



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 #

MLD0060-24

RECEIVED:

December 2, 2024

By Kyle Snider

PROJECT DESCRIPTION:

Name of Minor Land Division plat:DEREN AND ANDY'S ACRES

APPLICANT INFORMATION:

Landowner's name:DEREN AND ANDREW EASTMAN

Mailing address:

City:SPIRIT LAKE

State:ID

Zip code:83869

Telephone

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name:TIFFANIE ESPE

Company name:ATS, INC

Mailing address:PO BOX 3457

City:HAYDEN

State:ID

Zip code:83835

Telephone:208-772-2745

Fax:

E-mail:TIFFANIEESPE@HOTMAIL.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 #:27

Township:54N

Range:04W

Parcel acreage:20.33

Parcel # (s):RP54N04W271800A

Current zoning:RURAL 5

Current use:RURAL RESIDENTIAL

Comprehensive plan designation:RURALRESIDENTIAL

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 6.001	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 7.821	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage: 6.006		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): THE ONLY SLOPES PRESENT RUN THROUGH A RIDGELINE THAT WILL NOT EFFECT FUTURE BUILDING SITES.	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: GRAVEL DRIVEWAY THAT EXISTS AT THE SITE, MAINTAINED BY THE PROPERTY OWNERS. THE DRIVEWAY COMES DIRECTLY ONTO CLAGSTONE ROAD.	
List existing access and utility easements on the subject property. N/A	

SERVICES:

Which power company will serve the project site? NORTHERN LIGHTS

Which fire district will serve the project site? SPIRIT LAKE FIRE DISTRICT

Sewage disposal will be provided by:

☐ Existing Community System

☐ Proposed Community System

☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: NO COMMUNITY SEWER IS AVAILABLE AT THIS SITE, INDIVIDUAL SEPTIC SYSTEM EXISTS FOR THE HOME, AND FUTURE LOTS WOULD HAVE A SIMILAR SYSTEM. PHD WOULD PERMIT AT A LATER DATE

Note: Please attach the necessary proof of urban services if required.

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

☐ Yes ☒ No

Water will be supplied by:

☐ Existing public or community system

☐ Proposed Community System

☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: EXISTING PRIVATE WELL IS NEAR THE DRIVEWAY AT THE HOME. WELL PUMPS 20GPM, ACCORDING TO PROVIDED WELL DRILLERS REPORT

Note: Please attach the necessary proof of urban services if required.

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.

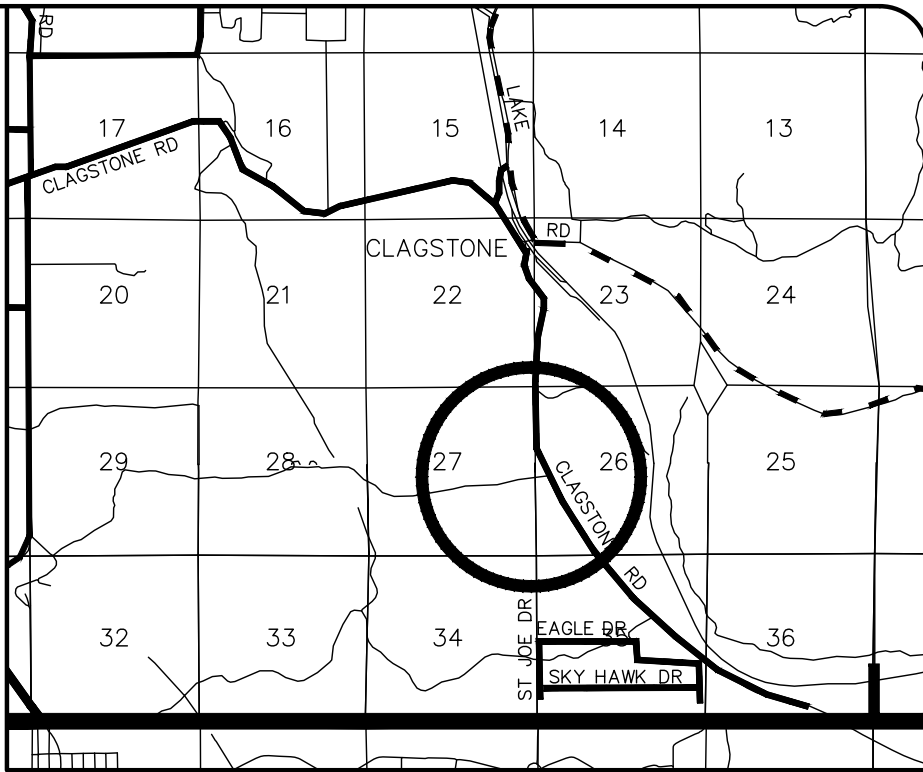
Landowner's signature: Tiffany Espe (ATS) Date: 11-6-24

Landowner's signature: _____ Date: _____

DEREN AND ANDY'S ACRES

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DEREN J. EASTMAN AND ANDREW J. EASTMAN, WIFE AND HUSBAND DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS *"DEREN AND ANDY'S ACRES"*, DESCRIBED AS THE EAST HALF OF THE THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SAID DESCRIBED PARCEL CONTAINING 20.335 ACRES MORE OR LESS.

BE IT FURTHER KNOW THAT;

1. THE OWNERS HEREBY DEDICATE THAT PORTION OF CLAGSTONE ROAD LYING WITHIN THE EASTERLY PORTION OF THE ABOVE DESCRIBED PARCEL TO THE COUNTY AS RIGHT-OF-WAY AS DEPICTED ON PAGE 2 OF THIS PLAT FOR ITS INTENDED USE.
2. THE OWNERS HEREBY GRANT A 30 FOOT WIDE ROADWAY AND UTILITY EASEMENT FOR THE BENEFIT OF THESE PLATTED LOTS, AS DEPICTED HEREIN.
- 3) THE WATER SUPPLY SHALL BE INDIVIDUAL WELL SERVICING EACH LOT OF THIS PLAT.
- 4) THE SEWER SUPPLY SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

ANDREW J. EASTMAN DATE

DEREN J. EASTMAN DATE

SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC .

THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK ____ M.

AS INSTRUMENT _____.

BY: _____
BONNER COUNTY RECORDER

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF AUGUST 2017 AND SEPTEMBER 2024. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO }
COUNTY OF KOOTENAI } S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024,
BY *DEREN J. EASTMAN AND ANDREW J. EASTMAN.*

NOTARY PUBLIC FOR THE STATE OF IDAHO



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

DATED THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR



ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: NTS
CHECKED BY MBM DATE: 11-05-2024
DRAWN BY MBM DATE: 10-01-2024
DWG: PLAT PROJ: 17-123

DEREN AND ANDY'S ACRES

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 2 OF 2

INSTRUMENT NO. _____

LEGEND

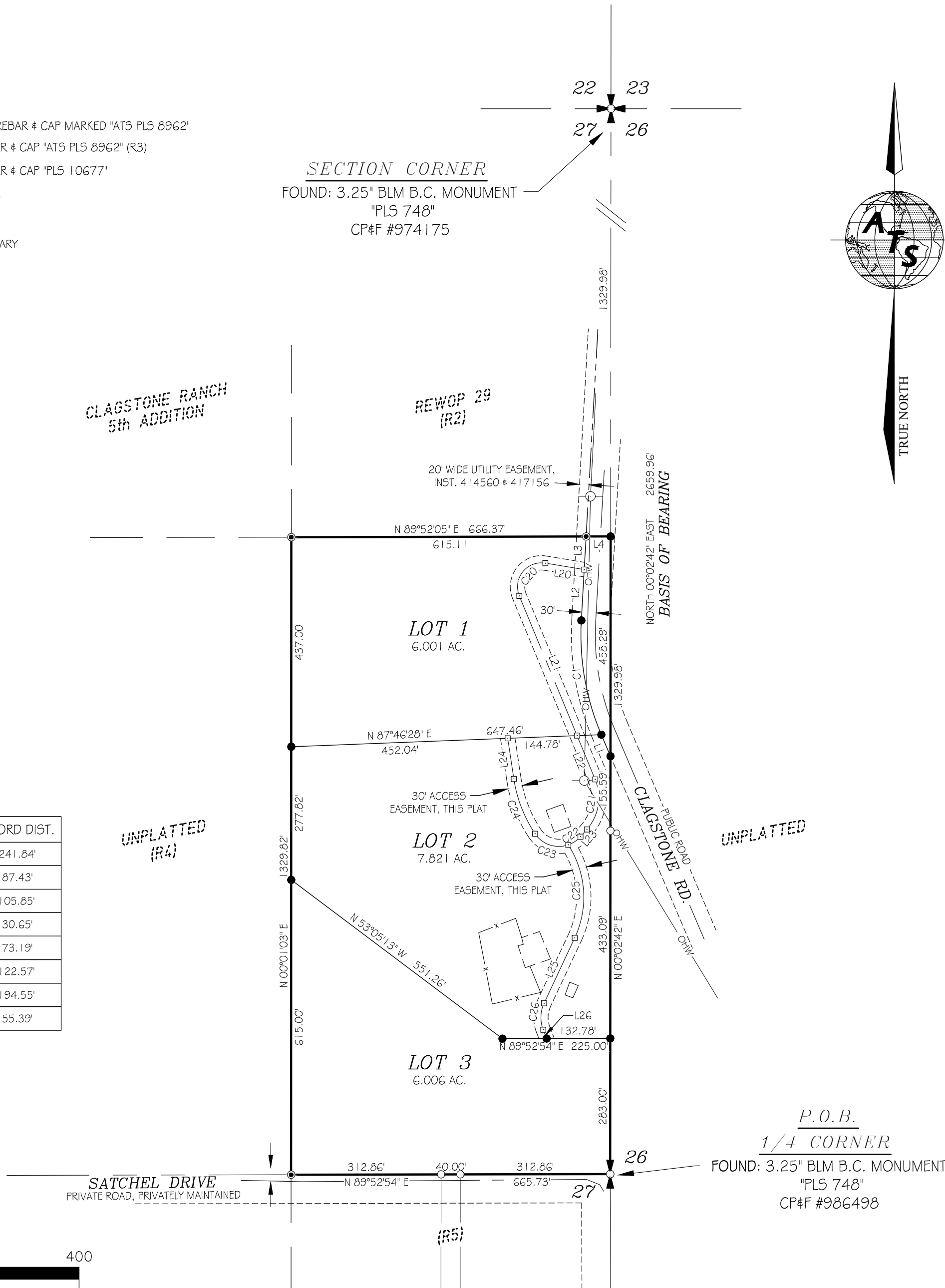
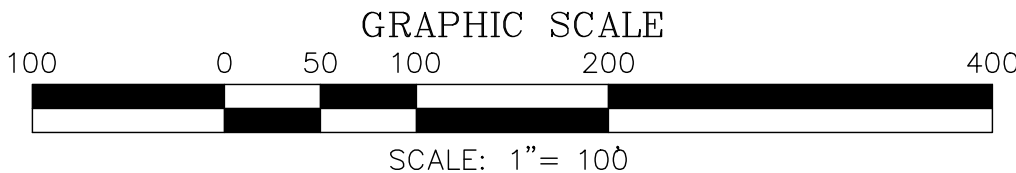
- SET 5/8" BY 30" REBAR # CAP MARKED "ATS PLS 8962"
- ⦿ FOUND 5/8" REBAR # CAP "ATS PLS 8962" (R3)
- FOUND 5/8" REBAR # CAP "PLS 10677"
- ⊕ QUARTER CORNER
- ⊕ SECTION CORNER
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - - - EASEMENT LINE

LINE TABLE

LINE	LENGTH	DIRECTION
L1	48.82'	N 23°06'58" W
L2	106.17'	N 03°15'37" E
L3	69.16'	N 03°15'37" E
L4	51.25'	N 89°52'06" E
L20	82.19'	N 80°32'58" W
L21	315.20'	N 22°29'00" W
L22	98.94'	N 22°29'00" W
L23	20.09'	N 41°25'26" E
L24	85.60'	N 08°31'43" W
L25	150.61'	N 25°08'09" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	243.99'	530.00'	026°22'35"	N 09°55'41" W	241.84'
C20	106.41'	50.00'	121°56'02"	N 38°29'01" E	87.43'
C21	111.54'	100.00'	063°54'26"	N 09°28'13" E	105.85'
C22	30.99'	60.00'	029°35'38"	N 56°13'15" E	30.65'
C23	78.71'	60.00'	075°10'02"	N 71°23'55" W	73.19'
C24	123.57'	280.00'	025°17'12"	N 21°10'18" W	122.57'
C25	203.18'	200.00'	058°12'22"	N 03°58'02" W	194.55'
C26	56.94'	70.00'	046°36'32"	N 01°49'53" E	55.39'



REFERENCES

- R1) SURVEY BY MILTON I. BOOTH, PLS 748. RECORDED DECEMBER 1994 AS INSTRUMENT NUMBER 456994.
- R2) THE PLAT OF REWOP 29 BY LAWRENCE A. GLAHE, PLS 5713. RECORDED SEPTEMBER 2007 AS INSTRUMENT NUMBER 737907.
- R3) SURVEY BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED OCTOBER 2017 AS INSTRUMENT NUMBER 913160.
- R4) SURVEY BY DAN I. PROVOLT, PLS 7879. RECORDED APRIL 2018 AS INSTRUMENT NUMBER 920085.
- R5) SURVEY BY ROBERT L. STRATTON, PLS 10677. RECORDED AUGUST 2021 AS INSTRUMENT NUMBER 989182.
- R6) WARRANTY DEED INSTRUMENT NUMBER 913267.

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION AND MATCHES R3, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY FLYING S TITLE & ESCROW COMPANY DATED SEPTEMBER 16, 2024. ORDER NO. 1157531-S. 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 ATS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE S6-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12I RTK ROVER UNIT.
4. THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
5. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
6. PLATTED PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT CENTERED ON AND ALONG PRIMARY DISTRIBUTION POWER LINES INSTRUMENT NUMBER 664463.
7. PLATTED PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT CENTERED ON AND ALONG PRIMARY AND SECONDARY DISTRIBUTION POWER LINES INSTRUMENT NUMBER 942882.



ADVANCED
TECHNOLOGY
SURVEYING &
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SCALE: 1" = 200'

CHECKED BY MBM
DATE: 10-22-2024

DRAWN BY MBM
DATE: 10-01-2024

DWG: PLAT
PROJ: 17-123