



BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0008-22

RECEIVED:

RECEIVED

By Amy Scott at 2:29 pm, Jan 14, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Brooks Grotjohn Acres

APPLICANT INFORMATION:

Landowner's name: Brooks Grotjohn Trust

Mailing address: 10226 West Blaine Road

City: Rathdrum

State: ID

Zip code: 83858

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Hunter Hartwig

Company name: h2 Surveying

Mailing address: PO Box 2916

City: Hayden

State: ID

Zip code: 83835

Telephone: (208) 772-6600

Fax:

E-mail: hmhartwig@h2survey.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Nancy Nick

Company name: High Trail Consulting, LLC

Mailing address: 9889 W Gallop Lane

City: Post Falls

State: ID

Zip code: 83854

Telephone: (208) 659-2525

Fax:

E-mail: 24

PARCEL INFORMATION:

Section #: 24

Township: 55N

Range: 06W

Parcel acreage: 10

Parcel # (s): RP55N06W249191A

Legal description: 24-55N6W W2W2SESE

Current zoning: Rural Residential

Current use: Rural Residential

What zoning districts border the project site?

North: Rural	East: Rural
South: Rural	West: Rural
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Rural Single Family Dwelling	
South: Rural Heavily Timbered No Structures	
East: Rural Single Family Dwelling	
West: Rural No Structures	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Hwy 41 North to McDonald Creek Road and go West about 1/2 mile to 246 McDonald Creek Road, Blanchard, ID</u> Property is on the Left.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:	2:1
Lot #2	Proposed acreage:	2:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Splitting the Existing 10 Acre Parcel into Two 5 Acre Parcels</u>		

SITE INFORMATION:

Please provide a detailed description of the following land features:
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: <u>Mostly flat with little timber near South property line.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>McDonald Creek Road runs diagonally East to West from the East portion of the property</u>
Springs & wells: <u>There is an Existing Well.</u>

Existing structures (size & use): Single Family dwelling with a steel pole barn.

Land cover (timber, pastures, etc): Mostly pasture and very limited timber on the southern portion of the property.

Are wetlands present on site? Yes No

Source of information: See NWI Map

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: FIRMETTE 16017C1007SE

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

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: McDonald Creek Road is currently a privately used/maintained road - 15 feet wide with a gravel travel surface. There is an existing 60 foot wide access and utility easement (Instrument # 210333) across McDonald Creek Road.

Public Road Existing Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: _____

Combination of Public Road/Private Easement Existing Proposed

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

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.
Instrument #210333

SERVICES:

Sewage disposal will be provided by:

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

Proposed Community System - List type & proposed ownership: _____

Individual system - List type: Individual septic and drainfield system approved by PHD

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

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

Yes No

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System - List type & proposed ownership: _____

Individual well There is an existing well located on proposed Lot 1 that Lot 2 plans on using as well.

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

Which power company will serve the project site? Inland Power and Light.

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

Landowner's signature: _____ Date: 1/10/22

Landowner's signature: _____ Date: _____

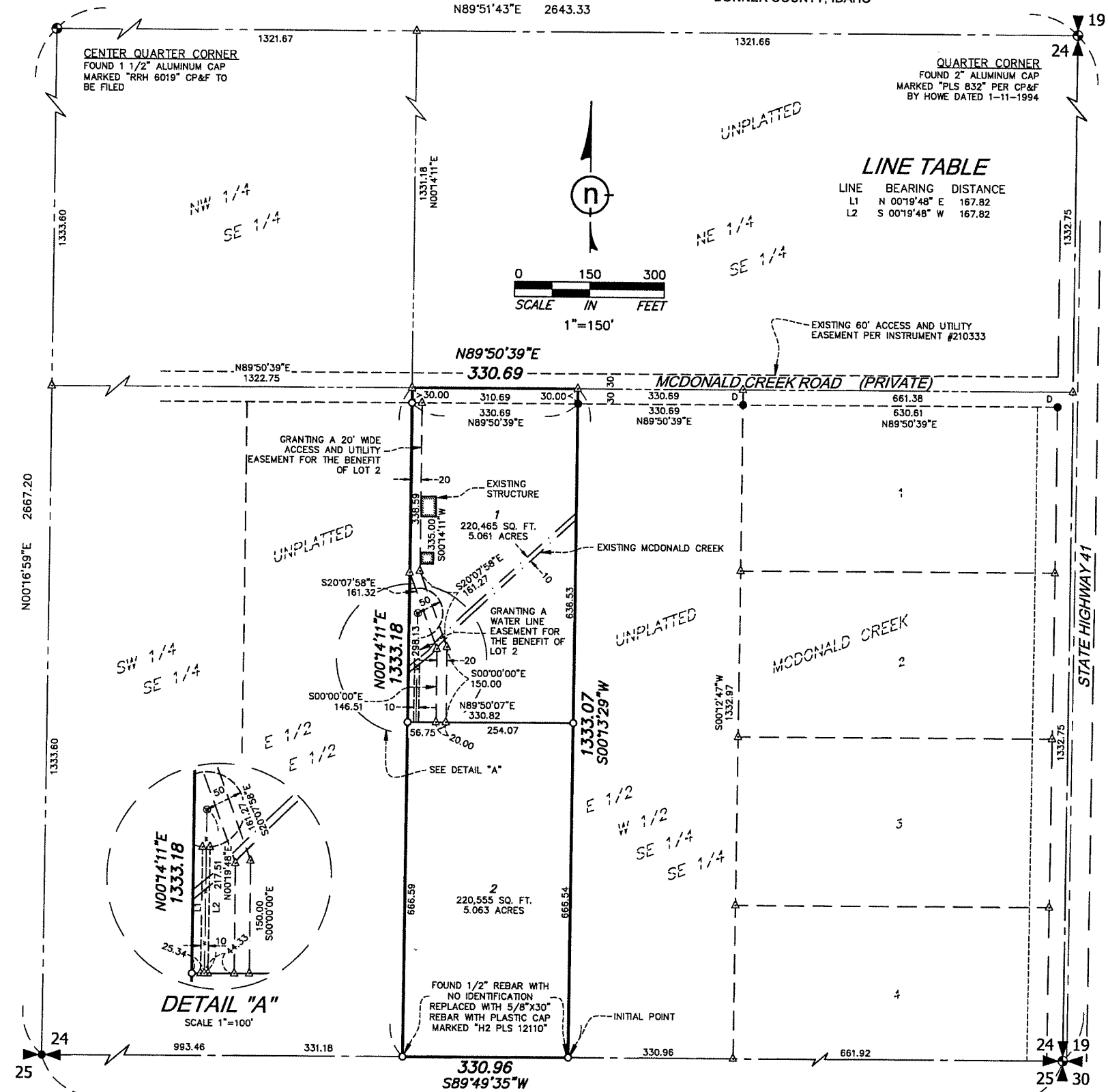
BROOKS GROTJOHN ACRES

BOOK _____, PAGE _____
INSTRUMENT # _____

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, BETWEEN FOUND MONUMENTS, BEARS NORTH 00°11'23" EAST, AS SHOWN ON (R4).

THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°19'48" E	167.82
L2	S 00°19'48" W	167.82

LEGEND

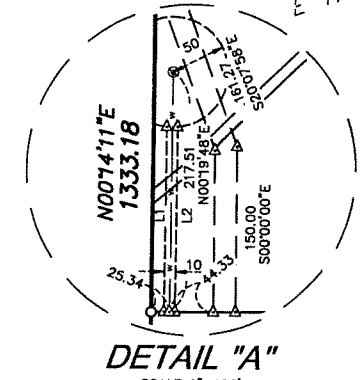
- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- ⊙ = FOUND 2" ALUMINUM CAP MARKED "PLS 832" (UNLESS OTHERWISE NOTED)
- = FOUND 1/2" REBAR WITH NO IDENTIFICATION
- ⦿ = FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 16268"
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 12110"
- ⊗ = EXISTING WELLHEAD
- = BOUNDARY LINE
- = LOT LINE
- - - = ADJACENT PROPERTY LINE
- - - = EASEMENT LINE (AS NOTED)
- - - = EASEMENT LINE (AS NOTED)
- - - = EASEMENT LINE (AS NOTED)
- - - = RIGHT-OF-WAY LINE
- - - = EXISTING CENTERLINE
- - - = SECTION LINE
- - - = QUARTER SECTION LINE
- - - = SIXTEENTH SECTION LINE
- - - = PROPOSED WATER LINE

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE PROPERTY DESCRIBED IN QUITCLAIM DEED INSTRUMENT #908039 (D1).
- 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 ON LOTS 1 AND 2 SHOWN HEREON WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS ARE LIFTED BY PANHANDLE HEALTH DISTRICT.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN US SURVEY FEET.
- THE MONUMENTS SHOWN HEREON WERE LOCATED ON AUGUST 6, 2021.
- SEE RECORD INFORMATION FOR DOCUMENTS USED ON THIS PROJECT TO ASSIST IN BOUNDARY DETERMINATION. THE RECORD INFORMATION SHOWN HEREON WAS VERIFIED AND THERE WERE NO SIGNIFICANT DISCREPANCIES FROM OUR FIELD OBSERVATIONS.

RECORD INFORMATION

- R1 - MCDONALD CREEK RANCHETTES, INSTRUMENT #229343, RECORDS OF BONNER COUNTY, IDAHO.
- R2 - RECORD OF SURVEY, INSTRUMENT #642649, RECORDS OF BONNER COUNTY, IDAHO.
- R3 - RECORD OF SURVEY, INSTRUMENT 791513, RECORDS OF BONNER COUNTY, IDAHO.
- R4 - MCDONALD CREEK, BOOK 16, PAGE 74, INSTRUMENT #983064, RECORDS OF BONNER COUNTY, IDAHO.
- R5 - RECORD OF SURVEY, INSTRUMENT #642649, RECORDS OF BONNER COUNTY, IDAHO.
- R6 - BROOKS ACRES, BOOK XX, PAGE XX, INSTRUMENT #XXXXXX, RECORDS OF BONNER COUNTY, IDAHO.
- D1 - QUITCLAIM DEED, INSTRUMENT #908039, RECORDS OF BONNER COUNTY, IDAHO.



7600 N. MINERAL DR., STE. 800 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

DATE: JANUARY, 2022
PROJECT NUMBER: 2021-233

SHEET 1 OF 2

BROOKS GROTJOHN ACRES

THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK _____, PAGE _____
INSTRUMENT # _____

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: THAT RALPH SHELDON BROOKS, TRUSTEE OF THE BROOKS GROTJOHN TRUST, IS THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AND BLOCKS AS HEREIN PLATTED, TO BE KNOWN AS BROOKS GROTJOHN ACRES.

THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, FROM WHICH THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 24 BEARS N00°11'23"E, A DISTANCE OF 2665.50 FEET;

THENCE SOUTH 89°49'35" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 992.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°49'35" WEST CONTINUING ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 330.96 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 24;

THENCE NORTH 00°14'11" EAST ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1333.18 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24;

THENCE NORTH 89°50'39" EAST ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 330.69 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 24;

THENCE SOUTH 00°13'32.9" WEST ALONG SAID EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1333.07 FEET TO THE POINT OF BEGINNING;

CONTAINING 441,019 SQUARE FEET OR 10.124 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

60' INGRESS/EGRESS, ACCESS, AND UTILITY EASEMENT PER INSTRUMENT #210333.

ROAD MAINTENANCE AGREEMENT PER INSTRUMENT #56444B.

TO BE FURTHER KNOWN THAT:

WATER SERVICE FOR LOT 2 WILL BE PROVIDED BY AN EXISTING WELL.

WATER SERVICE FOR LOT 1 IS PROVIDED BY AN EXISTING WELL.

SANITARY SEWER SERVICE FOR LOT 2 WILL BE PROVIDED BY A PANHANDLE HEALTH DISTRICT APPROVED SANITARY SEPTIC SYSTEM.

SANITARY SEWER SERVICE FOR LOT 1 IS PROVIDED BY AN EXISTING SANITARY SEPTIC SYSTEM.

GRANTING:

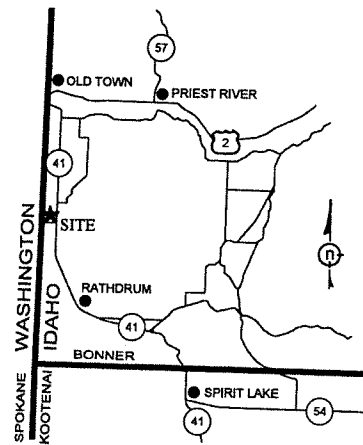
A 20' WIDE ACCESS AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT.

A 50' WELL BUFFER EASEMENT FOR AN EXISTING WELL LOCATED ON LOT 1 AS SHOWN ON THE FACE OF THE PLAT.

A 10' WATER LINE EASEMENT AS SHOWN ON THE FACE OF THIS PLAT.

RALPH SHELDON BROOKS, TRUSTEE
BROOKS GROTJOHN TRUST

DATE _____



VICINITY MAP
NTS

ACKNOWLEDGMENT

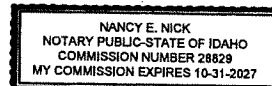
STATE OF _____)
COUNTY OF _____) SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, NANCY E. NICK,
ON THE _____ DAY OF _____, 2022.

BY: RALPH SHELDON BROOKS
TRUSTEE, BROOKS GROTJOHN TRUST

(SIGNATURE OF NOTARY PUBLIC)

RESIDING AT _____



BONNER COUNTY COMMISSIONERS APPROVAL

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON THE
DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS

CERTIFICATE HAVE BEEN PAID THROUGH THE YEAR _____

THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

BONNER COUNTY PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY
OF _____, 2022.

BONNER COUNTY PLANNING DIRECTOR

BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO AT THE REQUEST OF THE RALPH SHELDON BROOKS.

THIS _____ DAY OF _____, 2022, AT _____ M. AND DULY RECORDED

IN BOOK _____ OF PLATS AT PAGE(S) _____ AS INSTRUMENT

NUMBER _____

FEE: \$ _____

BONNER COUNTY RECORDER

PANHANDLE HEALTH DISTRICT APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE _____

DATE: _____

BONNER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

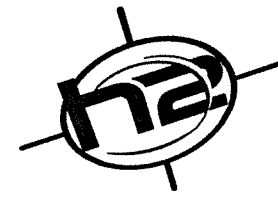
DATED THIS _____ DAY OF _____, 2022.

SURVEYOR'S CERTIFICATE

I, JOSHUA A. BAGLEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT.



1/15/22



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PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.J2SURVEY.COM

DATE: JANUARY, 2022
PROJECT NUMBER: 2021-233

SHEET 2 OF 2