

# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION



### FOR OFFICE USE ONLY:

FILE # MLD0020-25

RECEIVED: March 24, 2025

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Grand Fir Estates 1st Addition

### APPLICANT INFORMATION:

Landowner's name: Brian C. Bremner, previously Grand Fir, LLC

Mailing address: [REDACTED]

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: 15.049

Parcel # (s): RP015740010040A

Legal description: Lot 4, Block 1, Grand Fir Estates

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: THREE (3) lots at 4.95 acres, combined total = 15.00 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. 1200 feet to the Westerly boundary of Grand Fir Estates 1st Addition.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 4.95	1.13 : 1 (averaged lengths)
Lot #2	Proposed acreage: 4.95	1.13 : 1 (averaged lengths)
Lot #3	Proposed acreage: 5.15	1.39 : 1 (averaged lengths)
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Divide Lot 4 of Grand Fir Estates into three (3)</u> Lots No. 4, 5 & 6, (1) 5.015 acre and (2) 4.95 acres lots.		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:	
<b>Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:</b> 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. 2322 feet; northeast corner is approx. 2300 feet; southeast corner is approx. 2257 feet; southwest corner is approx. 2257 feet. There is a natural bench that parallels the BNSF railroad right-of-way, approx 100 feet northwesterly of, elev approx. 2260 - 2275 feet	
<b>Water courses (lakes, streams, rivers &amp; other bodies of water):</b> There are no water courses on or directly adjacent to the proposed minor land division.	
<b>Springs &amp; wells:</b> <u>None found during field survey.</u>	

Existing structures (size & use): There is an existing dwelling on proposed Lot 6 which is currently Lot 4 of Grand Fir Estates,  
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) in the Southwest corner of proposed Lot 6 Grand Fir Estates First Addition.

---



---



---

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, to the southwest corner of Lot 3, Grand Fir Estates, then proceed East through the said Lot 3 to the Westerly boundary of Grand Fir Estates 1st Addition.

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 right-of-way width is listed as a 50 foot wide - public right-of-way.

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: \_\_\_\_\_  
50 foot wide easement through proposed Lot 6 of Grand Fir Estates 1st Addition and then turning Northeast and then North - running parallel with the East boundary.

Is public road dedication proposed as part of this minor land division?  
 Yes     No

List existing access and utility easements on the subject property.  
IE&U Eas, No. 1022603, Northern Lights, Inc. No. 1021612; IE&U easement, Inst. No. 141783

**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 &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type: 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 checked="" type="checkbox"/>	<u>Proposed Community System - List type &amp; 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: _____ _____	
Which power company will serve the project site? Northern Lights, Inc.	

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: \_\_\_\_\_

**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: one (1) septic and drainfield per lot.

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: Community well to be drilled.

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? Northern Lights, Inc.

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: 3-21-25

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# GRAND FIR ESTATES 1st ADDITION

A REPLAT OF GRAND FIR ESTATES, LOT 4 LOCATED WITHIN THE NW 1/4 , THE SW1/4 , AND THE NE1/4 OF SECTION 23,  
TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT BRIAN C. BREMNER IS THE RECORD OWNER (PREVIOUSLY GRAND FIR, LLC) OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS 4, 5, AND 6, THE SAME TO BE KNOWN AS "GRAND FIR ESTATES 1ST ADDITION", BEING LOT 4, BLOCK 1, GRAND FIR ESTATES, RECORDED MARCH 20, 2023, INST. NO. 1018024, RECORDS OF BONNER COUNTY, IDAHO, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 GRAND FIR ESTATES 1ST ADDITION, SAID CORNER BEING IDENTICAL TO THE NORTHEAST CORNER OF LOT 1 OF SAID GRAND FIR ESTATES AND IS THE **TRUE POINT OF BEGINNING** (INITIAL POINT) FOR THIS DESCRIPTION;

THENCE FROM SAID POINT OF COMMENCEMENT, SOUTH 88°36'47" EAST, ALONG THE NORTH SIXTEENTH (N1/16) LINE, A DISTANCE OF 161.47 FEET TO THE CENTER NORTH ONE-SIXTEENTH CORNER (CN-1/16);

THENCE, DEPARTING SAID N1/16 LINE, SOUTH 1°21'05" WEST ALONG THE NORTH-SOUTH CENTERLINE FOR SAID SECTION, A DISTANCE OF 5.12 FEET TO THE SOUTHWEST BOUNDARY CORNER FOR DELAY FARMS, INC.;

THENCE, DEPARTING SAID NORTH-SOUTH CENTERLINE, SOUTH 88°47'34" EAST A DISTANCE OF 331.04 FEET TO THE NORTHEAST CORNER OF GRAND FIR ESTATES 1ST ADDITION;

THENCE, SOUTH 1°23'28" WEST, ALONG THE EASTERN BOUNDARY OF SAID GRAND FIR ESTATES 1ST ADDITION, 1053.02 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RAILROAD RIGHT OF WAY LINE;

THENCE, ALONG THE SAID RAILROAD RIGHT OF WAY LINE, SOUTH 53°12'49" WEST A DISTANCE OF 839.00 FEET TO THE WEST LINE OF THE EAST HALF (E-1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 23;

THENCE, DEPARTING SAID RAILROAD RIGHT OF WAY LINE, NORTH 1°30'36" EAST ALONG SAID WEST LINE A DISTANCE 243.50 FEET TO AN ANGLE POINT FOR LOT 3, BLOCK 1 OF SAID GRAND FIR ESTATES;

THENCE, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 3, NORTH 53°12'49" EAST A DISTANCE OF 210.70 FEET TO AN ANGLE POINT;

THENCE, NORTH 1°26'01" EAST, ALONG THE EASTERN BOUNDARY OF SAID GRAND FIR ESTATES, A DISTANCE OF 1201.91 FEET RETURNING TO THE **TRUE POINT OF BEGINNING** (INITIAL POINT).

CONTAINING 15.049 ACRES OR 655,538 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOWN THAT:

A COMMUNITY WATER SYSTEM EASEMENT, 20.00 FEET IN WIDTH AS DEPICTED HEREIN ARE HEREBY GRANTED TO THE WATER PROVIDERS OF THIS PLAT.

A PRIVATE 50.00 FOOT WIDE INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF THE LOT OWNERS OF THIS PLAT AS DEPICTED HEREIN.

A 50.00 FOOT WIDE UTILITIES EASEMENT FOR THE BENEFIT OF THE LOT OWNERS OF THIS PLAT AS DEPICTED HEREIN.

SANITARY SEWAGE DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

WATER IS PROVIDED BY A COMMUNITY WELL.

BRIAN C. BREMNER

## ACKNOWLEDGMENT

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

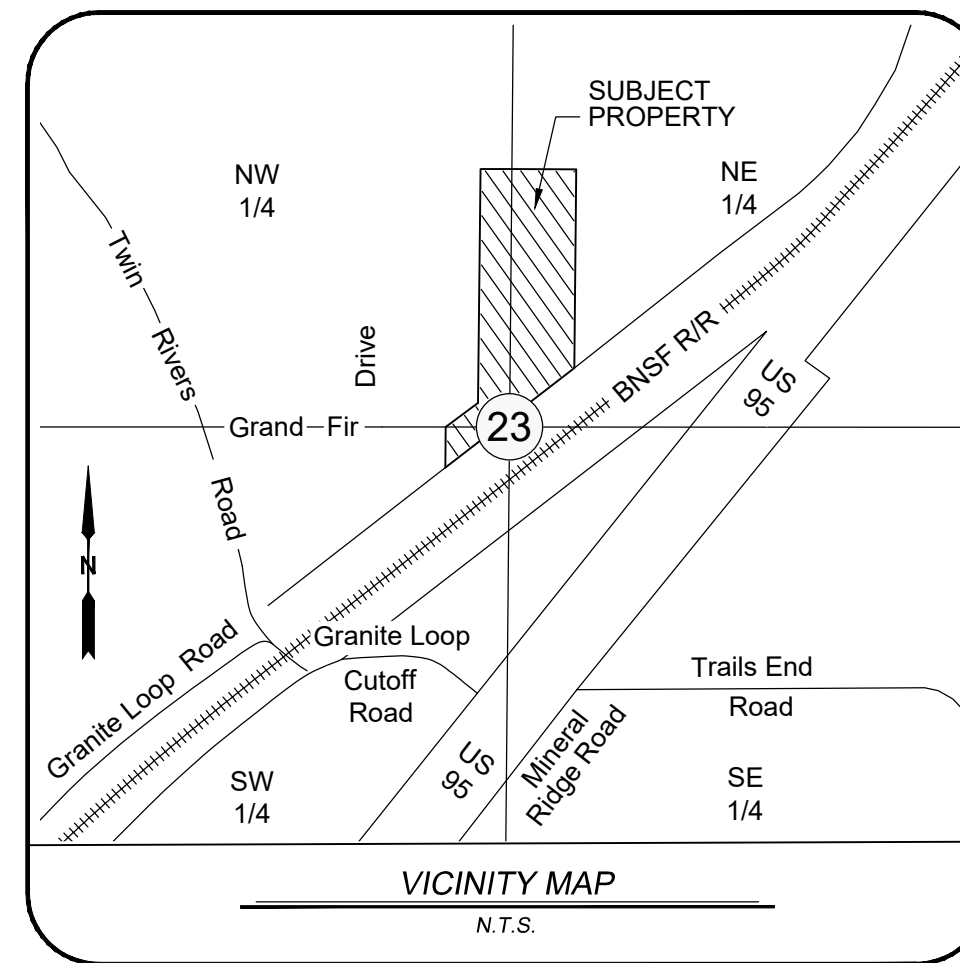
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025 BY

BRIAN C. BREMNER

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 "GRAND FIR ESTATES 1st ADDITION" 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 3-21-2025



## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M.,  
AT THE REQUEST OF ACCURATE MEASURES.

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 \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

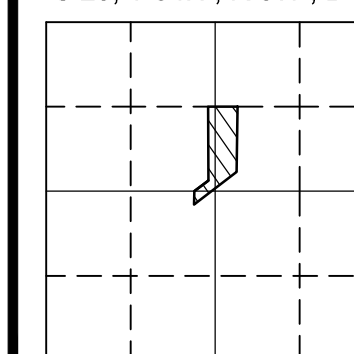
BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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



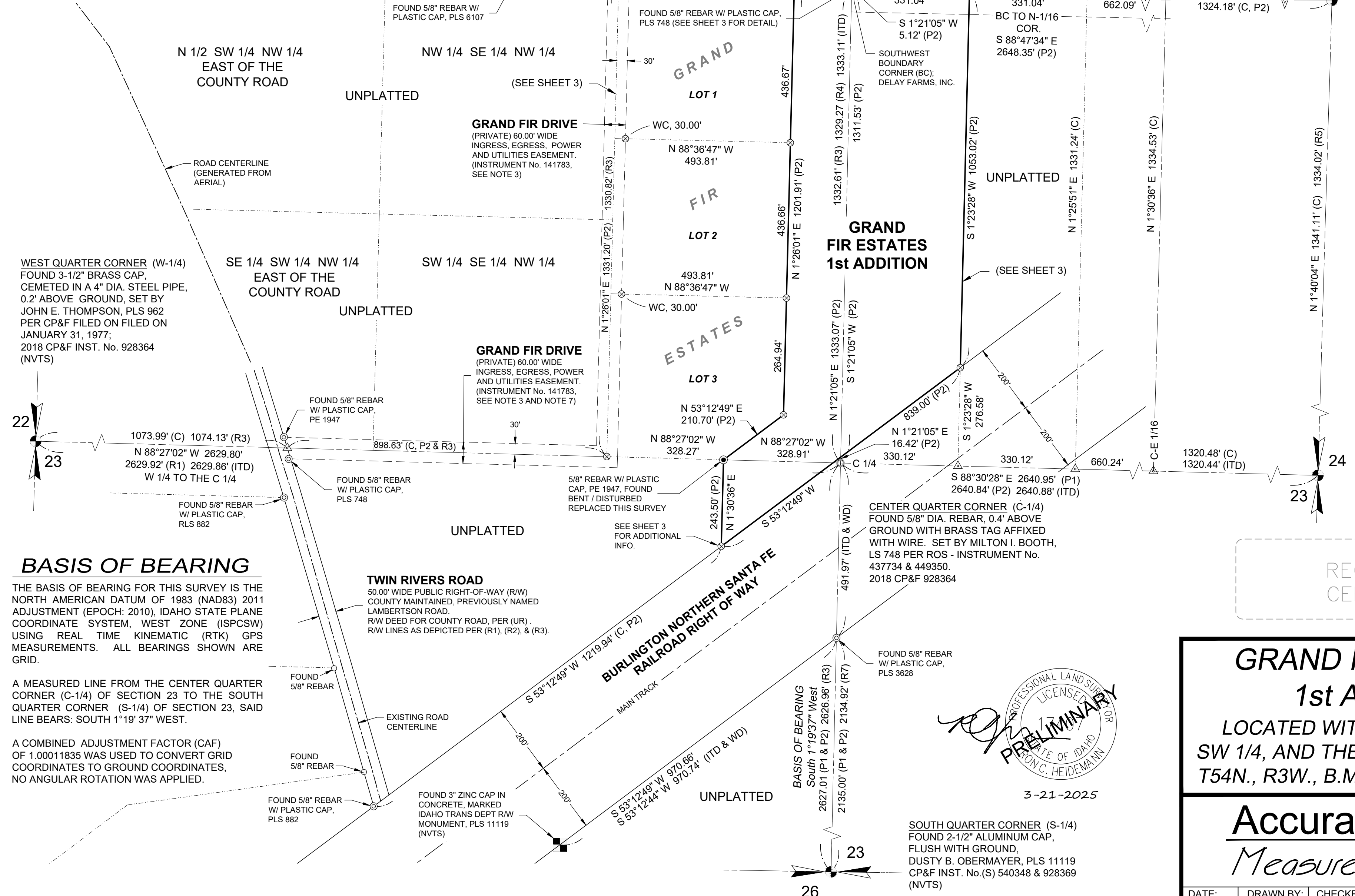
**Accurate Measures**

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

DATE: 3-21-2025	DRAWN BY: LSW/RCH	CHECKED BY: RCH	DWG: GRAND FIR ESTATES 1ST ADDITION	SHEET: 1 / 3
--------------------	----------------------	--------------------	--	-----------------

**LEGEND**

- SET 5/8" BY 24" REBAR WITH 1-1/4" ORANGE PLASTIC CAP (OPC) MARKED "A.M. PLS 17407"
- FOUND OR SET PLSS MONUMENT AS DESCRIBED (FROM PREVIOUS PLAT)
- FOUND 3" ZINC CAP AS DESCRIBED (FROM PREVIOUS PLAT)
- ⊗ FOUND 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
- (C) COMPUTED POINT (NOTHING FOUND OR SET)
- △ CALCULATED DISTANCE
- (NVTs) NOT VISITED THIS SURVEY



**BASIS OF BEARING**

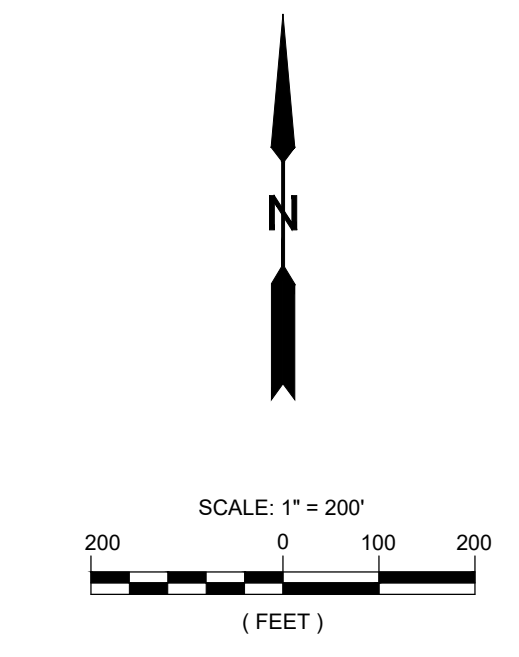
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT (EPOCH: 2010), IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE (ISPCSW) USING REAL TIME KINEMATIC (RTK) GPS MEASUREMENTS. ALL BEARINGS SHOWN ARE GRID.

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.

NORTHEAST SECTION CORNER SECTION 23  
FOUND 3-1/4" ALUMINUM POST & CAP, 0.3' ABOVE GROUND, SET BY MILTON I. BOOTH, LS 748 CP&F FILED ON APRIL 10, 1982. 2023 CP&F INST. No. (NVTs)

NORTH SIXTEENTH CORNER (N-1/16)  
SET A 2-1/2" ALUMINUM CAP ON A 5/8" REBAR, MARKED "ACCURATE MEASURES PLS 17407 - 2023" 2023 CP&F INST. No. (NVTs)



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 (NVTs)

RECORDER'S CERTIFICATE



3-21-2025

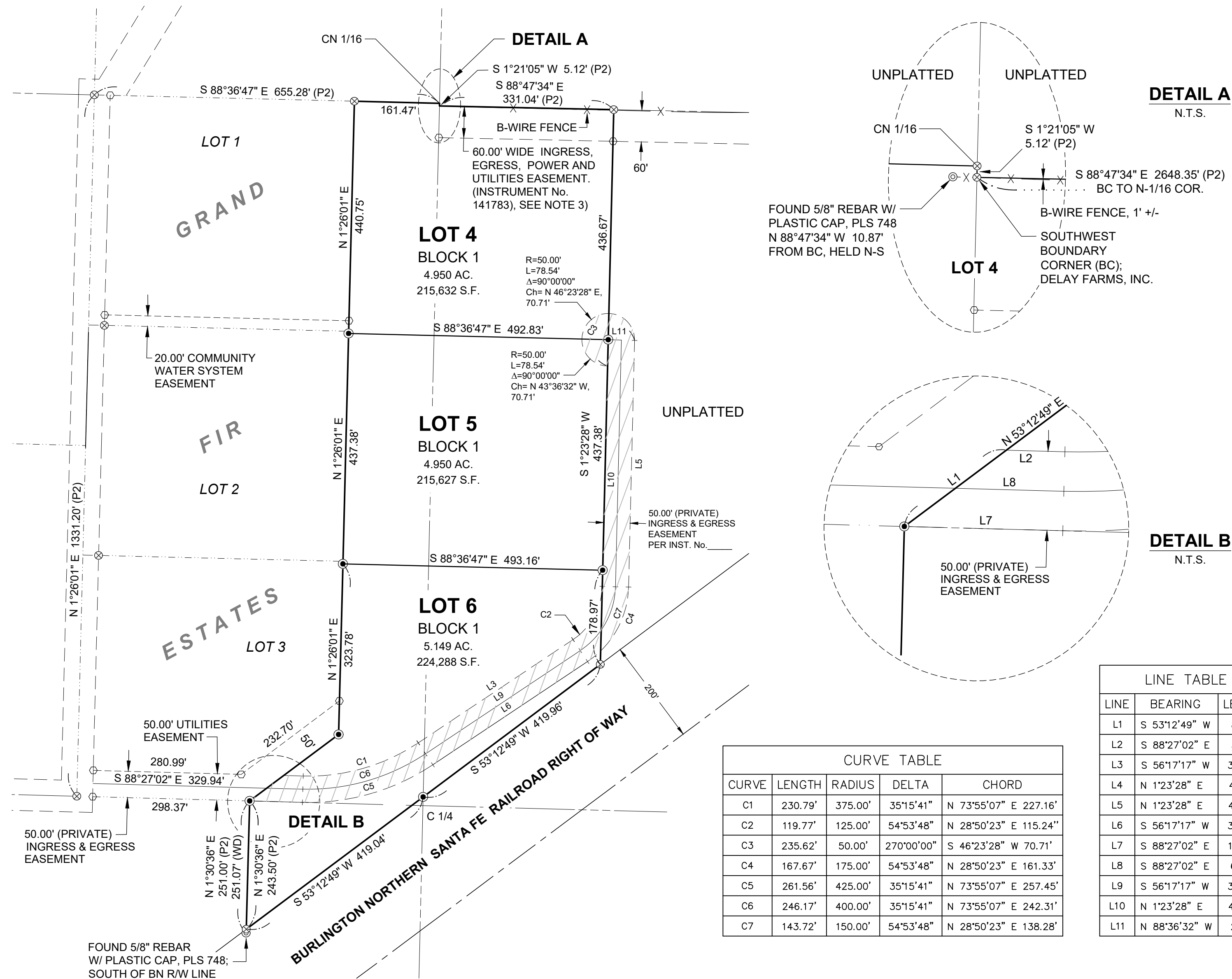
**GRAND FIR ESTATES**  
**1st ADDITION**  
LOCATED WITHIN THE NW1/4, THE SW 1/4, AND THE NE 1/4 OF SECTION 23 T54N., R3W., B.M., BONNER COUNTY, ID.

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

DATE: 3-21-25	DRAWN BY: LSW/RCH	CHECKED BY: RCH	DWG: GRAND FIR ESTATES 1ST ADDITION	SHEET: 2 / 3
------------------	----------------------	--------------------	--	-----------------

# GRAND FIR ESTATES 1st ADDITION

RECORDER'S  
CERTIFICATE

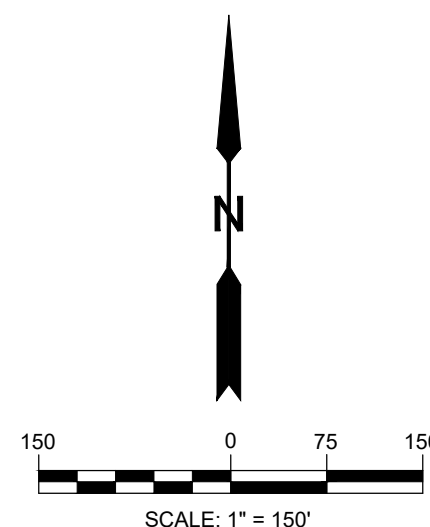


## SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN THE CORRECTION WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 1017120, 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 HEREIN 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.



## LEGEND

- SET 5/8" BY 24" REBAR WITH 1-1/4" ORANGE PLASTIC CAP (OPC) MARKED "A.M. PLS 17407"
- ⊗ FOUND 5/8" BY 24" REBAR WITH 1-1/4" ORANGE PLASTIC CAP (OPC) MARKED "A.M. PLS 17407"
- FOUND 1/2" BY 24" REBAR WITH 1" RED PLASTIC CAP (RPC) MARKED "EASEMENT PLS 17407"
- ⊙ FOUND 1-1/4" PLASTIC CAP ON A 5/8" REBAR AS DESCRIBED.
- ⊕ FOUND 5/8" REBAR WITH BRASS WASHER AS DESCRIBED.

(WC) WITNESS CORNER, DISTANCE



3-21-2025

## 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.
- (P2) THE PLAT "GRAND FIR ESTATES," RECORDED IN BOOK 20 OF PLATS, PAGE 18, BY RON C. HEIDEMANN, PLS 17407, DATED MARCH 20, 2023.
- (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.
- (UR) LAMBERTSON ROAD SURVEY, APPROVED AUGUST 19, 1903; UNRECORDED.

## NOTES

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMPANY COMMITMENT POLICY FILE No. BT30556, DATED MARCH 5, 2025, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE 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.

1. 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.
2. PLATTED LOTS MAY BE SUBJECT TO EASEMENT AS DISCLOSED IN REAL ESTATE CONTRACT RECORDED JULY 12, 1972, UNDER INSTRUMENT No. 141783.
3. PLATTED LOTS MAY BE SUBJECT TO ANY MATTERS AS DISCLOSED BY SURVEY RECORDED NOVEMBER 10, 1981, UNDER INSTRUMENT No. 249097.
4. 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.
5. 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.
6. PLATTED LOTS MAY BE SUBJECT TO RIGHT-OF-WAY EASEMENTS GRANTED TO NORTHERN LIGHTS INC., ACROSS A PORTION OF LOT 2 AND LOT 4 OF GRAND FIR ESTATES, RECORDED IN BOOK 20, PAGE 18.
7. PLATTED LOTS MAY BE SUBJECT TO A 60 FOOT INGRESS, EGRESS, AND UTILITIES EASEMENTS GRANTED TO LAND OWNERS ALONG GRAND FIR DRIVE, RECORDED AS INSTRUMENT No. 1022602.
8. PLATTED LOTS MAY BE SUBJECT TO WELL SHARING AGREEMENT GRANTED TO GRAND FIR, CORTEZ AND OWENS, RECORDED AS INSTRUMENT No. 1028667.

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

DATE: 3-21-2025 DRAWN BY: LSW/RCH CHECKED BY: RCH DWG: 24-023-GRAND FIR ESTATES II SHEET: 3 / 3