

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: Jim Prior
From: Kyle Snider, Planner
Date: January 26, 2025

Subject: Blue-line review for MLD0054-25: Prior 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: Tyson Glahe, Glahe & Associates.

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.
- ✓ 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.
- ✓ County surveyor fee paid to the Bonner County Planning Department.
- ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.
- ✓ All conditions of approval must be met.
- ✓ 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: Prior Acres	File No: MLD0054-25	
Received by: Kyle Snider, Planner	Received from: Tyson Glahe, PLS	Date Received: 10/9/2025

Blueline Review

Completed	Date	Initial	Department/ Office
See staff report	1/7/25	KS	Bonner County Planning Department
Comment in Letter	10/29/25	SM	Assessor's Office
X	10-23-25	MM	Bonner County Road & Bridge Department
Need Clarification. See letter	10/21/20 25	MC	GIS Department
Review Complete	10/27/20 25	GD	County Surveyor



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MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

FILE #: MLD0054-25 **DATE OF REPORT:** 1/26/2026

APPLICANT: Jim Prior **PARCEL #:** RP56N05W220150A

SUBDIVISION NAME/LOTS: Prior Acres

SUMMARY OF PROPOSAL:

Divide one (1) ≈20-acre parcel into three (3) 5.02-acre lots and one (1) 5.01-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 12-646 (C), The "initial point" and description thereof, shall be indicated on the drawing and the location and description in conformance with Idaho Code.
4. The applicant shall work with GIS to determine if a road name is required for the new easement.

STANDARDS REVIEW:

DOES PROJECT MEET ZONING DISTRICT MINIMUMS? 5-acres Rural 5 (R-5)

12-660 (D) (2) (f) Site area minimum: **Yes** Urban services: **N/A**

DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

In an area of City impact: **No**

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: **Yes**

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 proposed lots are zoned Rural-5 (R-5).
3. Proposed lots 1 and 2 are accessed off Kacy Bear Lane, a privately owned and privately maintained easement and proposed lots 3 and 4 are accessed off a new private easement dedicated by this plat.
4. The proposed lots are served by individual well for water, individual septic for sewage, Avista for power, and West Pend Oreille Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0855E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do not contain any mapped wetlands. (NWI)

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

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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

January 26, 2026

Tyson Glahe, PLS
Glahe & Associates
303 Church Street
Sandpoint, ID 83864

SUBJECT: MLD0054-25: Prior Acres

Dear Tyson,

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 10/21/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0855E 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
 - Complete.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider
Planner



Office of
Dennis Engelhardt
Bonner County Assessor

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

October 29, 2025

Bonner County Planning Dept
PRIOR ACRES
MLD0054-25
SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST

RP56N05W220150A

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 verify all line lengths along the North line between the NE COR and EAST 1/16 COR, The individual segments are not summing to match the overall length.

Please verify bearing angle between NE 1/16 COR and SE corner of small parcel that is NOT A PART of this plat. The legal description shows N 11°52'01" E and the plat shows ...02" E

In the Surveyor's Narrative, item 3, please remove disclaimer for ownership representation by this plat.

In the County Surveyor's Certificate the comment about "...THE REPLAT..." appears to be intended to be "...THE PLAT..."

In the title block of sheet 2, the plat date is obscured.

Please make corrections to the plat prior to printing mylar.

Thank you,
Sean Morgan
Cadastral Technician
Bonner County Land Records
208-265-1440 ext. 1329
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, October 21, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – PRIOR ACRES (MLD0054-25)
SECTION 22, TOWNSHIP 56N, RANGE 5W**

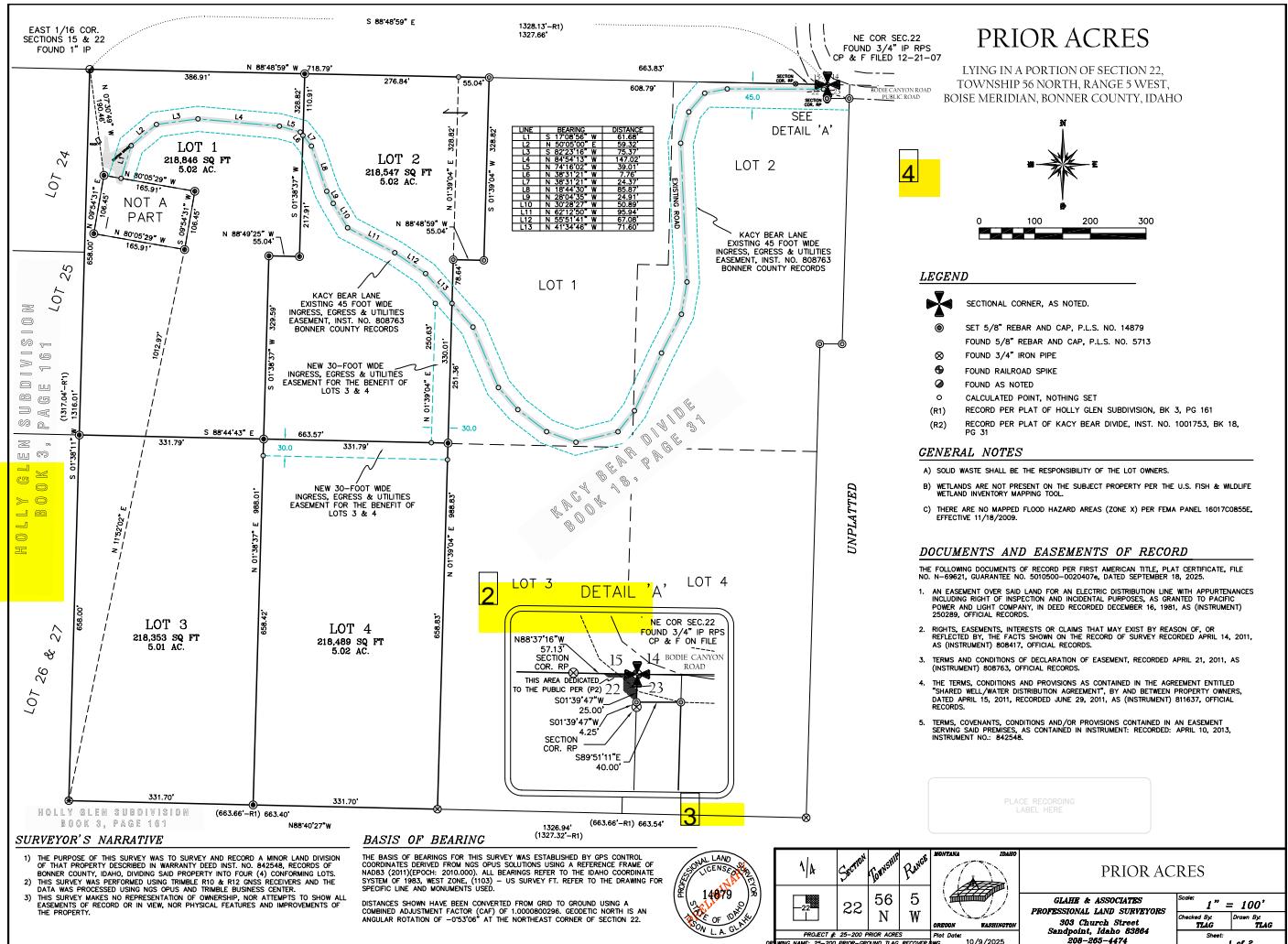
To Whom It May Concern:

It is unclear if a road name is needed or not. If lot 2 will be using the new easement a road name will be required. If Lot 2 will be limited to using the already established westerly access a road name will not be required.

Please clarify before Mylar or the plat could be delayed.

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: MLD0054-25 Blueline Plat.pdf

Page:1

 Number: 1 Author: Sean Morgan Date: 2025-10-24 10:56:22

please verify line lengths along north line - segment totals are not summing to overall totals

 Number: 2 Author: Monica Carash Date: 2025-10-21 12:55:07

If lot 2 is accessing from the westerly side a road name will be required. Please clarify prior to Mylar or the plat could be delayed.

 Number: 3 Author: Sean Morgan Date: 2025-10-24 11:05:59

Please verify - Legal Description indicates 11°52'01" and plat shows 02"

 Number: 4 Author: Kyle Snider Subject: Highlight Date: 2026-01-07 16:01:40

Show initial point.

 Number: 5 Author: Sean Morgan Date: 2025-10-23 14:29:38

Please remove from plat

PRIOR ACRES

LYING IN A PORTION OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JAMES WILLIAM PRIOR JR., AND MARINA ANNE PRIOR, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS "PRIOR ACRES" BY A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, STATE OF IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

TOGETHER WITH;

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION 22, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22;

THENCE ALONG THE NORTH LINE OF SAID SECTION 22, NORTH 88°48'59" WEST, A DISTANCE OF 608.79 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713" AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE, SOUTH 01°39'04" WEST, A DISTANCE OF 328.82 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713";

THENCE NORTH 88°48'59" WEST, A DISTANCE OF 55.04 FEET TO A POINT MARKED BY A

5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713", BEING ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE ALONG SAID EAST LINE, NORTH 01°39'04" EAST, A DISTANCE OF 328.82 FEET, TO THE NORTH LINE OF SAID SECTION 22;

THENCE ALONG SAID NORTH LINE, SOUTH 88°48'59" EAST, A DISTANCE OF 55.04 FEET TO SAID 5/8" REBAR WITH PLASTIC CAP AND THE TRUE POINT OF BEGINNING;

LESS:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST 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 EAST 1/16TH CORNER, A FOUND 1 IN IRON PIPE, COMMON TO SAID SECTION 22 AND SECTION 15, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;

THENCE SOUTH 07°30'49" EAST, A DISTANCE OF 190.46 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713" AND THE TRUE POINT OF BEGINNING;

LESS:

THE FOLLOWING FOUR COURSES:

1. SOUTH 80°29' EAST, 165.91 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713";

2. SOUTH 09°54'31" WEST, 106.45 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713" SAID POINT LYING NORTH 115°20'1" EAST, A DISTANCE OF 1012.97 FEET FROM NORTHEAST 1/16 CORNER OF SAID SECTION 22;

3. NORTH 80°29' WEST, 165.91 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713";

4. NORTH 09°54'31" EAST, 106.45 FEET, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL ELEMENTS OF RECORD.

THE OWNERS FURTHER DEDICATE A NEW 30-FOOT WIDE INGRESS, EGRESS & UTILITIES EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT, FOR THE BENEFIT OF LOTS 3 & 4.

JAMES WILLIAM PRIOR, JR.

DATE

MARINA ANNE PRIOR

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES WILLIAM PRIOR JR., KNOWN ON IDENTIFICATION TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

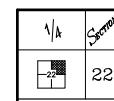
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARINA ANNE PRIOR, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____



PLACE RECORDING
LABEL HERE

PRIOR ACRES

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864		Scale: <i>N/A</i>
Plotted by <i>FLAG</i> Drawn by <i>FLAG</i>		Sheet: <i>2 of 2</i>
DRAFTING NAME: 25-200 PRIOR ACRES Plot Date: 10/10/2025		

Page:2

 Number: 1 Author: Sean Morgan Date: 2025-10-23 14:22:27
remove?

 Number: 2 Author: Sean Morgan Date: 2025-10-23 14:24:54
remove overwriting



October 27, 2025

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

Re: Plat Review – MLD0054-25 Prior Acres

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) Please provide closure for exterior perimeter.
- 2) Show width of Bodie Canyon Road
- 3) Identify TPOB or Initial Point on face of plat.
- 4) In County Surveyor's Certificate, change "replat" to "plat".

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,

Grant Dorman, PLS

INVOICE

Highland Surveying LLC
6811 Main St
Ste C
Bonners Ferry, ID 83805-0432

info@highlandsurveying.net
+1 (208) 267-2080

HIGHLAND SURVEYING

316 Bonner County Planning Department:316-01 Plat Review

Bill to
316 Bonner County Planning Department
1500 HWY 2, Suite 208
Sandpoint, ID 83864

Ship to
316 Bonner County Planning Department
1500 HWY 2, Suite 208
Sandpoint, ID 83864

Invoice details

Invoice no.: 1078
Terms: Net 15
Invoice date: 10/27/2025
Due date: 11/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	County Surveyor Review - MLD0054-25 Prior Acres	1	\$265.00	\$265.00
2.	Copies & Recording Fees		1	\$43.14	\$43.14
			Total	\$308.14	

Thank you for choosing to work with us on your survey. Please send your payment to the following address:

Highland Surveying
6811 S. Main Street, Suite c
Bonner's Ferry, ID 83805
or contact us for electronic payment.

MLD0054-25 Prior Acres

10/27/25

File:

Date:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
Surveys 55-19 & Plats 50-13		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	✓
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	✓
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, <u>including exterior boundary</u> . Do all acreages and square footages shown match lot closure reports?	#1
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	✓
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established <u>WITH</u> reasoning	—
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	✓
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	—
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	—
Plats Only 50-13		
50-1303	Centerline Monuments with description	—
50-1304(2a)	Show Streets and alleys show width and courses	#2
50-1304(2b)	Show Each street named	✓
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Initial Point w/ ties to two approved monuments, unless previously platted	#3
50-1304(2h)	Reference or Show easements	✓
50-1304(2l)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	✓
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerk	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	—
50-1309(1)	Surveyor's Certificate	—
50-1305	County Surveyor's Certificate	#4
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	✓
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	—
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	—
Add'l for Condos 55-15		
55-1504(c(i))	Survey map of ground surface of project	—
55-1504(c(ii))	Diagramatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	—
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	—

LOT 1

Thu Oct 9 09:04:08 2025

Northing Easting Bearing Distance

2381971.52	2330337.68		✓
	S 01°38'37" W 329.59		
2381642.06	2330328.23		✓
	N 88°44'43" W 331.79		
2381649.33	2329996.52		✓
	N 01°38'11" E 658.00		
2382307.07	2330015.31		✓
	S 88°48'59" E 386.91		
2382299.07	2330402.14		✓
	S 01°38'37" W 328.82		
2381970.39	2330392.71		✓
	N 88°49'25" W 55.04		
2381971.52	2330337.68		

Provide Exterior
Closure.

Closure Error Distance> 0.0000

Total Distance> 2090.15

Polyline Area: 236506 sq ft, 5.43 acres

OK

LOT 2

Northing Easting Bearing Distance

2381964.67	2330669.44		✓
	S 01°39'04" W 330.01		
2381634.80	2330659.93		✓
	N 88°44'43" W 331.79		
2381642.06	2330328.23		✓
	N 01°38'37" E 329.59		
2381971.52	2330337.68		✓
	S 88°49'25" E 55.04		
2381970.39	2330392.71		✓
	N 01°38'37" E 328.82		
2382299.07	2330402.14		✓
	S 88°48'59" E 331.88		
2382292.22	2330733.94		✓
	S 01°39'04" W 328.82		
2381963.53	2330724.47		✓
	N 88°48'59" W 55.04		
2381964.67	2330669.44		

Closure Error Distance> 0.0000

✓

Total Distance> 2090.98

Polyline Area: 218545 sq ft, 5.02 acres

✓

LOT 3

Northing Easting Bearing Distance

2382178.34 2331036.31

S 01°38'37" W 658.42 ✓

2381520.19 2331017.42 ✓

N 88°40'27" W 331.70 ✓

2381527.87 2330685.81 ✓

N 01°38'11" E 658.00 ✓

2382185.60 2330704.60 ✓

S 88°44'43" E 331.79 ✓

2382178.34 2331036.31

Closure Error Distance> 0.0000 ✓

Total Distance> 1979.91

Polyline Area: 218353 sq ft, 5.01 acres ✓

LOT 4

Northing Easting Bearing Distance

2382171.07 2331368.02 ✓

S 01°39'04" W 658.83 ✓

2381512.52 2331349.03 ✓

N 88°40'27" W 331.70 ✓

2381520.19 2331017.42 ✓

N 01°38'37" E 658.42 ✓

2382178.34 2331036.31 ✓

S 88°44'43" E 331.79 ✓

2382171.07 2331368.02 ✓

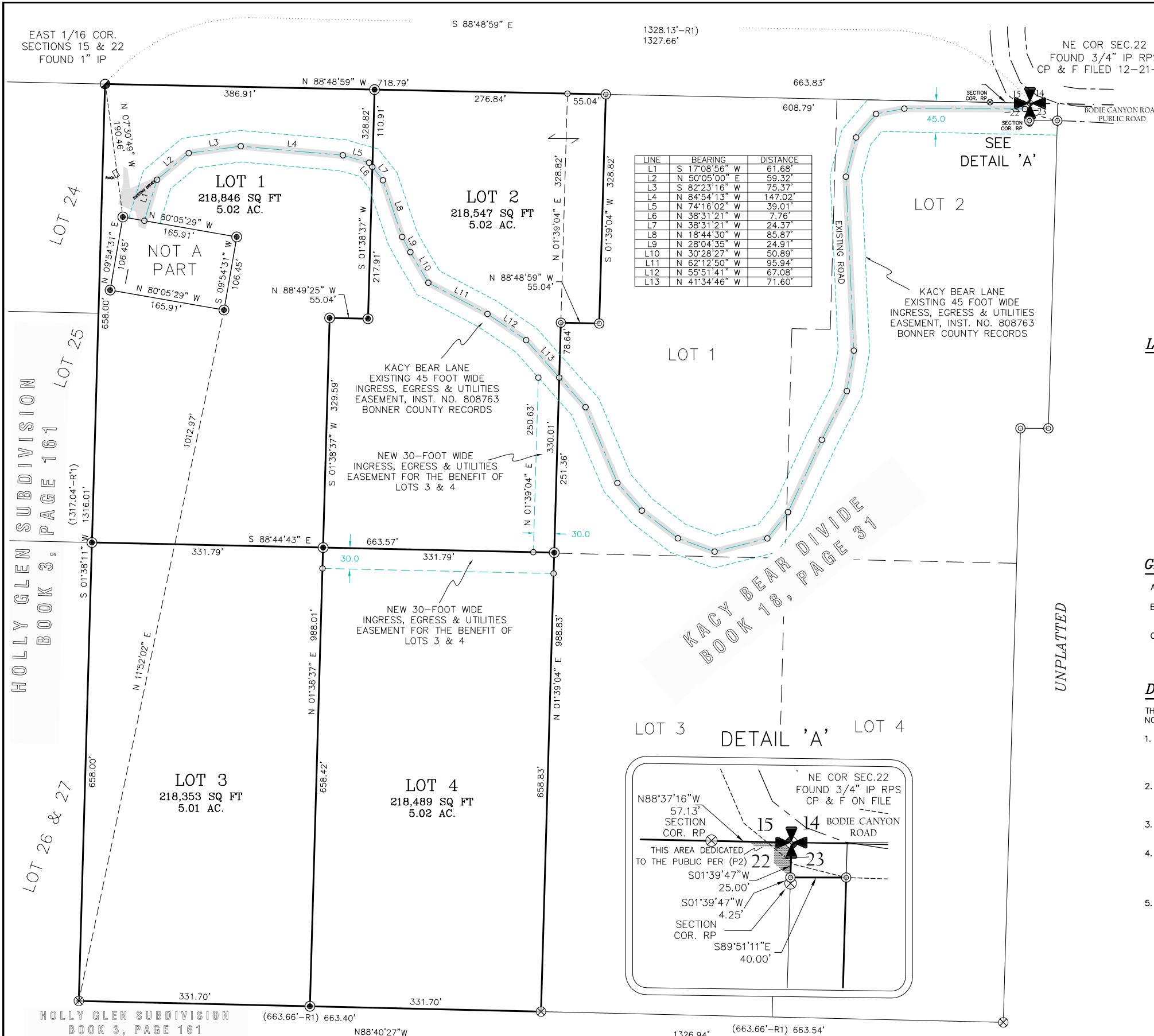
Closure Error Distance> 0.0000 ✓

Total Distance> 1980.73

Polyline Area: 218489 sq ft, 5.02 acres ✓

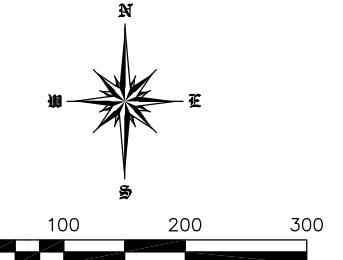
Total Length: 8141.78

Total Area: 891896 sq ft, 20.48 acres



PRIOR ACRES

LYING IN A PORTION OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

SECTIONAL CORNER, AS NOTED.

- Ⓐ SET 5/8" REBAR AND CAP, P.L.S. NO. 14879
FOUND 5/8" REBAR AND CAP, P.L.S. NO. 5713
- ⓧ FOUND 3/4" IRON PIPE
- ⓧ FOUND RAILROAD SPIKE
- ⓧ FOUND AS NOTED
- CALCULATED POINT, NOTHING SET
- (R1) RECORD PER PLAT OF HOLLY GLEN SUBDIVISION, BK 3, PG 161
- (R2) RECORD PER PLAT OF KACY BEAR DIVIDE, INST. NO. 1001753, BK 18, PG 31

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THERE ARE NO MAPPED FLOOD HAZARD AREAS (ZONE X) PER FEMA PANEL 16017C0855E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE, PLAT CERTIFICATE, FILE NO. N-69621, GUARANTEE NO. 5010500-0020407e, DATED SEPTEMBER 18, 2025.

1. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN DEED RECORDED DECEMBER 16, 1981, AS (INSTRUMENT) 250289, OFFICIAL RECORDS.
2. RIGHTS, EASEMENTS, INTERESTS OR CLAIMS THAT MAY EXIST BY REASON OF, OR REFLECTED BY, THE FACTS SHOWN ON THE RECORD OF SURVEY RECORDED APRIL 14, 2011, AS (INSTRUMENT) 808417, OFFICIAL RECORDS.
3. TERMS AND CONDITIONS OF DECLARATION OF EASEMENT, RECORDED APRIL 21, 2011, AS (INSTRUMENT) 808763, OFFICIAL RECORDS.
4. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "SHARED WELL/WATER DISTRIBUTION AGREEMENT", BY AND BETWEEN PROPERTY OWNERS, DATED APRIL 15, 2011, RECORDED JUNE 29, 2011, AS (INSTRUMENT) 811637, OFFICIAL RECORDS.
5. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, AS CONTAINED IN INSTRUMENT: RECORDED: APRIL 10, 2013, INSTRUMENT NO.: 842548.

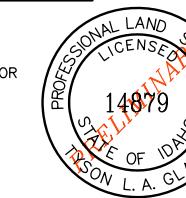
SURVEYOR'S NARRATIVE

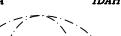
- 1) THE PURPOSE OF THIS SURVEY WAS TO SURVEY AND RECORD A MINOR LAND DIVISION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 842548, RECORDS OF BONNER COUNTY, IDAHO, DIVIDING SAID PROPERTY INTO FOUR (4) CONFORMING LOTS.
- 2) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- 3) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW A EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) – US SURVEY FT. REFER TO THE DRAWING SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000080296. GEODETIC NORTH IS ANGULAR ROTATION OF -0'53"06" AT THE NORTHEAST CORNER OF SECTION



1/4	Section	Township	Range	MONTANA 	IDAHO
	22	56 N	5 W		
PROJECT #: 25-200 PRIOR ACRES				Plot Date:	10/9/2025
DRAWING NAME: 25-200 PRIOR-GROUND TLAG_RECOVER.DWG					

PRIOR ACRES

**GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS**
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1" = 100'
Checked By **TLAG** Drawn By **TLAG**

Sheet: 1 of 2

PRIOR ACRES

LYING IN A PORTION OF SECTION 22,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JAMES WILLIAM PRIOR JR. AND MARINA ANNE PRIOR, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS 'PRIOR ACRES' BEING A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, STATE OF IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;
TOGETHER WITH:
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION 22, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22;
THENCE ALONG THE NORTH LINE OF SAID SECTION 22, NORTH 88°48'59" WEST, A DISTANCE OF 608.79 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713" AND THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID NORTH LINE, SOUTH 01°39'04" WEST, A DISTANCE OF 328.82 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713";
THENCE NORTH 88°48'59" WEST, A DISTANCE OF 55.04 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713", BEING ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE ALONG SAID EAST LINE, NORTH 01°39'04" EAST, A DISTANCE OF 328.82 FEET, TO THE NORTH LINE OF SAID SECTION 22;
THENCE ALONG SAID NORTH LINE, SOUTH 88°48'59" EAST, A DISTANCE OF 55.04 FEET TO SAID 5/8" REBAR WITH PLASTIC CAP AND THE TRUE POINT OF BEGINNING;

LESS:
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST 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 EAST 1/16TH CORNER, A FOUND 1 IN IRON PIPE, COMMON TO SAID SECTION 22 AND SECTION 15, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO;
THENCE SOUTH 07°30'49" EAST, A DISTANCE OF 190.46 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713" AND THE TRUE POINT OF BEGINNING;

THENCE THE FOLLOWING FOUR COURSES:
1. SOUTH 80°05'29" EAST, 165.91 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713";
2. SOUTH 09°54'31" WEST, 106.45 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713" SAID POINT LYING NORTH 11°52'01" EAST, A DISTANCE OF 1012.97 FEET FROM NORTHEAST 1/16 CORNER OF SAID SECTION 22;
3. NORTH 80°05'29" WEST, 165.91 FEET TO A POINT MARKED BY A 5/8" REBAR WITH PLASTIC CAP MARKED "GLAHE 5713";
4. NORTH 09°54'31" EAST, 106.45 FEET, TO THE TRUE POINT OF BEGINNING.
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.
THE OWNERS FURTHER DEDICATE A NEW 30-FOOT WIDE INGRESS, EGRESS & UTILITIES EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT, FOR THE BENEFIT OF LOTS 3 & 4.

JAMES WILLIAM PRIOR JR. _____ DATE _____

MARINA ANNE PRIOR _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES WILLIAM PRIOR JR., KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

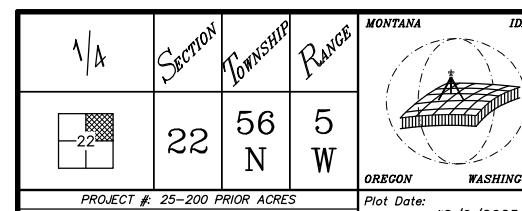
THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025.

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

TYSON L.A. GLAHE, PLS 14879



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "PRIOR ACRES" AND CHECKED THE REPLAT 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

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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEM

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2025.

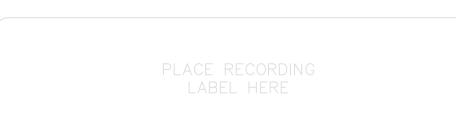
BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF
GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE



PLACE RECORDING
LABEL HERE

PRIOR ACRES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: N/A
Checked By: TLAG Drawn By: TLAG
Sheet: 2 of 2