

# 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](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

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To: James Knight  
From: Daniel Britt, Planner  
Date: November 13, 2025

**Subject: Blue-line review for MLD0055-25: Graystone Divide**

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](mailto:planning@bonnercountyid.gov).

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

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.

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**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: <b>Graystone Divide</b>		File No: <b>MLD0055-25</b>
Received by: Daniel Britt, Planner	Received from: Tyson Glahe	Date Received: 10.10.25

### Blueline Review

Completed	Date	Initial	Department/ Office
See staff report	11.7.25	DB	Bonner County Planning Department
Comments	10/30/25	SM	Assessor's Office
Comment	10-31-25	MM	Bonner County Road & Bridge Department
Road name required. Notes	10/29/25	MC	GIS Department
Review Complete	11/3/2025	GD	County Surveyor





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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** **MLD0055-25** **DATE OF REPORT:** 11/12/2025  
**APPLICANT:** James Knight **PARCEL #:** RP56N02W226701A  
**SUBDIVISION NAME/LOTS:** Greystone Divide  
**SUMMARY OF PROPOSAL:**  
The applicant has proposed to create two(2) five acre lots.

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**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.

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### 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. Update title block for county commissioners' certificate to be "Chair" instead of "Chairman"
  4. Correct the bar scale to reflect the title block
- 

### STANDARDS REVIEW:

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DOES PROJECT MEET ZONING DISTRICT MINIMUMS?		5 acre	Rural 5 (R-5)
12-660 (D) (2) (f) Site area minimum:	Yes	Urban services:	No
<b>DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?</b>			
Has the applicant had Panhandle Health District lift the sanitary restrictions on the property?:	No	In an area of City impact:	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:	No
12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries:	Yes	12-626.A Environmental Features:	No



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**FINDINGS:**

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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 lots conform to the Rural-5 zoning.
3. The properties will be accessed off Wild Fawn Lane.
4. Water will be individual wells.
5. The properties have mapped slopes of 0-29% grade.
6. Power will be server by Northern Lights Inc.
7. The properties do not contain any mapped water courses.
8. The properties do no contain any mapped wetlands.
9. Lots will not be divided by boundary of any city, county, zoning designation, railroad right of way or public right of way.
10. Project meets BCRC 12-621(A) depth to width ratios of 4.2:1

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**NOTICE OF ADMINISTRATIVE DECISION:**

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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





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

October 30, 2025

Bonner County Planning Dept  
GREYSTONE DIVIDE  
MLD0055-25  
SECTION 22, TOWNSHIP 56 NORTH, RANGE 2 WEST

RP56N02W226701A

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 correct the instrument number of the Warranty Deed referenced in the Owners' Certificate

Please add the actual name of the signatory to the signature block below the Owners' Certificate and change the title of the signing authority to "MANAGING MEMBER" rather than "TRUSTEE"

The Date in the Title Block of Sheet 2 is obscured

In the County Surveyor's Certificate "REPLAT" should be "PLAT"

Please remove "THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP" from Surveyor's Narrative

Information missing after item "4)" under surveyor's narrative

Please indicate Point Of Beginning on the face of the plat

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](mailto:gisgroup@bonnercountyid.gov)

Wednesday, October 29, 2025

Bonner County Planning Department

**RE: PLAT REVIEW – GREYSTONE DIVIDE (MLD0055-25)**  
**SECTION 22, TOWNSHIP 56N, RANGE 2W**

To Whom It May Concern:

The new 30' Easement will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

Please show Wild Fawn Lane and its easement information.

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>



RECORD OF SURVEY  
INST. NO. 970454

UNPLATTED

UNPLATTED

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF 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 FOR SPECIFIC LINE AND MONUMENTS USED.

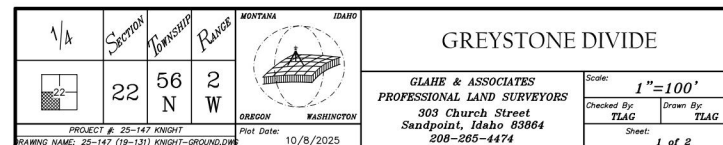
DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001242750. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°36'05" AT THE SOUTH 1/4 CORNER OF SAID SECTION 22.

1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1046759, RECORDED AT BONNER COUNTY, AND DIVIDING INTO TWO (2) CONFORMING LOTS.

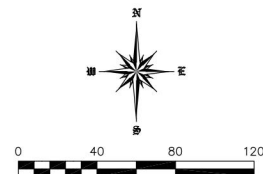
2) ~~THE~~ SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE SURVEY PROCESS USED WAS RTK/STATION TRAILER GNSS CENTER.

3) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP. NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.

FOUND 2.5" BRASS CAP ON 2"  
GALV. PIPE BY RLS 882, 1978  
CP&F FILED 05/17/1978



LYING IN A PORTION OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



SECTIONAL CORNER, AS NOTED.

- ☒ SET 5/8" X 24" REBAR AND CAP, PLS 14879  
☒ FOUND 5/8" REBAR & CAP, PLS 6107  
☒ FOUND 5/8" REBAR & CAP, PLS 14214  
☐ CALCULATED POINT, NOTHING SET

A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

- 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) THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009.

THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 64006-TO, GUARANTEE NO. G-2222-000077954, DATED FEBRUARY 16, 2016.

1. AN EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF SAID PROPERTY AS RECORDED IN WARRANTY EASEMENT, BOOK 18 OF MISCELLANEOUS, PAGE 447, AND BOOK 20 OF MISCELLANEOUS, PAGE 59, RECORDED JULY 31, 1952 AND APRIL 21, 1953, BONNER COUNTY, IDAHO.
2. AN EASEMENT, AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, INC., RECORDED MAY 17, 1968, AS INSTRUMENT NO. 116085.
3. MATTERS SET FORTH ON THE RECORD OF SURVEY RECORDED SEPTEMBER 2, 2008, AS INSTRUMENT NO. 757848, RECORDS OF BONNER COUNTY, IDAHO.
4. ENCROACHMENT PERMIT, RECORDED OCTOBER 23, 2008 UNDER INSTRUMENT NO. 761027, RECORDS OF BONNER COUNTY, IDAHO.
5. ENCROACHMENT PERMIT, RECORDED NOVEMBER 25, 2015 UNDER INSTRUMENT NO. 882640, RECORDS OF BONNER COUNTY, IDAHO.

GREYSTONE DIVIDE

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

Scale:  $1"=100'$ 

Checked By:	Drawn By:
-------------	-----------

Sheet: 1 of 2



# Summary of comments: Blueline Plat.pdf

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Page:1

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Number: 1 Author: Matt Mulder Date: 2025-10-31 10:40:21

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Wild Fawn Lane does not have an existing encroachment permit on file for the approach connection to Algoma Spur Rd. The applicant shall file for a road approach encroachment permit. Road & Bridge will inspect the existing approach and determine what upgrades, if any, are needed to meet the current standards for a road approach onto the County's road.



Number: 2 Author: Sean Morgan Date: 2025-10-30 12:23:17

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Missing info?



Number: 3 Author: Sean Morgan Date: 2025-10-30 12:22:55

---

Please remove ownership disclaimer from plat.



Number: 4 Author: Monica Carash Date: 2025-10-29 09:29:36

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Show easement info and road name - Wild Fawn Lane



Number: 5 Author: Monica Carash Date: 2025-10-29 09:28:52

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Road name required



Number: 6 Author: Sean Morgan Date: 2025-10-30 15:14:15

---

Please indicate POB



# GREYSTONE DIVIDE

LYING IN A PORTION OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'GREYSTONE DIVIDE' BEING A PORTION OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING THAT PROPERTY DESCRIBED IN WARRANTY DEED, INSTRUMENT NO., 1046459, BONNER COUNTY RECORDS AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22, SAID 1/4 CORNER BEING MARKED BY A 2.5" BRASS CAP ON 2" GALVANIZED PIPE BY PLS 882 (1978);

THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22, NORTH 00°58'47" EAST, 986.96 FEET TO A 5/8" REBAR & CAP BY PLS 6107;

THENCE LEAVING SAID NORTH-SOUTH LINE, NORTH 88°59'09" WEST, 129.90 FEET;

THENCE SOUTH 01°00'51" WEST, 17.95 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 54.31 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 01°00'51" EAST, 17.95 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 01°00'51" EAST, 4.86 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 201.47 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE SOUTH 01°00'51" WEST, 4.82 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;


THENCE NORTH 88°59'09" WEST, 60.00 FEET, TO A 5/8" REBAR & CAP BY PLS 6107;

THENCE SOUTH 00°51'10" WEST, 986.51 FEET, TO A 5/8" REBAR & CAP BY PLS 14214 ON THE SOUTH LINE OF SAID SECTION 22;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°55'20" EAST, 443.49 FEET, TO THE POINT OF BEGINNING, ENCOMPASSING AN AREA OF 10.07 ACRES, MORE OR LESS.

THE OWNERS FURTHER DEDICATE A NEW 30' WIDE INGRESS, EGRESS & UTILITIES EASEMENT ALONG THE WEST LINE OF LOT 1, AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF LOTS 1 & 2.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

 TRUSTEE OF JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES KNIGHT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS AN OFFICER OF JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

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 \_\_\_\_\_

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "GREYSTONE DIVIDE" 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 NOT EVALUATED

## 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



## 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 2 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 \_\_\_\_\_

DATE \_\_\_\_\_



1/4	Section	Township	Range	MONTANA	IDAHO
	22	56 N	2 W		
PROJECT # 25-147 KNIGHT				RECORD	WASHINGTON
DRAWING NAME: 25-147 (19-131) KNIGHT-GROUND.DWG				PLAT DEC	10/8/2025
GREYSTONE DIVIDE					
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					





Number: 1 Author: Sean Morgan Date: 2025-10-30 14:14:16

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Please add actual name of signing authority to signature block, change title of authority to "Managing Member" rather than trustee to match LLC records



Number: 2 Author: Sean Morgan Date: 2025-10-30 12:25:42

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Incorrect instrument number



Number: 3 Author: Sean Morgan Date: 2025-10-30 12:40:07

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Date is obscured



Number: 4 Author: Sean Morgan Date: 2025-10-30 12:38:48

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PLAT?





November 3, 2025

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

Re: Plat Review – MLD0055-25 Graystone Divide

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) Provide 2<sup>nd</sup> monument with CP&F
- 2) Area calculations for Lot 2 shown on closure does not agree with plat.
- 3) No reference to surveys of record shown.
- 4) Name of road serving property not shown and width not shown. Public or private?
- 5) Identify POB or Initial Point on plat face.
- 6) In owner's certificate, confirm that James Knight's title is Trustee.
- 7) 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,

A handwritten signature in black ink, appearing to be 'Grant Dorman', written in a cursive style.

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.: 1085  
Terms: Net 15  
Invoice date: 11/03/2025  
Due date: 11/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Bonner County Surveyor Review	County Surveyor Review - MLS0055-25 Graystone Divide	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.



Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
<b>Surveyor 54-12</b>		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
<b>Surveys 55-19 &amp; Plats 50-13</b>		
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.	#1
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	#2
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.	#3
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH 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	✓
<b>Plats Only 50-13</b>		
50-1303	Centerline Monuments with description	✓
50-1304(2a)	Show Streets and alleys show width and courses	#4
50-1304(2b)	Show Each street named	#4
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	#5 #1
50-1304(2h)	Reference or Show easements	✓
50-1304(2i)	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	#6
50-1309(1), 51-1	Acknowledgment(s)	✓
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerck	✓
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	#7
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.	✓
<b>Add'l for Condos 55-15</b>		
55-1504(c(i))	Survey map of ground surface of project	✓
55-1504(c(ii))	Diagrammatic 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.	✓



# GREYSTONE DIVIDE

LYING IN A PORTION OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

- SECTIONAL CORNER, AS NOTED.
- 

## 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) THE LOTS ARE CATEGORIZED AS ZONE "AE" PER FEMA PANEL 16017C1000E, EFFECTIVE 11/16/2009.

## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SAID POINT TITLE PLAT CERTIFICATE, FILE NO. 64006-TO, GUARANTEE NO. G-2222-00077954, DATED FEBRUARY 15, 2016.

1. AN EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF SAID PROPERTY AS RECORDED IN WARRANTY EASEMENT, BOOK 18 OF MISCELLANEOUS, PAGE 447, AND BOOK 20 OF MISCELLANEOUS, PAGE 59, RECORDED JULY 31, 1952 AND APRIL 21, 1953, BONNER COUNTY, IDAHO.
2. AN EASEMENT, AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, INC., RECORDED MAY 17, 1968, AS INSTRUMENT NO. 116085.
3. MATTERS SET FORTH ON THE RECORD OF SURVEY RECORDED SEPTEMBER 2, 2008, AS INSTRUMENT NO. 757848, RECORDS OF BONNER COUNTY, IDAHO.
4. ENCROACHMENT PERMIT, RECORDED OCTOBER 23, 2008 UNDER INSTRUMENT NO. 761027, RECORDS OF BONNER COUNTY, IDAHO.
5. ENCROACHMENT PERMIT, RECORDED NOVEMBER 25, 2015 UNDER INSTRUMENT NO. 882640, RECORDS OF BONNER COUNTY, IDAHO.

Name? Public/Private?

LINE	BEARING	DISTANCE
L1	N 88°59'09" W	60.00
L2	S 01°00'51" E	4.89
L3	N 88°59'09" W	201.47
L4	N 01°00'51" E	4.86
L5	S 01°00'51" E	17.95
L6	N 88°59'09" W	54.31
L7	N 01°00'51" E	17.95
L8	N 88°59'09" W	129.90

RECORD OF SURVEY  
INST. NO. 970454

UNPLATTED



FOUND 2.5" BRASS CAP ON 2"  
CALV. PIPE BY RLS 882, 1978  
CPMT FILED 05/17/1978

## 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 OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (11033) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001242755. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°36'05" AT THE SOUTH 1/4 CORNER OF SAID SECTION 22.

## SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1046759, RECORDED AT BONNER COUNTY, AND DIVIDING INTO TWO (2) 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 ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 4)



1/4	Section	Township	Range	Meridian	County
22	56 N	2 W			
PROJECT # 25-147 KNIGHT					

## GREYSTONE DIVIDE

GLAZE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864

Scale: 1"=100'  
Checked By: TLG  
Drawn By: TLG  
Sheet:



# GREYSTONE DIVIDE

LYING IN A PORTION OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'GREYSTONE DIVIDE' BEING A PORTION OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING THAT PROPERTY DESCRIBED IN WARRANTY DEED, INSTRUMENT NO., 1046458, BONNER COUNTY RECORDS AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22, SAID 1/4 CORNER BEING MARKED BY A 2.5" BRASS CAP ON 2" GALVANIZED PIPE BY PLS 882 (1978);

THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22, NORTH 00°58'47" EAST, 986.96 FEET TO A 5/8" REBAR & CAP BY PLS 6107;

THENCE LEAVING SAID NORTH-SOUTH LINE, NORTH 88°59'09" WEST, 129.90 FEET;

THENCE SOUTH 01°00'51" WEST, 17.95 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 54.31 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 01°00'51" EAST, 17.95 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 01°00'51" EAST, 4.86 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 201.47 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE SOUTH 01°00'51" WEST, 4.82 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 60.00 FEET, TO A 5/8" REBAR & CAP BY PLS 6107;

THENCE SOUTH 00°51'10" WEST, 986.51 FEET, TO A 5/8" REBAR & CAP BY PLS 14214 ON THE SOUTH LINE OF SAID SECTION 22;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°55'20" EAST, 443.49 FEET, TO THE POINT OF BEGINNING, ENCOMPASSING AN AREA OF 10.07 ACRES, MORE OR LESS.

THE OWNERS FURTHER DEDICATE A NEW 30' WIDE INGRESS, EGRESS & UTILITIES EASEMENT ALONG THE WEST LINE OF LOT 1, AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF LOTS 1 & 2.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

TRUSTEE OF JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY

DATE

## ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES KNIGHT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS AN OFFICER OF JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

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 2 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

DATE



## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "GREYSTONE DIVIDE" 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 NOT EVALUATED

## 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

1/4				SECTION				TOWNSHIP				RANGE				MONTANA				IDAHO				GREYSTONE DIVIDE							
22				56				2				N				W				GREGG				WASHINGTON				GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864			
PROJECT # 25-147 KNIGHT				Plat Date				Scale: N/A				Checked By: TLG				Drawn By: TLG				Sheet											



LOT 1 Thu Oct 9 08:53:43 2025

Northing	Easting	Bearing	Distance
2376752.968	2428144.640	S 00°58'47" W 495.262 ✓	
2376257.779	2428136.172	N 88°29'32" W 444.608 ✓	
2376269.478	2427691.718	N 00°51'10" E 491.474 ✓	
2376760.897	2427699.032	S 88°59'09" E 60.000	
2376759.835	2427759.023	N 01°00'51" E 4.820	
2376764.654	2427759.108	S 88°59'09" E 201.469	
2376761.088	2427960.545	S 01°00'51" W 4.860	
2376756.229	2427960.459	S 01°00'51" W 17.950	
2376738.282	2427960.141	S 88°59'09" E 54.310	
2376737.320	2428014.443	N 01°00'51" E 17.950	
2376755.267	2428014.760	S 88°59'09" E 129.900	
2376752.968	2428144.640		

Closure Error Distance> 0.00000 ✓  
Total Distance> 1922.602  
Polyline Area: 219611 sq ft, 5.04 acres ✓

LOT 2

Northing	Easting	Bearing	Distance
2376257.779	2428136.172	S 00°58'47" W 491.702 ✓	
2375766.149	2428127.765	N 88°55'20" W 443.493 ✓	
2375774.492	2427684.350	N 00°51'10" E 495.041 ✓	
2376269.478	2427691.718	S 88°29'32" E 444.608 ✓	
2376257.779	2428136.172		

Closure Error Distance> 0.00000 ✓  
Total Distance> 1874.844  
Polyline Area: 219076 sq ft, 5.03 acres

PARENT PARCEL



Northing	Easting	Bearing	Distance
2374488.565	2425667.232		
		N 00°58'47" E	986.963 ✓
2375475.384	2425684.107		
		N 88°59'09" W	129.900 ✓
2375477.683	2425554.228		
		S 01°00'51" W	17.950 ✓
2375459.736	2425553.910		
		N 88°59'09" W	54.310 ✓
2375460.698	2425499.608		
		N 01°00'51" E	17.950 ✓
2375478.645	2425499.926		
		N 01°00'51" E	4.860 ✓
2375483.504	2425500.012		
		N 88°59'09" W	201.469 ✓
2375487.070	2425298.575		
		S 01°00'51" W	4.820 ✓
2375482.251	2425298.490		
		N 88°59'09" W	60.000 ✓
2375483.313	2425238.499		
		S 00°51'10" W	986.514 ✓
2374496.908	2425223.817		
		S 88°55'20" E	443.493 ✓
2374488.565	2425667.232		

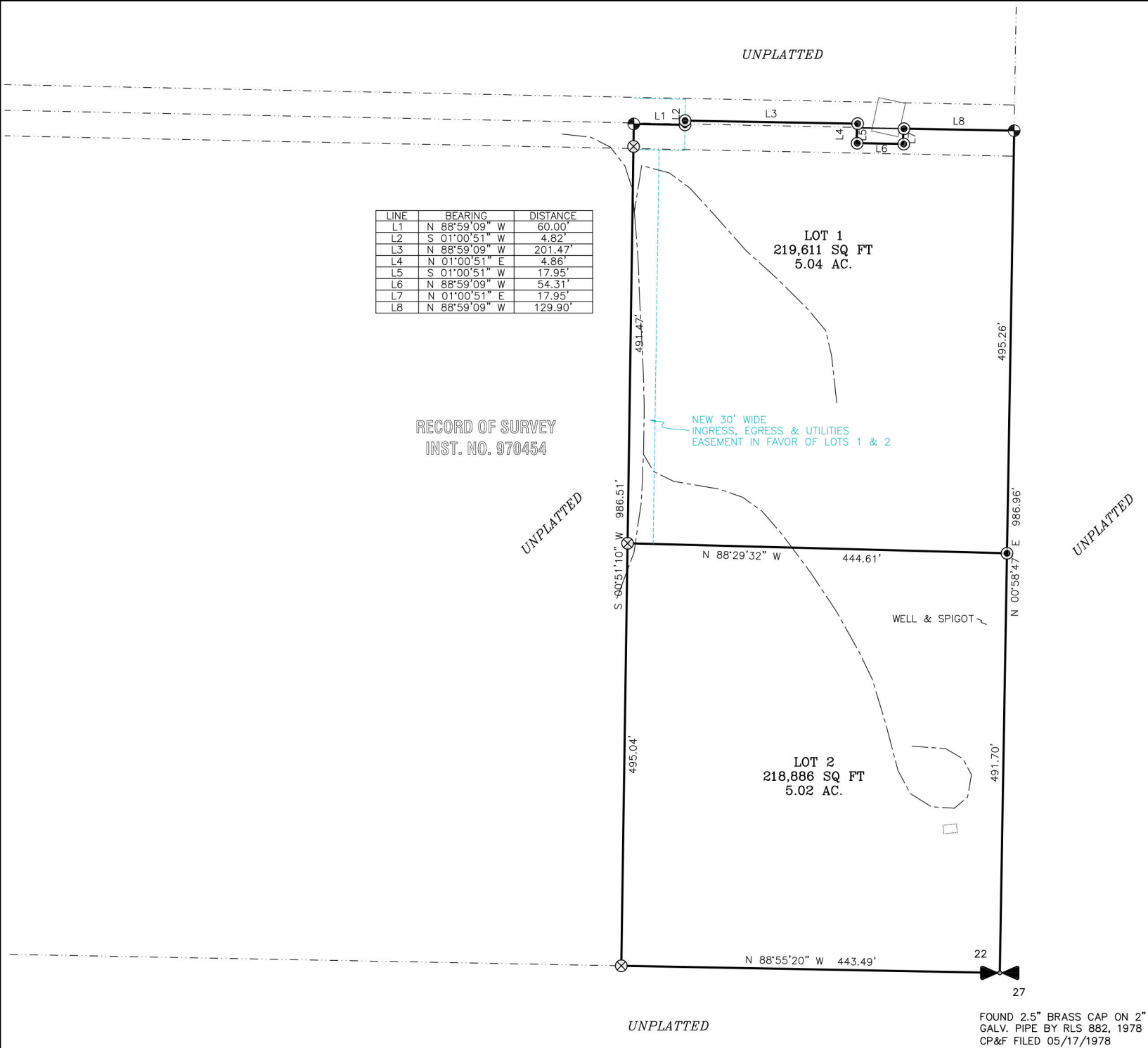
Closure Error Distance > 0.00000 ✓

Total Distance > 2908.230

Polyline Area: 438687 sq ft, 10.07 acres

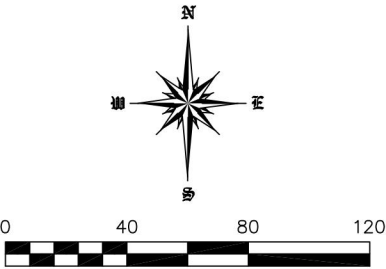


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# GREYSTONE DIVIDE

LYING IN A PORTION OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 6107
- FOUND 5/8" REBAR & CAP, PLS 14214
- CALCULATED POINT, NOTHING SET

## 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) THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009.

## DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 64006-T0, GUARANTEE NO. G-2222-000077954, DATED FEBRUARY 16, 2016.
- AN EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF SAID PROPERTY AS RECORDED IN WARRANTY EASEMENT, BOOK 18 OF MISCELLANEOUS, PAGE 447, AND BOOK 20 OF MISCELLANEOUS, PAGE 59, RECORDED JULY 31, 1952 AND APRIL 21, 1953, BONNER COUNTY, IDAHO.
  - AN EASEMENT, AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, INC., RECORDED MAY 17, 1968, AS INSTRUMENT NO. 116085.
  - MATTERS SET FORTH ON THE RECORD OF SURVEY RECORDED SEPTEMBER 2, 2008, AS INSTRUMENT NO. 757848, RECORDS OF BONNER COUNTY, IDAHO.
  - ENCROACHMENT PERMIT, RECORDED OCTOBER 23, 2008 UNDER INSTRUMENT NO. 761027, RECORDS OF BONNER COUNTY, IDAHO.
  - ENCROACHMENT PERMIT, RECORDED NOVEMBER 25, 2015 UNDER INSTRUMENT NO. 882640, RECORDS OF BONNER COUNTY, IDAHO.

## 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 OF 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 FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001242750. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°36'05" AT THE SOUTH 1/4 CORNER OF SAID SECTION 22.

## SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1046759, RECORDED AT BONNER COUNTY, AND DIVIDING INTO TWO (2) CONFORMING LOTS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	GREYSTONE DIVIDE	
	22	56 N	2 W				
PROJECT #: 25-147 KNIGHT				DRAWING NAME: 25-147 (19-131) KNIGHT-GROUND.DWG		Plot Date: 10/8/2025	
						Scale: 1"=100'	
						Checked By: TLAG	Drawn By: TLAG
						Sheet: 1 of 2	



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# GREYSTONE DIVIDE

LYING IN A PORTION OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'GREYSTONE DIVIDE' BEING A PORTION OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING THAT PROPERTY DESCRIBED IN WARRANTY DEED, INSTRUMENT NO., 1046459, BONNER COUNTY RECORDS AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22, SAID 1/4 CORNER BEING MARKED BY A 2.5" BRASS CAP ON 2" GALVANIZED PIPE BY PLS 882 (1978);

THENCE ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 22, NORTH 00°58'47" EAST, 986.96 FEET TO A 5/8" REBAR & CAP BY PLS 6107;

THENCE LEAVING SAID NORTH–SOUTH LINE, NORTH 88°59'09" WEST, 129.90 FEET;

THENCE SOUTH 01°00'51" WEST, 17.95 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 54.31 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 01°00'51" EAST, 17.95 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 01°00'51" EAST, 4.86 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 201.47 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE SOUTH 01°00'51" WEST, 4.82 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 60.00 FEET, TO A 5/8" REBAR & CAP BY PLS 6107;

THENCE SOUTH 00°51'10" WEST, 986.51 FEET, TO A 5/8" REBAR & CAP BY PLS 14214 ON THE SOUTH LINE OF SAID SECTION 22;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°55'20" EAST, 443.49 FEET, TO THE POINT OF BEGINNING, ENCOMPASSING AN AREA OF 10.07 ACRES, MORE OR LESS.

THE OWNERS FURTHER DEDICATE A NEW 30' WIDE INGRESS, EGRESS & UTILITIES EASEMENT ALONG THE WEST LINE OF LOT 1, AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF LOTS 1 & 2.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

\_\_\_\_\_  
TRUSTEE OF JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
DATE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES KNIGHT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS AN OFFICER OF JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

\_\_\_\_\_  
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 2 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

\_\_\_\_\_  
DATE



## COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "GREYSTONE DIVIDE" 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 NOT EVALUATED

## 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

<div>1/4</div>				SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	GREYSTONE DIVIDE	
<div>22</div>				22	56 N	2 W	<div></div>			
<div>22</div>				22	56 N	2 W	<div></div>		OREGON WASHINGTON	
PROJECT #: 25–147 KNIGHT							Plot Date: 10/10/2025		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208–265–4474	
DRAWING NAME: 25–147 (19–131) KNIGHT–GROUND.DWG									Scale: N/A Checked By: TLAG Drawn By: TLAG Sheet: 2 of 2	



LOT 1 Thu Oct 9 08:53:43 2025

Northing	Easting	Bearing	Distance
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2376752.968	2428144.640	S 00°58'47" W	495.262
2376257.779	2428136.172	N 88°29'32" W	444.608
2376269.478	2427691.718	N 00°51'10" E	491.474
2376760.897	2427699.032	S 88°59'09" E	60.000
2376759.835	2427759.023	N 01°00'51" E	4.820
2376764.654	2427759.108	S 88°59'09" E	201.469
2376761.088	2427960.545	S 01°00'51" W	4.860
2376756.229	2427960.459	S 01°00'51" W	17.950
2376738.282	2427960.141	S 88°59'09" E	54.310
2376737.320	2428014.443	N 01°00'51" E	17.950
2376755.267	2428014.760	S 88°59'09" E	129.900
2376752.968	2428144.640		

Closure Error Distance> 0.00000

Total Distance> 1922.602

Polyline Area: 219611 sq ft, 5.04 acres

LOT 2

Northing	Easting	Bearing	Distance
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2376257.779	2428136.172	S 00°58'47" W	491.702
2375766.149	2428127.765	N 88°55'20" W	443.493
2375774.492	2427684.350	N 00°51'10" E	495.041
2376269.478	2427691.718	S 88°29'32" E	444.608
2376257.779	2428136.172		

Closure Error Distance> 0.00000

Total Distance> 1874.844

Polyline Area: 219076 sq ft, 5.03 acres

PARENT PARCEL



Northing	Easting	Bearing	Distance
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2374488.565	2425667.232	N 00°58'47" E	986.963
2375475.384	2425684.107	N 88°59'09" W	129.900
2375477.683	2425554.228	S 01°00'51" W	17.950
2375459.736	2425553.910	N 88°59'09" W	54.310
2375460.698	2425499.608	N 01°00'51" E	17.950
2375478.645	2425499.926	N 01°00'51" E	4.860
2375483.504	2425500.012	N 88°59'09" W	201.469
2375487.070	2425298.575	S 01°00'51" W	4.820
2375482.251	2425298.490	N 88°59'09" W	60.000
2375483.313	2425238.499	S 00°51'10" W	986.514
2374496.908	2425223.817	S 88°55'20" E	443.493
2374488.565	2425667.232		

Closure Error Distance> 0.00000

Total Distance> 2908.230

Polyline Area: 438687 sq ft, 10.07 acres