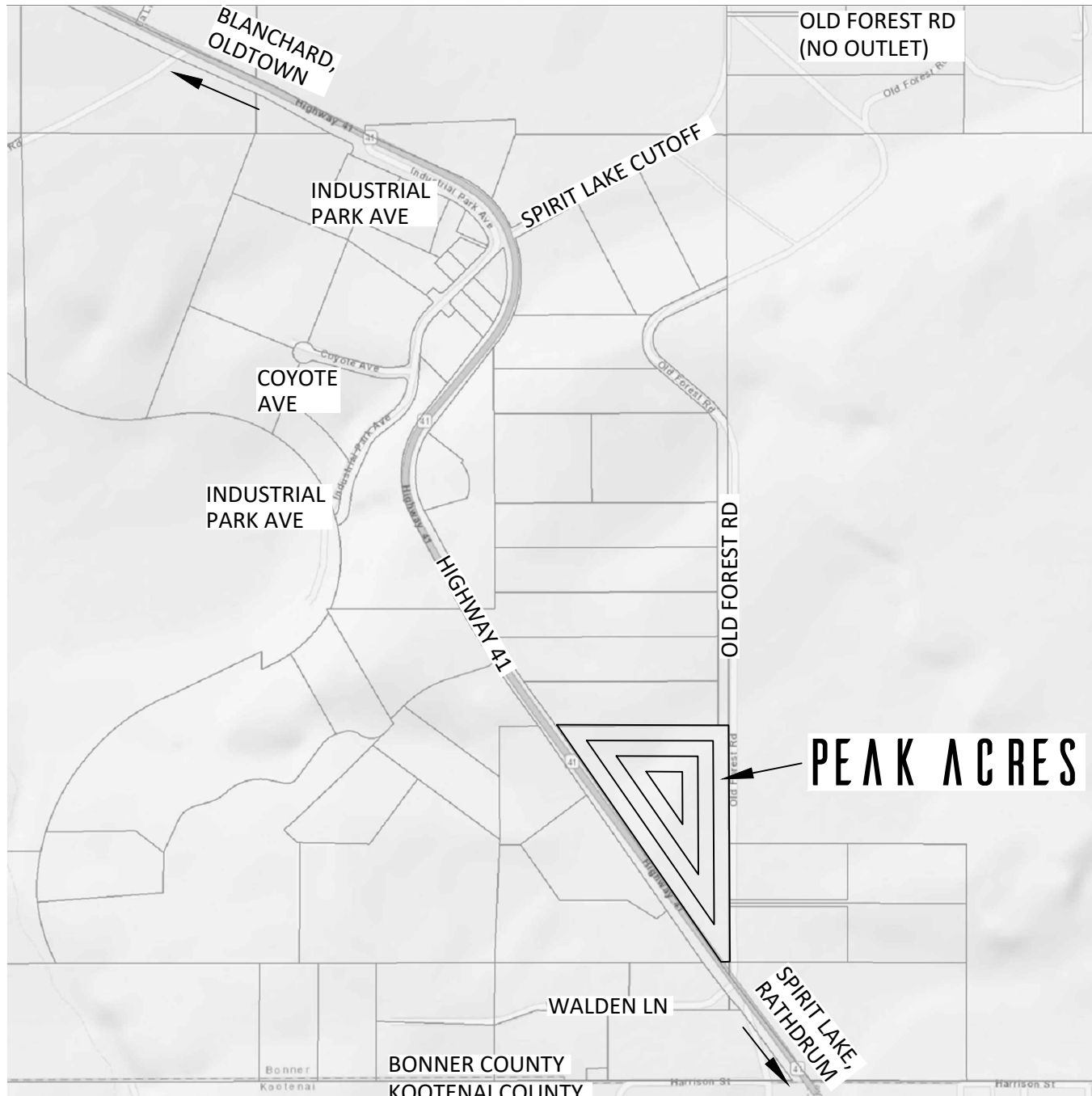
RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT _____, M.,

IN BOOK ____ OF PLATS AT PAGE _____, AT THE REQUEST OF STEARNS SURVEYING, LLC.

INSTRUMENT NUMBER _____ FEE: _____

BONNER COUNTY RECORDER



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, JOHN M. STEARNS, PLS 8798, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

PRELIMINARY

JOHN STEARNS
JOHN STEARNS, PLS
MARCH 14, 2025
DATE



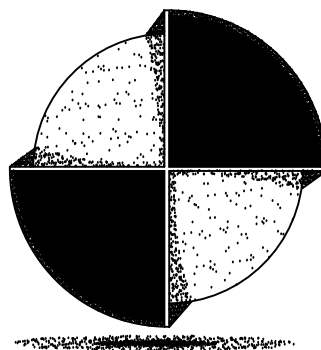
S-T-R
31-54N-04W

CLIENT
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DATE
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PROJECT
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208.696.2017



STEARNS
SURVEYING

WWW.STEARNSSURVEYING.COM

SHEET 2 OF 2

Mapcheck 1: LOT 3**Closure Summary**

Precision, 1 part in: 836200000.000'
Error distance: 0.000'
Error direction: N0°00'00"E
Area: 1.00acres
Square area: 43658.91
Perimeter: 836.200'

Point of Beginning

Easting: 7747.7465'
Northing: -1363.4393'

Side 1: Line

Direction: N89°07'12"W
Angle: [90°52'48"]
Deflection angle: [-89°07'12"]
Distance: 215.240'
Easting: 7532.5319'
Northing: -1360.1336'

Side 2: Line

Direction: N0°02'30"E
Angle: [-90°50'18"]
Deflection angle: [89°09'42"]
Distance: 202.860'
Easting: 7532.6794'
Northing: -1157.2736'

Side 3: Line

Direction: S89°07'12"E
Angle: [-89°09'42"]
Deflection angle: [90°50'18"]
Distance: 215.240'
Easting: 7747.8940'
Northing: -1160.5793'

Side 4: Line

Direction: S0°02'30"W
Angle: [-90°50'18"]
Deflection angle: [89°09'42"]
Distance: 202.860'
Easting: 7747.7465'
Northing: -1363.4393'

Mapcheck 2: LOT 4**Closure Summary**

Precision, 1 part in: 704974.109'
Error distance: 0.005'
Error direction: N87°41'54"E
Area: 12.75acres
Square area: 555256.89
Perimeter: 3337.400'

Point of Beginning

Easting: 9326.0415'

Northing: -1160.5821'

Side 1: Line

Direction: N89°07'12"W
Angle: [90°52'48"]
Deflection angle: [-89°07'12"]
Distance: 215.240'
Easting: 9110.8269'
Northing: -1157.2764'

Side 2: Line

Direction: S0°02'30"W
Angle: [89°09'42"]
Deflection angle: [-90°50'18"]
Distance: 202.860'
Easting: 9110.6794'
Northing: -1360.1364'

Side 3: Line

Direction: N89°07'12"W
Angle: [-89°09'42"]
Deflection angle: [90°50'18"]
Distance: 141.860'
Easting: 8968.8361'
Northing: -1357.9576'

Side 4: Line

Direction: N35°25'23"W
Angle: [-126°18'11"]
Deflection angle: [53°41'49"]
Distance: 1097.770'
Easting: 8332.5586'
Northing: -463.3908'

Side 5: Line

Direction: S89°07'12"E
Angle: [-53°41'49"]
Deflection angle: [126°18'11"]
Distance: 997.790'
Easting: 9330.2309'
Northing: -478.7151'

Side 6: Line

Direction: S0°21'42"W
Angle: [-90°31'06"]
Deflection angle: [89°28'54"]
Distance: 660.480'
Easting: 9326.0618'
Northing: -1139.1820'

Side 7: Line

Direction: S0°02'30"W
Angle: [179°40'48"]
Deflection angle: [-0°19'12"]
Distance: 21.400'
Easting: 9326.0462'

Northing: -1160.5819'
Mapcheck 3: LOT 1 032425
Closure Summary
Precision, 1 part in: 186472.083'
Error distance: 0.005'
Error direction: S3°08'22"E
Area: 1.00acres
Square area: 43559.78
Perimeter: 936.090'

Point of Beginning

Easting: 4765.4578'
Northing: -11063.1474'

Side 1: Line

Direction: N89°17'55"W
Angle: [90°42'05"]
Deflection angle: [-89°17'55"]
Distance: 42.200'
Easting: 4723.2610'
Northing: -11062.6308'

Side 2: Line

Direction: N35°25'23"W
Angle: [-126°07'28"]
Deflection angle: [53°52'32"]
Distance: 318.220'
Easting: 4538.8178'
Northing: -10803.3151'

Side 3: Line

Direction: N71°23'05"E
Angle: [-73°11'32"]
Deflection angle: [106°48'28"]
Distance: 239.410'
Easting: 4765.7027'
Northing: -10726.8925'

Side 4: Line

Direction: S0°02'30"W
Angle: [-71°20'35"]
Deflection angle: [108°39'25"]
Distance: 336.260'
Easting: 4765.4581'
Northing: -11063.1524'

Mapcheck 4: LOT 2 032425

Closure Summary

Precision, 1 part in: 213975.885'
Error distance: 0.004'
Error direction: N6°41'28"E
Area: 1.00acres
Square area: 43753.56
Perimeter: 921.970'

Point of Beginning

Easting: 4870.8372'
Northing: -10611.2180'
Side 1: Line
Direction: S71°23'05"W
Angle: [71°23'05"]
Deflection angle: [-108°36'55"]
Distance: 239.410'
Easting: 4643.9524'
Northing: -10687.6405'

Side 2: Line

Direction: N35°25'23"W
Angle: [-106°48'28"]
Deflection angle: [73°11'32"]
Distance: 224.460'
Easting: 4513.8533'
Northing: -10504.7293'

Side 3: Line

Direction: S89°07'12"E
Angle: [-53°41'49"]
Deflection angle: [126°18'11"]
Distance: 357.100'
Easting: 4870.9112'
Northing: -10510.2137'

Side 4: Line

Direction: S0°02'30"W
Angle: [-90°50'18"]
Deflection angle: [89°09'42"]
Distance: 101.000'
Easting: 4870.8377'
Northing: -10611.2137'