



BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # ML00089-22	RECEIVED: RECEIVED SEP 07 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Friedman Subdivision
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APPLICANT INFORMATION:

Landowner's name: The Friedman Family Trust		
Mailing address: 29296 Uller Lane		
City: Nuevo	State: California	Zip code: 92567
Telephone: 760-685-5353	Fax: N/A	
E-mail: howardfriedman74@yahoo.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Roger Glessner		
Company name: ACE Solutions, LLC		
Mailing address: 609 N Calgary Court, Suite 7		
City: Post Falls	State: Idaho	Zip code: 83854
Telephone: 208-777-1854	Fax: 208-777-2128	
E-mail: info@acesolutions.pro		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 4	Township: 54N	Range: 02W	Parcel acreage: 20
Parcel # (s): RP54N02W042550A			
Legal description: 4-54N-2W W2 of GOV LOT 3			
Current zoning: R10	Current use: Vacant		
What zoning districts border the project site? R10 and Prime Ag Forest Land			

North: A/F-10	East: R-10
South: R-10	West: R-10
Comprehensive plan designation: N/A	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 102.94 Acre - Timber	
South: 10 Acre - Ag	
East: 19.88 Acre - Timber	
West: 30 Acre - Ag	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>East on Little Blacktail Road, North on Kreiger Creek Road, North on Private Rd.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : Minor Land Division		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10 acre	
Lot #2	Proposed acreage: 10 acre	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Divide the West half of Government Lot 3 into 2 equal parts.</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>Timber, 18% slope, vacant lot</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>	
Springs & wells: <u>None</u>	

Existing structures (size & use): None

Land cover (timber, pastures, etc): Timber

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

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

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

ACCESS INFORMATION:

Please check the appropriate boxes:

Private Easement Existing Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: 10' wide, 2 track

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.
None

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: Septic _____

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

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

- Yes No

Water will be supplied by:

- Existing public or community system - List name of provider: _____
- Proposed Community System - List type & proposed ownership: _____
- Individual well

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

Which power company will serve the project site? Bonneville Power Administration

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.

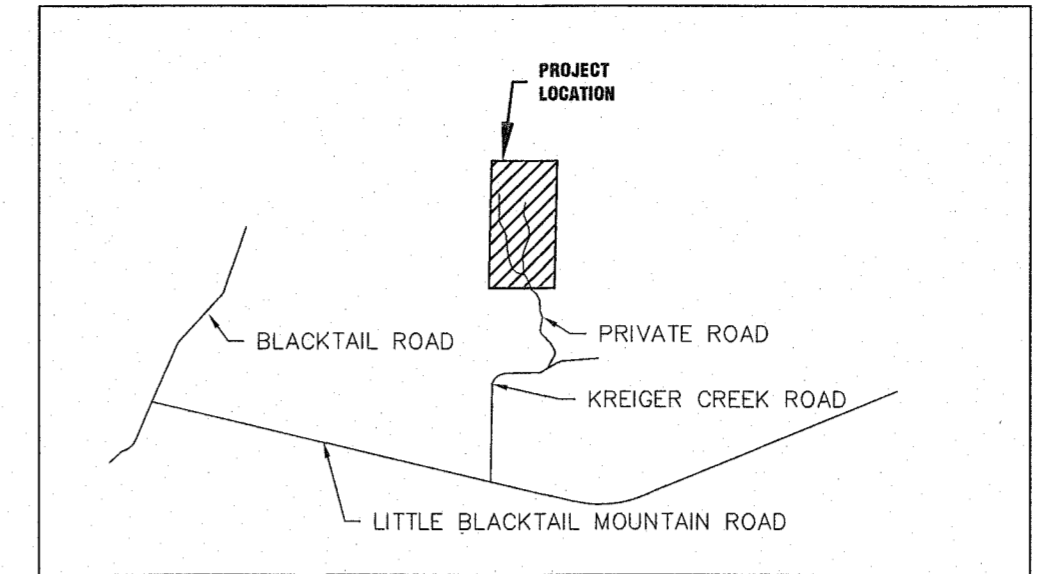
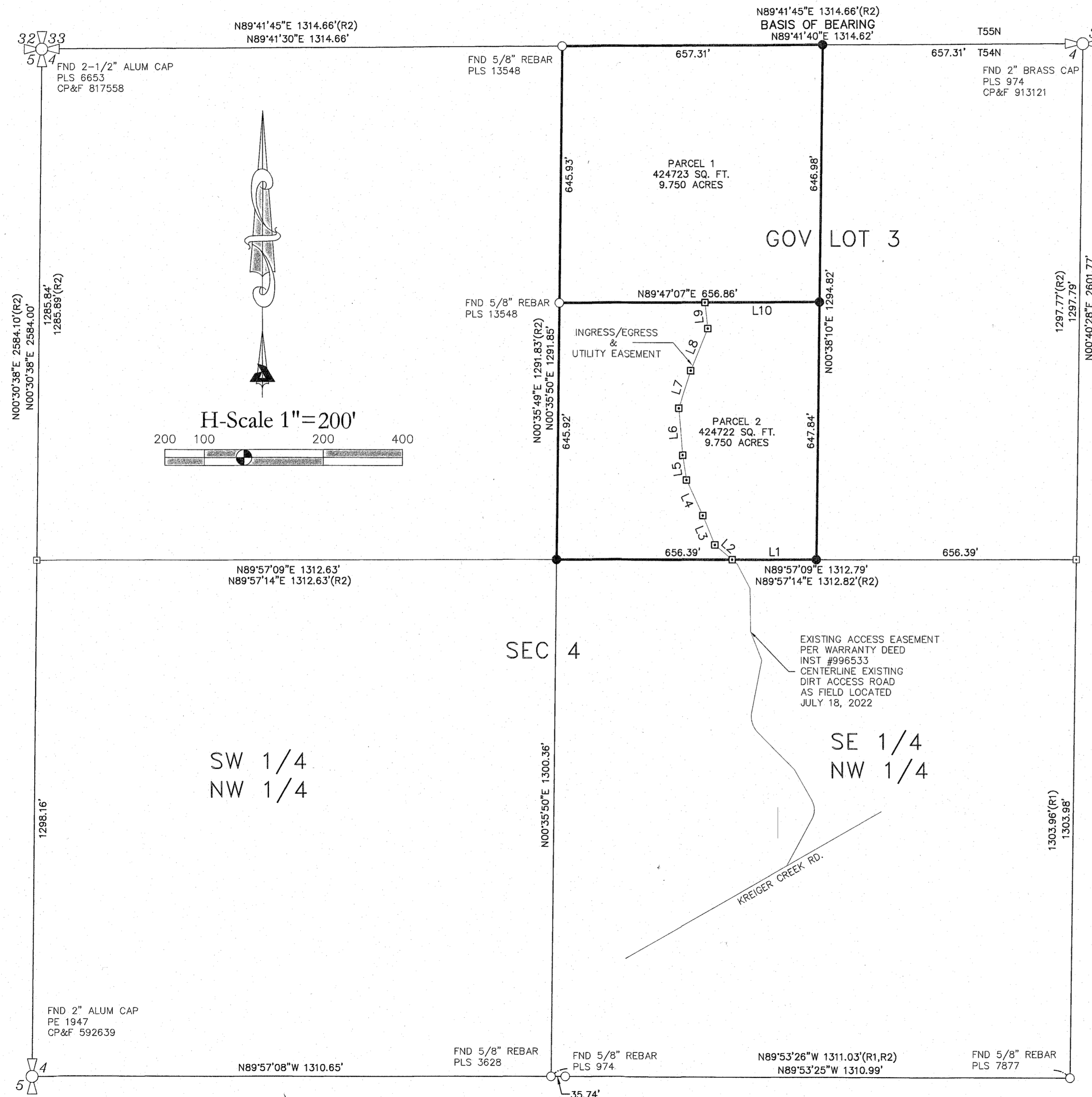
Landowner's signature: Howard F. [Signature] Date: 9-2-22

Landowner's signature: [Signature] Date: 9-2-22

FRIEDMAN'S

THE WEST HALF OF GOVERNMENT LOT 3, SECTION 4, T54N, R2W, B.M., BONNER COUNTY, IDAHO

BOOK PAGE
INST. #



BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE FOUND MONUMENTS DEFINING THE NORTH LINE OF GOVERNMENT LOT 3, OF SECTION 4 HAVING A GRID BEARING OF N89°41'40"E PER THE IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 (2011).

REFERENCES

- R1 RECORD OF SURVEY, BY TYSON L.A. GLAHE, PLS 14879, FILED AS INSTRUMENT # 958927, RECORDS OF BONNER COUNTY.
- R2 RECORD OF SURVEY, BY JOEL L. ANDRING, PLS 13548, FILED AS INSTRUMENT # 913248, RECORDS OF BONNER COUNTY.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT AND SHOW THE SUBDIVISION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT #996533, RECORDS OF BONNER COUNTY. THE BOUNDARY LINES WERE DETERMINED FROM MONUMENTS SHOWN AS FOUND.

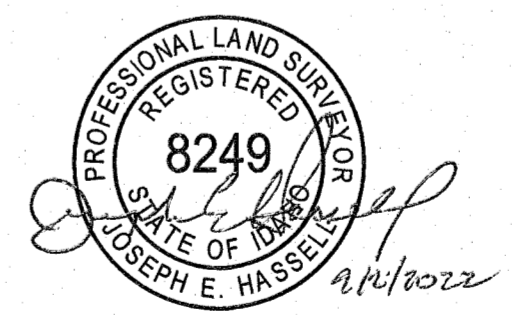
NOTES

- RECORDED AND UNRECORDED DOCUMENTS, MAPS, DEEDS, PRESCRIPTIONS, VERBAL CONTRACTS AND EASEMENTS MAY EXIST THAT EFFECT THE MAPPED PARCEL(S) OF THIS DOCUMENT. NO ATTEMPT WAS MADE TO PLOT ANY OF THE AFOREMENTIONED. THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY.

LEGEND

- FOUND MONUMENT AS NOTED
- ⊕ FOUND MONUMENT AS NOTED
- ⊗ FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED ACE PLS 8249
- NOTHING FOUND OR SET

Line #	Direction	Length
L1	S89°57'09"W	212.62
L2	N49°46'04"W	57.47
L3	N22°28'00"W	79.49
L4	N24°42'19"W	98.36
L5	N08°59'09"W	63.25
L6	N04°47'17"W	119.38
L7	N17°40'49"E	98.77
L8	N22°10'26"E	114.36
L9	N06°20'40"W	65.92
L10	N89°47'07"E	289.14



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www.acesolutions.pro
Advanced Consulting and Engineering Solutions

FRIEDMAN'S
BONNER COUNTY, IDAHO

DRAWN BY: BLO	DATE: 8/18/2022	DWG NAME: 22-032 FM 1.dwg
CHECKED BY: XXX	SCALE: 1" = 200'	PROJ #: 22-032 SHEET 1 of 2

FRIEDMAN'S

THE WEST HALF OF GOVERNMENT LOT 3, SECTION 4, T54N, R2W, B.M., BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT HOWARD A. FRIEDMAN AND DIANE FRIEDMAN, TRUSTEES OF THE FRIEDMAN FAMILY TRUST, DATED OCTOBER 12, 2012, HEREBY CERTIFY THAT THEY OWN AND HAVE CAUSED TO BE MODIFIED THE LAND EMBRACED WITHIN THIS PLAT, SAID LAND BEING THE WEST HALF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 54 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

CONTAINING 19.501 ACRES, 849,444 SQUARE FEET, MORE OR LESS.

BE IT FURTHER KNOWN THAT:

DOMESTIC WATER TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS.

SEWER SERVICES TO BE PROVIDED BY INDIVIDUAL PRIVATE SEPTIC TANKS AND DRAINFIELDS.

AN INGRESS/EGRESS AND UTILITY EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, ALONG AN EXISTING DIRT ROAD AS SHOWN ON THE FACE OF THIS PLAT.

ACCESS TO THE WEST HALF OF GOVERNMENT LOT 3 IS PROVIDED OVER AN EXISTING ROAD DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 996533 BONNER COUNTY RECORDS AS SHOWN ON THE FACE OF THIS PLAT.

OWNER, TRUSTEE _____ DATE _____

OWNER, TRUSTEE _____ DATE _____

NOTARY PUBLIC CERTIFICATE

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ } SS

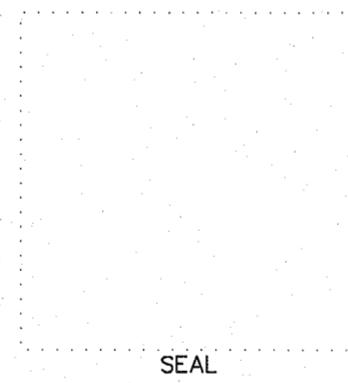
ON THIS _____ DAY OF _____, IN THE YEAR 2021, BEFORE ME, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

KNOWN OR IDENTIFIED TO ME, TO BE THE TRUSTEES OF THE FRIEDMAN FAMILY TRUST DATED OCTOBER 12, 2012, AND ACKNOWLEDGED TO ME THAT SAID TRUST EXECUTED THE SAME.

NOTARY PUBLIC FOR STATE OF _____

RESIDING AT _____

COMMISSION EXPIRES: _____



SEAL

SURVEYOR'S CERTIFICATE

I, JOSEPH HASSELL, PLS 8249, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

Joseph E. Hassell
JOSEPH E. HASSELL
P.L.S. 8249

RECORDER'S CERTIFICATE

THIS MAP WAS FILED IN THE OFFICE OF THE RECORDER, BONNER COUNTY, STATE OF IDAHO, AT THE REQUEST OF ACE SOLUTIONS, LLC THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. AS INSTRUMENT NUMBER _____ AND DULY RECORDED IN BOOK _____, OF PLATS AT PAGE _____.

BONNER COUNTY RECORDER \$ _____

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNER'S CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER _____

PLANNING DIRECTOR APPROVAL

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

BONNER COUNTY PLANNING DIRECTOR _____

PANHANDLE HEALTH DISTRICT

A SANITARY RESTRICTION, ACCORDING TO IDAHO CODE 50-1326 TO 50-1329, IS IMPOSED ON THIS PLAT. NO BUILDINGS, DWELLINGS, OR SHELTERS SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED. THIS PLAT APPROVED.

DATED THIS _____ DAY OF _____, 2022.

PANHANDLE HEALTH DISTRICT I _____

SANITARY RESTRICTION SATISFIED AND LIFTED THIS _____ DAY OF _____, 2022.

PANHANDLE HEALTH DISTRICT I _____

COUNTY BOARD OF COMMISSIONER

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE BONNER COUNTY SUBDIVISION ORDINANCE AND THE CONDITIONS IMPOSED BY THIS BOARD, AND IS HEREBY ACCEPTED AND APPROVED FOR RECORDING ON _____ DAY OF _____, 2022.

CHAIRMAN _____

COUNTY SURVEYOR'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY SURVEYOR _____

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PHONE:(208)777-1854
FAX:(208)777-2128
www.acesolutions.pro

FRIEDMAN'S
BONNER COUNTY, IDAHO

DRAWN BY: BLO	DATE: 8/18/2022	DWG NAME: 22-032 FM 1.dwg
CHECKED BY: XXX	SCALE: 1" = NA	PROJ #: 22-032 SHEET 2 of 2