



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 # MLD0116-22	RECEIVED: RECEIVED By Swati Rastogi at 3:38 pm, Dec 27, 2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Grand Fir Estates

APPLICANT INFORMATION:

Landowner's name: Brian C. Bremner, President, Grand Fir, LLC		
Mailing address: 34567 Clue Court		
City: Athol	State: Idaho	Zip code: 83801
Telephone: 208-704-1587	Fax:	
E-mail: Bremnerconcrete@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Ron Heidemann, PLS		
Company name: Accurate Measures		
Mailing address: 881 W. Cheyenne Avenue		
City: Hayden	State: Idaho	Zip code: 83835
Telephone: 208-603-1610	Fax:	
E-mail: accuratemeasures@yahoo.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 23	Township: 54N	Range: 3W	Parcel acreage: 29.899
Parcel # (s): RP54N03W234200A & RP54N03W231400A			
Legal description: E2SENEW & E2NENESW, N OF BN R/W & W2W2SWNE & NWNWNWSE N OF BN R/W			
Current zoning: Rural 5 (R-5)	Current use: Vacant		
What zoning districts border the project site? Rural 5 (R-5)			

North: Rural 5 (R-5)	East: Rural 5 (R-5)
South: Rural 5 (R-5)	West: Rural 5 (R-5)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Two (2) lots 7.37 & 59.71 acres = combined total = 67.08. 131-Land-ag/timb w/resid Imp Rural setting, timbered land, portion for farming.	
South: 16.50 acres (to the southwest) & BNSF Railroad Right-of-Way 400' wide. 534-Resid improv on cat 12. Rural setting, partially timbered land.	
East: 10.99 acres & BNSF Railroad Right-of-Way 400' wide. 512-Land residential, rural tract vacant. Timbered land	
West: Two (2) lots 15.67 & 21.50 = combined total = 37.17 acres. 131-Land-ag/timb w/resid Imp. Partially timbered land.	
Within Area of City Impact: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint head south on the US 95 for approximately 20 miles, turn right at Granite Loop Cut-Off heading Northwest. Approx. 1200 feet to the BNSF Railroad crossing the road then becomes Twin Rivers Road, heading North for approx. 1100 feet to the intersection with Grand Fir Drive. Right at Grand Fir Road, heading East for approx. 900 feet to the southwest corner of RP54N032234200A.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 4.950	4.40 : 1 (averaged lengths)
Lot #2	Proposed acreage: 4.950	4.51 : 1 (averaged lengths)
Lot #3	Proposed acreage: 4.950	4.51 : 1 (averaged lengths)
Lot #4	Proposed acreage: 15.049	2.40 : 1 (for the symmetrical portion)
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Combining two (2) parcels RP54N032234200A & RP54N03W231400A into Lots 1-3 at 4.950 acres and Lot 4 at 15.049 acres. The land owner, Mr. Brian Bremner is proposing to subdivide the Lot 4 after the two (2) year waiting period into three (3) 5.0 +/- acre lots.		

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: The land slopes in a southeasterly - easterly direction. The existing contours primarily run in a southwesterly direction. Small exposed rock outcrops along the northern boundary. There are some small rolling pitches with slopes of 10-20% and a few isolated areas that are steeper next to draws. The elevation at the northwest corner is approx. 2400 feet; northeast corner is approx. 2300 feet; southeast corner is approx. 2250 feet; southwest corner is approx. 2290 feet. There is a natural bench that parallels the BNSF railroad right-of-way, approx 100 feet northwesterly of, elev approx. 2260 - 2275 feet
Water courses (lakes, streams, rivers & other bodies of water): There are no water courses on or directly adjacent to the proposed minor land division.
Springs & wells: None found during field survey.

Existing structures (size & use): There are no structures on the proposed minor land division.

Land cover (timber, pastures, etc): Timber is mixed, primarily ponderosa (yellow) pine, mixed with tamarack, fir, birch, and poplars.
There is a natural grass field (open area) East of the Southwest corner of RP54N032234200A.

Are wetlands present on site? Yes No

Source of information: Bonner County GIS

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1150E

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: Traveling North on Twin Rivers Road, first right, head East on Grand Fir Drive.
Grand Fir Drive a privately maintained road approx. 10-14 feet wide. Grand Fir Drive is a 60 foot wide non-exclusive easement for ingress, egress and utilities.
Centerline of easement is along the East-West centerline of Section 23 for approx. 900 feet, then heads North along the North-South 1/64 line.
Centerline of easement is along the North-South 1/64 line (C-E-E to the C-E-NE) of Section 23 for approx. 1320 feet to the NW corner of prop. subdivision.

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: North of BNSF railroad crossing; Twin Rivers Road a county maintained gravel road approx. 20-24 feet wide.
Existing road grade is between 0 - 5% slope as measured on the physical centerline. The road right-of-way width is listed at 50 feet.

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.
GTE, Inst. No. 562023; IE&U easement, Inst. No. 141783, Warranty Deed Inst. No. 606759

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual system - List type:</u> <u>one (1) septic and drainfield per lot.</u>
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> <u>Community well to be drilled.</u>
<input type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Aquifer</u> _____	
Which power company will serve the project site? <u>Northern Lights, Inc.</u>	

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: _____

Landowner's signature: _____ Date: _____

GRAND FIR ESTATES

LOCATED WITHIN THE NORTHWEST 1/4, THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT GRAND FIR, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "GRAND FIR ESTATES", LOCATED WITHIN PORTIONS OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY IN SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

AND

THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, LYING NORTH OF THE RAILROAD RIGHT OF WAY AND THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTH OF THE RAILROAD RIGHT OF WAY, IF ANY, IN SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

CONTAINING 29.899 ACRES OR 1,302,428 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOWN THAT:

SANITARY SEWAGE DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

WATER IS PROVIDED BY A COMMUNITY WELL.

BRIAN C. BREMNER, PRESIDENT, GRAND FIR, LLC,
AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

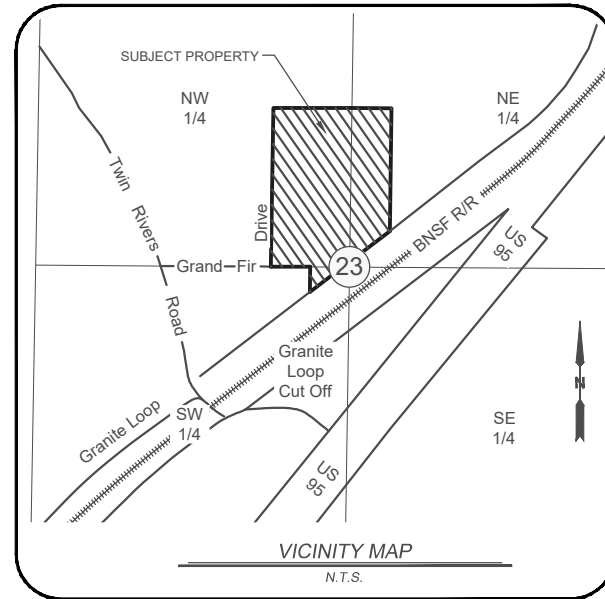
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY
OF _____, IN THE YEAR OF 2023 BY

BRIAN C. BREMNER, PRESIDENT, GRAND FIR, LLC,
AN IDAHO LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



COUNTY SURVEYOR'S CERTIFICATE

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

BONNER COUNTY SURVEYOR DATE

SURVEYOR'S CERTIFICATE

I, RON C. HEIDEMANN, No. 17407, 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.



RON C. HEIDEMANN, PLS 17407 DATE

12-28-22

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2023, AT _____, M.,
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. _____ FEE: _____

BOOK ____ OF PLATS, PAGE _____

BONNER COUNTY RECORDER



PANHANDLE HEALTH DISTRICT 1

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.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____.
APPROVED THIS ____ DAY OF _____, 2023.

BONNER COUNTY TREASURER

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____,
2023.

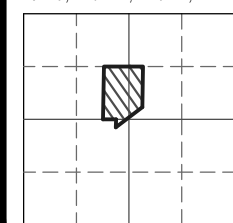
BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS,
BONNER COUNTY, IDAHO.
DATED THIS ____ DAY OF _____, 2023.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

S.23, T.54N., R.3W., B.M.



Accurate
Measures

881 W. Cheyenne Ave.
Hayden, Idaho 83835
(208) 512 - 4832

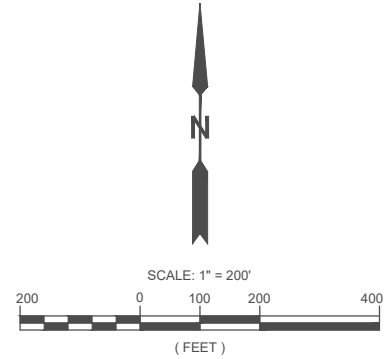
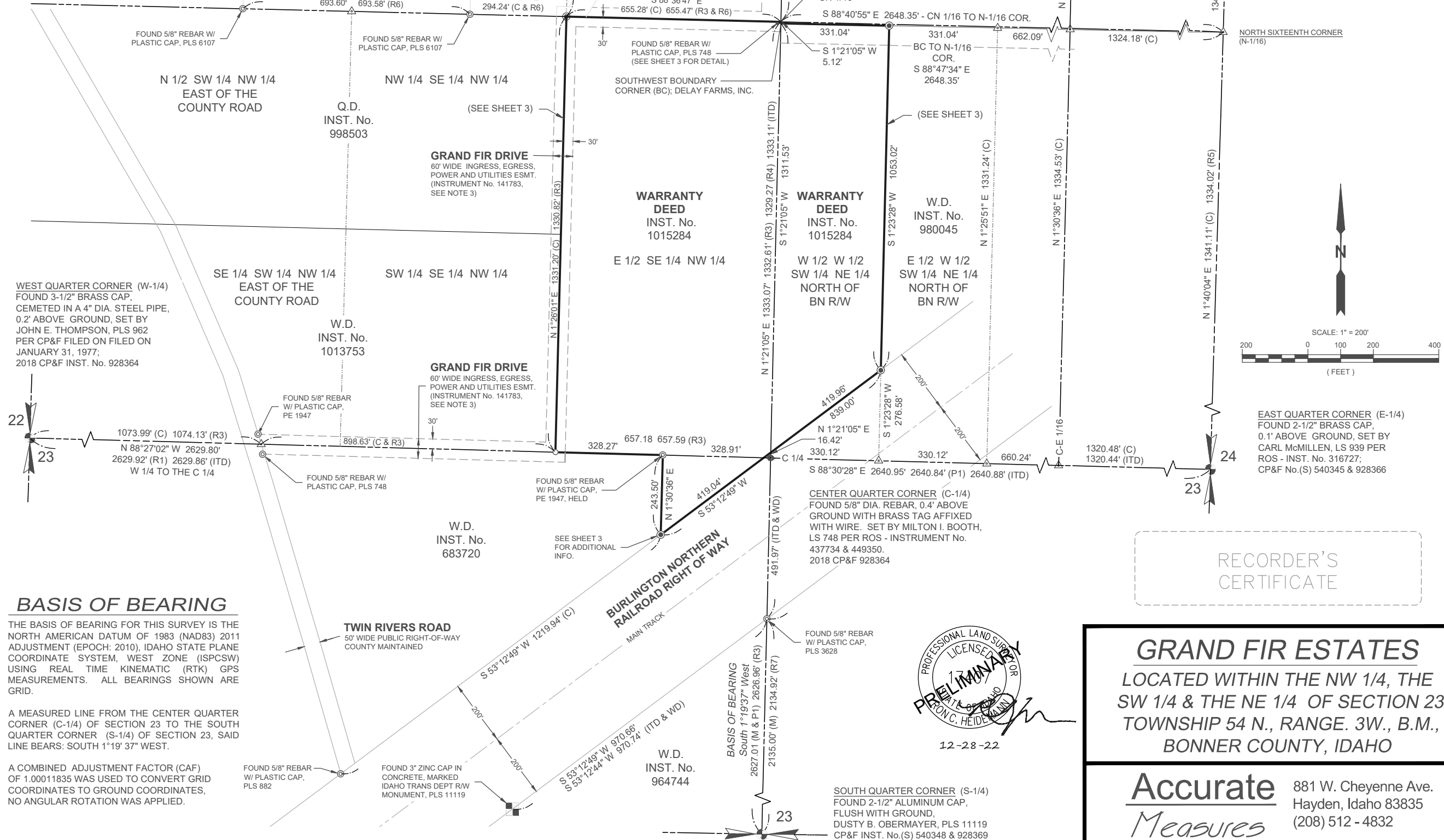
DATE: 12-28-22	DRAWN BY: RCH	CHECKED BY: RCH	DWG: 22-007-GRAND FIR ESTATES	SHEET: 1 / 3
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LEGEND

- SET 5/8" BY 24" REBAR WITH 1-1/4" ORANGE PLASTIC CAP (OPC) MARKED "A.M. PLS 17407"
- ⊕ FOUND PLSS MONUMENT AS DESCRIBED
- FOUND 3" ZINC CAP AS DESCRIBED
- ⊙ FOUND 1-1/4" PLASTIC CAP ON A 5/8" REBAR AS DESCRIBED.
- ⦿ FOUND 5/8" REBAR WITH BRASS WASHER AS DESCRIBED
- FOUND 5/8" REBAR
- △ COMPUTED POINT (NOTHING FOUND OR SET)
- (C) CALCULATED DISTANCE

NORTH QUARTER CORNER (N-1/4)
 FOUND 2-1/2" BRASS CAP, 0.3' ABOVE GROUND,
 SET BY ROBERT G. BRISTOL, PLS 882
 PER ROS INST. No. 238048;
 CP&F INST. No.(S) 540346 & 938574.

NORTHEAST SECTION CORNER
 SECTION 23
 FOUND 3-1/4" ALUMINUM POST &
 CAP, 0.3' ABOVE GROUND,
 SET BY MILTON I. BOOTH, LS 748
 PER CP&F FILED ON APRIL 10,
 1982



EAST QUARTER CORNER (E-1/4)
 FOUND 2-1/2" BRASS CAP,
 0.1' ABOVE GROUND, SET BY
 CARL McMILLEN, LS 939 PER
 ROS - INST. No. 316727;
 CP&F No.(S) 540345 & 928366

RECORDER'S
 CERTIFICATE

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH: 2010), IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (ISPCSW) USING REAL TIME KINEMATIC (RTK) GPS MEASUREMENTS. ALL BEARINGS SHOWN ARE GRID.

A MEASURED LINE FROM THE CENTER QUARTER CORNER (C-1/4) OF SECTION 23 TO THE SOUTH QUARTER CORNER (S-1/4) OF SECTION 23, SAID LINE BEARS: SOUTH 1°19' 37" WEST.

A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00011835 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES, NO ANGULAR ROTATION WAS APPLIED.

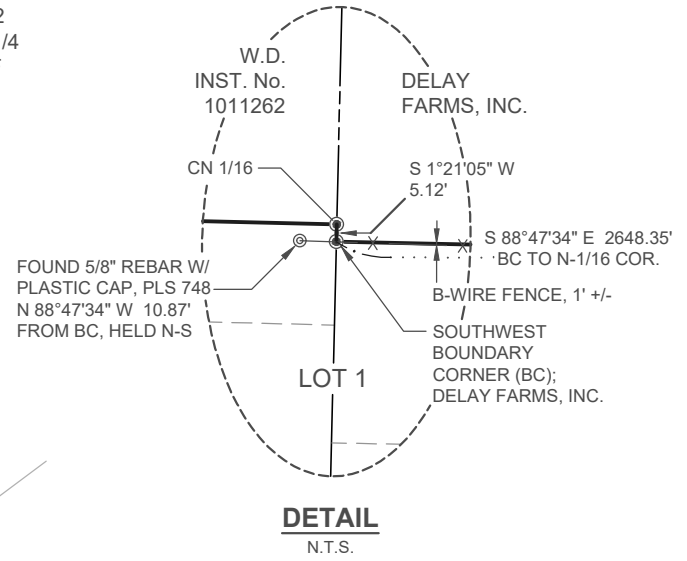
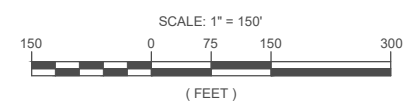
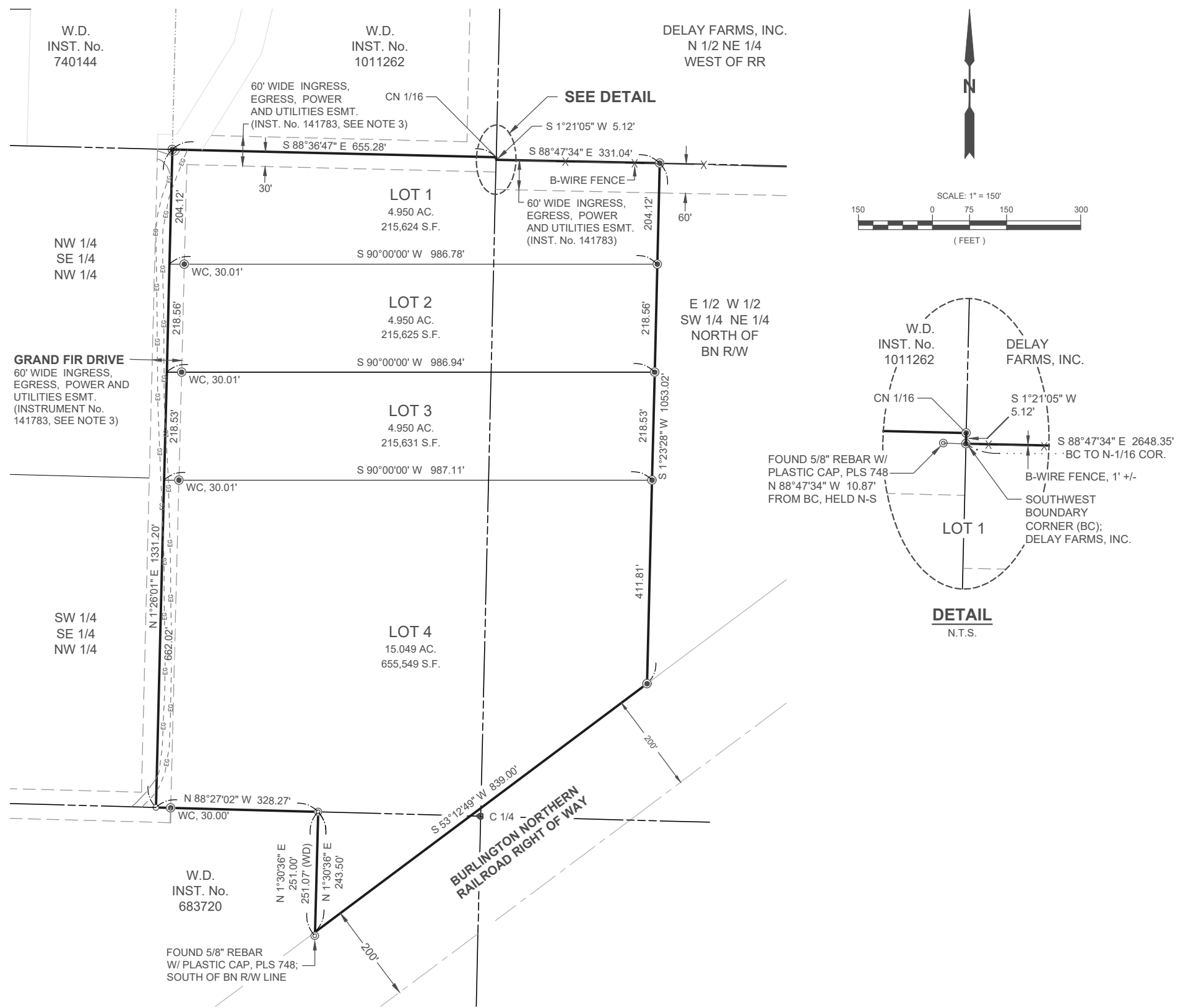


GRAND FIR ESTATES
 LOCATED WITHIN THE NW 1/4, THE SW 1/4 & THE NE 1/4 OF SECTION 23 TOWNSHIP 54 N., RANGE. 3W., B.M., BONNER COUNTY, IDAHO

Accurate Measures
 881 W. Cheyenne Ave.
 Hayden, Idaho 83835
 (208) 512 - 4832

DATE: 12-28-22	DRAWN BY: RCH	CHECKED BY: RCH	DWG: 22-007-GRAND FIR ESTATES	SHEET: 2 / 3
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RECORDER'S
CERTIFICATE



- LEGEND**
- SET 5/8" BY 24" REBAR WITH 1-1/4" ORANGE PLASTIC CAP (OPC) MARKED "A.M. PLS 17407"
 - ⊙ FOUND 1-1/4" PLASTIC CAP ON A 5/8" REBAR AS DESCRIBED.
 - FOUND 5/8" REBAR WITH BRASS WASHER AS DESCRIBED
 - FOUND 5/8" REBAR
 - △ COMPUTED POINT (NOTHING FOUND OR SET)
 - (WC) WITNESS CORNER, DISTANCE

SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER INSTRUMENT NUMBER 1015284, RECORDS OF BONNER COUNTY, IDAHO, AS SHOWN HEREON.

THE MONUMENTED LINES DEPICTED HEREON ARE BASED ON THE FOUND AND HELD MONUMENTS DESCRIBED AS SHOWN. UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. MONUMENTATION WAS SET FOR THE NEW LOTS AS SHOWN.

THIS SURVEY WAS PERFORMED USING TOPCON REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) RECEIVERS AND THE DATA WAS PROCESSED USING TOPCON MAGNET SOFTWARE.



REFERENCES

- (PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)
- (ITD) IDAHO TRANSPORTATION DEPARTMENT PLANS AND PROFILE OF PROPOSED US-95, GRANITE NORTH & FRONTAGE RDS IDAHO FEDERAL AID PROJECT No. A020(350), KEY NO. 20350 TO BE FILED AT THE DIVISION OF HIGHWAYS - DISTRICT 1 OFFICE, 600 WEST PRAIRIE AVENUE, COEUR D'ALENE, IDAHO.
 - (P1) THE PLAT "HAPPY TRAILS," RECORDED IN BOOK 15 OF PLATS, PAGE 54, BY RON C. HEIDEMANN, PLS 17407, DATED AUGUST 20, 2020.
 - (R1) RECORD OF SURVEY BY ROBERT G. BRISTOL, PLS 882, FILED AS INSTRUMENT No. 238048, DATED JANUARY 7, 1981.
 - (R2) RECORD OF SURVEY BY ROBERT G. BRISTOL, PLS 882, FILED AS INSTRUMENT No. 238053, DATED JANUARY 27, 1981.
 - (R3) RECORD OF SURVEY BY RICHARD C. TUCKER, PE & LS 1947, FILED AS INSTRUMENT No. 249097, DATED NOVEMBER 10, 1981.
 - (R4) RECORD OF SURVEY BY MILTON I. BOOTH, PLS 748, FILED AS INSTRUMENT No. 437734, DATED DECEMBER 22, 1993.
 - (R5) RECORD OF SURVEY BY MILTON I. BOOTH, PLS 748, FILED AS INSTRUMENT No. 449350, DATED JULY 25, 1994.
 - (R6) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, FILED AS INSTRUMENT No. 521204, DATED MARCH 25, 1998.
 - (R7) RECORD OF SURVEY BY JAMES R. STAPLES, PLS 3628, FILED AS INSTRUMENT No. 980138, DATED APRIL 7, 2021.

NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMPANY COMMITMENT POLICY FILE No. BT20203, DATED JUNE 10, 2022 AND FILE No. BT20279 DATED OCTOBER 27, 2022. BOTH PREPARED BY KOOTENAI COUNTY TITLE COMPANY.
THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY.
THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ACCURATE MEASURES.
2. PLATTED LOTS MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, RESERVATIONS AND RIGHT-OF-WAY, AS SET FORTH IN A DEED BY NORTHERN PACIFIC RAILWAY COMPANY, RECORDED FEBRUARY 14, 1923, IN BOOK 38 OF DEEDS, PAGE 462.
3. PLATTED LOTS MAY BE SUBJECT TO EASEMENT AS DISCLOSED IN REAL ESTATE CONTRACT RECORDED JULY 12, 1972, UNDER INSTRUMENT No. 141783
4. PLATTED LOTS MAY BE SUBJECT TO ANY MATTERS AS DISCLOSED BY SURVEY RECORDED NOVEMBER 10, 1981, UNDER INSTRUMENT No. 249097.
5. PLATTED LOTS MAY BE SUBJECT TO A RIGHT OF WAY EASEMENT FOR ELECTRIC UTILITIES GRANTED TO NORTHERN LIGHTS, INC., RECORDED DECEMBER 21, 1993 UNDER INSTRUMENT No. 437539.
6. PLATTED LOTS MAY BE SUBJECT TO ROAD MAINTENANCE AND COVENANTS AND THE TERMS AND PROVISIONS THEREOF INCLUDING COSTS, RECORDED MAY 20, 1994 UNDER INSTRUMENT No. 445752.

GRAND FIR ESTATES
LOCATED WITHIN THE NW 1/4, THE SW 1/4 & THE NE 1/4 OF SECTION 23 TOWNSHIP 54 N., RANGE. 3W., B.M., BONNER COUNTY, IDAHO

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