

# Bonner County Planning Department

"Protecting property rights and enhancing property value"

1500 Highway 2, Suite 208, Sandpoint, Idaho 83864

Phone (208) 265-1458 - Fax (866) 537-4935

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

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To: Brian C. Bremner  
From: Kyle Snider, Planner  
Date: June 9, 2025

**Subject: Blue-line review for MLD0020-25: Grand Fir Estates 1<sup>st</sup> Addition**

Attached are comments from various agencies that have completed the preliminary review of the referenced plat.

The digital copy of the Mylar is required per BCRC 12-649. Please email your digital copy to [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov).

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: **Ron Heidemann, Accurate Measures.**

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

### **WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:**

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- |  |   |
|--|---|
| ✓ All plat corrections.  | ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.                               |
| ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement. | ✓ All conditions of approval must be met.   |
| ✓ County surveyor fee paid to the Bonner County Planning Department.   | ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments. |
- 

### **REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.**

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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## Blueline Review Letter

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May 19, 2025

Ron Heidemann  
Accurate Measures  
881 W. Cheyenne Avenue  
Hayden, ID 83835

**SUBJECT: MLD0020-25: Grand Fir Estates 1<sup>st</sup> Addition**

Dear Ron,

**The above referenced project has been reviewed. The following conditions should be addressed:**

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
  - Planning
    - See Conditions on Planning Department's Administrative Staff Report/ Decision Letter.
  - Floodplain
    - KS 04/28/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C1150E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
  - Assessors
    - AB 5/1/2025: See comments/letter
  - GIS
    - MC 4/28/2025: See letter
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider | Planner



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** MLD0020-25 **DATE OF REPORT:** 6/09/2025  
**APPLICANT:** Brian Bremner **PARCEL #:** RP015740010040A  
**SUBDIVISION NAME/LOTS:** Grand Fir Estates 1st Addition

#### SUMMARY OF PROPOSAL:

Divide one (1) 15.049-acre lot into two (2) 4.95-acre lots and one (1) 5.015-acre lot.

**THE APPLICATION IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

#### CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per BCRC 12-411(Setbacks) A separate site plan showing existing structures and their setbacks to the proposed property lines and road needs to be submitted to ensure compliant setbacks will be maintained.
4. Per Road & Bridge comment, apply for road approach encroachment permit for Grand View Drive connection to Twin Rivers Road.
5. Per BCRC 12-646 (D): Show the status of adjoining property.
6. Revise lot numbering to Lots 1, 2, and 3.

#### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** 5-acres Rural 5 (R-5)

12-660 (D) (2) (f) Site area minimum: **Yes**

Urban services: **N/A**

### **DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?**

Has the applicant had Panhandle Health District

In an area of City impact: **No**

lift the sanitary restrictions on the property?: **No**

12-660 (D) (2) (a) Alignment with existing/planned roads/easements: **Yes**

12-621 Depth to width/ Angle of intersection: **Yes**

12-622 Submerged Lands: **N/A**

12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: **Yes**

12-626.A Environmental Features: **Yes**

### **FINDINGS:**

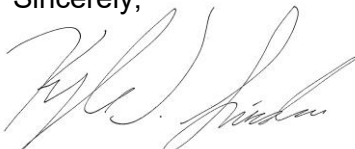
1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural 5.
3. The proposed lots are located off Amaze Way, a privately owned and privately maintained ingress/egress easement.
4. The proposed lots are served by individual well for sewage, shared well for water, Northern Lights, Inc. for power and Sagle Fire District.
5. Per GIS LiDAR data, the proposed lots contain mapped slopes.
6. The proposed lots do not contain any mapped wetlands or frontage on any mapped bodies of water.
7. The parent lot is identified as Grand Fir Estates Block 1, Lot 4.

### **NOTICE OF ADMINISTRATIVE DECISION:**

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,



Planning Department

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## Blueline Review Routing Form

Plat Name: <b>Grand Fir Estates 1st Addition</b>		File No: <b>MLD0020-25</b>
Received by: Kyle Snider, Planner	Received from: Ron Heidemann, PLS	Date Received: 04/24/2025

### Blueline Review

Completed	Date	Initial	Department/ Office
See staff report	05/19/20 25	KS	Bonner County Planning Department
Comments	5/1/25	AB	Assessor's Office
Comment	4-25-25	MM	Bonner County Road & Bridge Department
Comment. See letter	4/28/202 5	MC	GIS Department
X	05/09/20 25	TG	County Surveyor



Office of  
Dennis Engelhardt  
**Bonner County Assessor**  
1500 Hwy 2, Suite 205  
Sandpoint, ID 83864  
Phone 208-265-1440

May 1, 2025

Bonner County Planning Dept  
GRAND FIR ESTATES 1ST ADDITION  
MLD0020-25  
SECTION 23, TOWNSHIP 54 NORTH, RANGE 3 WEST  
RP015740010040A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and the stated ownership is incorrect: current record owner is Grand Fir, LLC. Please correct all occurrences, including signature line & notary acknowledgment.

Please verify ownership again when this plat goes to mylar.

Thank you,

Andrea Ballard  
Cadastral Technician  
Bonner County Land Records  
208-265-1469  
landrecords@bonnercountyid.gov



# Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469  
E-mail: [gisgroup@bonnercountyid.gov](mailto:gisgroup@bonnercountyid.gov)

Monday, April 28, 2025

Bonner County Planning Department

RE: **PLAT REVIEW – GRAND FIR ESTATES 1<sup>ST</sup> ADDITION (MLD0020-25)  
SECTION 23, TOWNSHIP 54N, RANGE 3W**

To Whom It May Concern:

The proposed easement should be labeled as Amaze Way. This road name was reserved during the creation of Grand Fir Estates.

Sincerely,

Address Administrator  
Bonner County GIS Department,  
A Division of the Bonner County Assessor  
Bonner County, ID  
1500 Highway 2 Suite 115 Sandpoint, ID 83864  
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>

# 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°28'01" 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

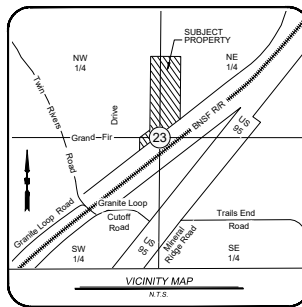
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF 2025 BY

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

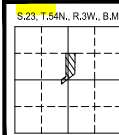
THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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



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

# Summary of comments: MLD0020-25 Blueline Plat.pdf

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Page:1

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Number: 1 Author: Andrea Ballard Date: 2025-05-01 10:32:25

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Current owner is Grand Fir LLC- if wishing to change ownership please provide a recorded deed



Number: 2 Author: Andrea Ballard Date: 2025-05-01 10:31:46

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Signer for Grand Fir LLC



Number: 3 Author: Kyle Snider Subject: Highlight Date: 2025-05-19 12:04:19

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Change to "Chair" or "Chairwoman"



Number: 4 Author: Andrea Ballard Date: 2025-05-01 10:33:52

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Representative acknowledgment for signer for Grand Fir LLC

**LEGEND**

- SET 5/8" BY 24" REBAR WITH 1-1/4" ORANGE PLASTIC CAP (OPC) MARKED "A.M. PLS 17407"
- FOUND OR SET PLS 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
- ⊙ COMPUTED POINT (NOTHING FOUND OR SET)
- △ CALCULATED DISTANCE (NVT'S) NOT VISITED THIS SURVEY

**NORTH QUARTER CORNER (N-1/4)**  
 FOUND 2-1/2" BRASS CAP, 0.3' ABOVE GROUND.  
 SET BY ROBERT G. BRISTOL, PLS 852  
 PER ROS INST. No. 238048;  
 CP&F INST. No. (S) 540346 & 928574.  
 (NVT'S)

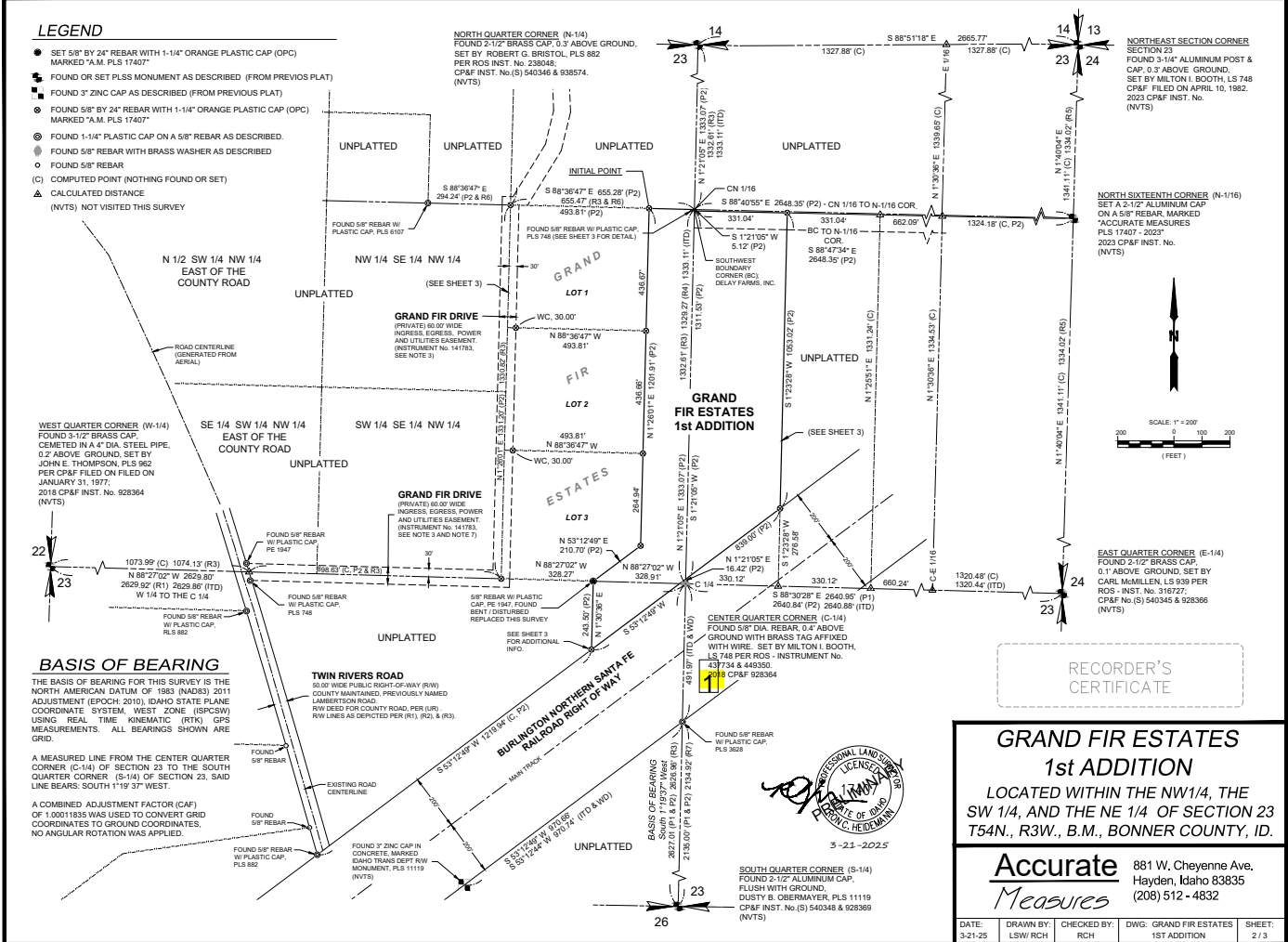
**WEST QUARTER CORNER (W-1/4)**  
 FOUND 3-1/2" BRASS CAP,  
 CEMENTED IN A 4" DIA. STEEL PIPE,  
 0.2' ABOVE GROUND, SET BY  
 JOHN E. THOMPSON, PLS 962  
 PER CP&F FILED ON FILED ON  
 JANUARY 31, 1977.  
 2018 CP&F INST. No. 928364  
 (NVT'S)

**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, (ISPCS-W) 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 1.0001855 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES. NO ANGULAR ROTATION WAS APPLIED.



RECORDER'S CERTIFICATE


**GRAND FIR ESTATES**  
**1st ADDITION**  
 LOCATED WITHIN THE NW 1/4, 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
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 Number: 1 Author: Matt Mulder Date: 2025-04-25 10:34:11

Apply for road approach encroachment permit for Grand View Drive connection to Twin Rivers Rd. Upgrades may be necessary to meet current road approach standards (this connection was never previously permitted).



## Page:3

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 Number: 1 Author: Kyle Snider Subject: Highlight Date: 2025-06-09 13:41:40

Show status of adjoining properties.

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 Number: 2 Author: Kyle Snider Subject: Highlight Date: 2025-06-09 13:41:25

Change lot numbering to Lot 1, 2, 3

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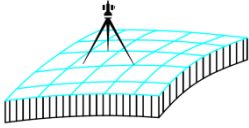
 Number: 3 Author: Monica Carash Date: 2025-04-28 09:35:10

Amaze Way

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 Number: 4 Author: Kyle Snider Subject: Highlight Date: 2025-05-22 07:22:27

Add Instrument No.



## GLAHE & ASSOCIATES, INC. Professional Land Surveyors

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303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

May 6, 2025

Bonner County Planning Dept.  
1500 Hwy. 2, Suite 208  
Sandpoint, ID 83864

Re: Plat Review – MLD0020-25 – Grand Fir Estates 1<sup>st</sup> Addition

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) Monument easement appropriately, at min through Lot 6
- 2) Check Ownership

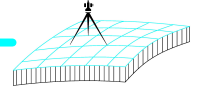
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Tyson L.A. Glahe, PLS

GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864



Phone: (208) 265-4474  
Fax: (208) 265-4474  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice #	15676
-----------	-------

Date
------

Bill To:  
Accurate Measures

5/9/2025

Project / Job #

25-001AS Review MLD0020-25 - Grand Fir Es

Please submit payment by: 5/24/2025

# INVOICE

\*\*\*\*\*

Section	Township	Range	Meridian	Tax Parcel ID

Description	Amount
County Surveyor Review	265.00
Copies & Recording Fees	43.14
MLD0020-25 - Grand Fir Estates 1st Addition	

**Retainer / Credits:** \$0.00

**Invoice Amount:** \$308.14

**Job Total Balance Due:** \$308.14



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THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

# 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 \_\_\_\_\_

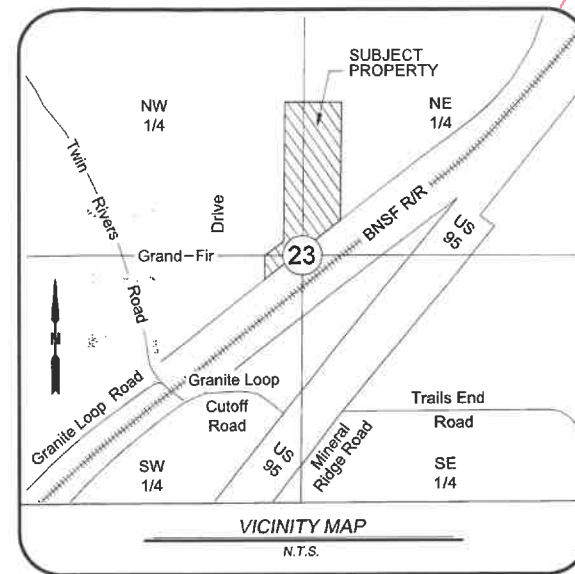
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025 BY

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

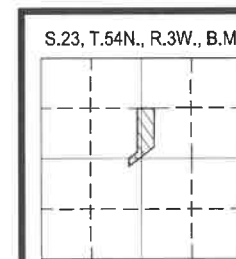
THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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



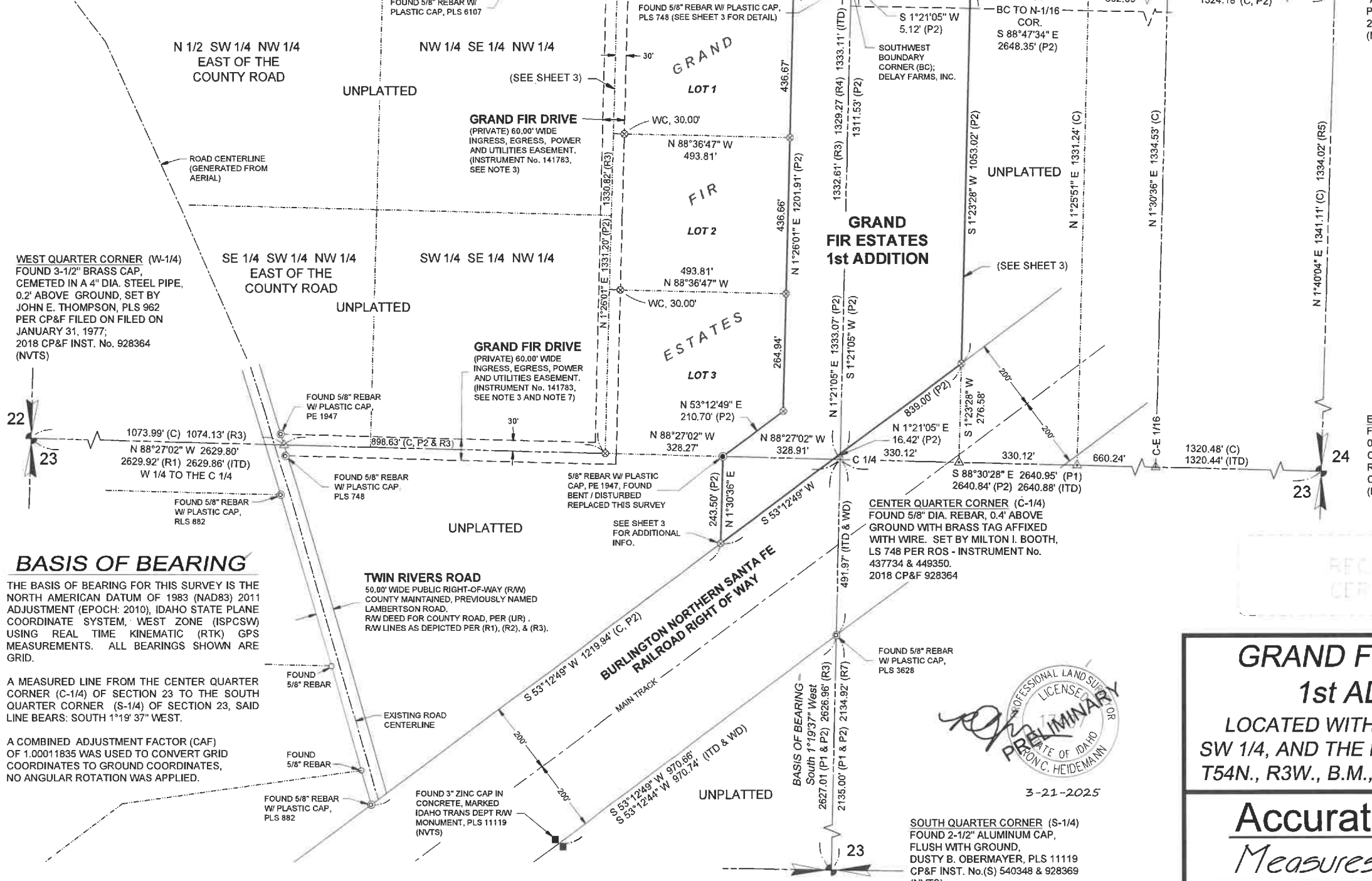
**Accurate Measures**

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
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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 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.

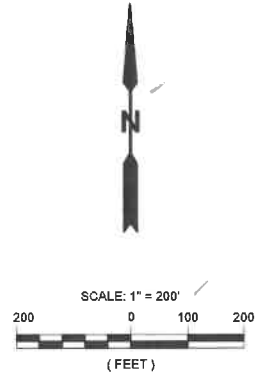
A MEASURED LINE FROM THE CENTER QUARTER CORNER (C-1/4) OF SECTION 23 TO THE SOUTH QUARTER CORNER (S-1/4) OF SECTION 23, SAID LINE BEARS: SOUTH 1°19' 37" WEST.

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

**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.

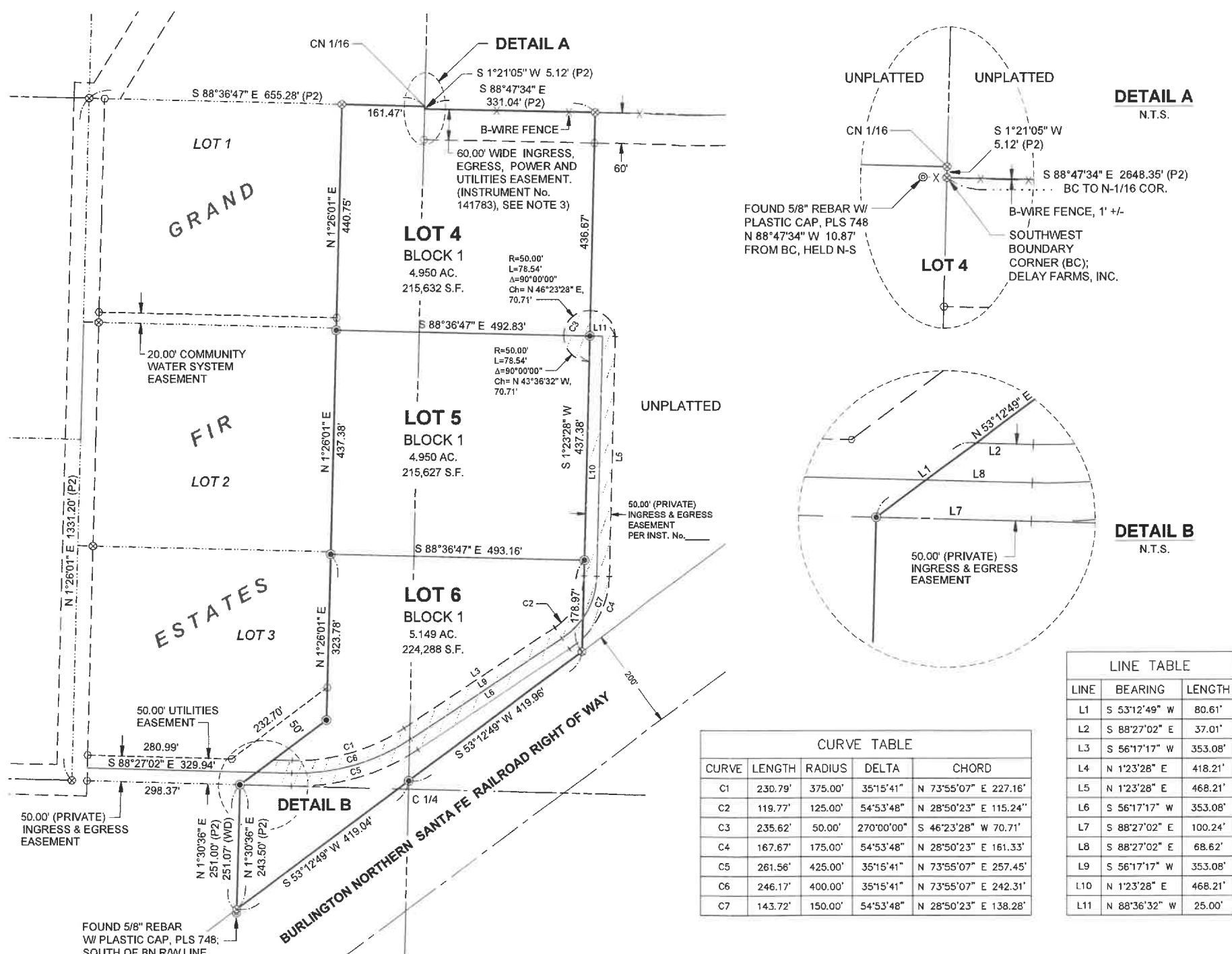
**Accurate Measures** 881 W. Cheyenne Ave.  
 Hayden, Idaho 83835  
 (208) 512 - 4832



SOUTH QUARTER CORNER (S-1/4)  
 FOUND 2-1/2" ALUMINUM CAP, FLUSH WITH GROUND, DUSTY B. OBERMAYER, PLS 11119 CP&F INST. No.(S) 540348 & 928369 (NVTs)

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



## 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.

LINE	BEARING	LENGTH
L1	S 53°12'49" W	80.61'
L2	S 88°27'02" E	37.01'
L3	S 56°17'17" W	353.08'
L4	N 1°23'28" E	418.21'
L5	N 1°23'28" E	468.21'
L6	S 56°17'17" W	353.08'
L7	S 88°27'02" E	100.24'
L8	S 88°27'02" E	68.62'
L9	S 56°17'17" W	353.08'
L10	N 1°23'28" E	468.21'
L11	N 88°36'32" W	25.00'

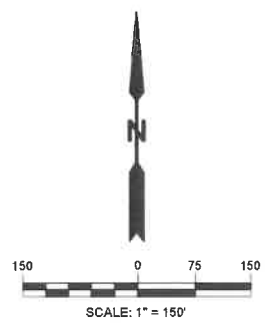
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	230.79'	375.00'	35°15'41"	N 73°55'07" E 227.16'
C2	119.77'	125.00'	54°53'48"	N 28°50'23" E 115.24"
C3	235.62'	50.00'	270°00'00"	S 46°23'28" W 70.71'
C4	167.67'	175.00'	54°53'48"	N 28°50'23" E 161.33'
C5	261.56'	425.00'	35°15'41"	N 73°55'07" E 257.45'
C6	246.17'	400.00'	35°15'41"	N 73°55'07" E 242.31'
C7	143.72'	150.00'	54°53'48"	N 28°50'23" E 138.28'

## 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



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

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

Name: Grand Fir Estates 1st Addition Subdivision Boundary

Exterior Boundary of Subdivision -

Starting in the Southeast corner, running clockwise

Segment #1 : Line

Course: S 53°12'49" W Length: 839.00'

---

Segment #2 : Line

Course: N 1°30'36" E Length: 243.50'

---

Segment #3 : Line

Course: N 53°12'49" E Length: 210.70'

---

Segment #3 : Line

Course: N 1°26'01" E Length: 1201.91'

---

Segment #4 : Line

Course: S 88°36'47" E Length: 161.47'

---

Segment #5 : Line

Course: S 1°21'05" W Length: 5.12'

---

Segment #6 : Line

Course: S 88°47'34" E Length: 331.04'

---

Segment #7 : Line

Course: S 1°23'28" W Length: 1053.02'

---

Perimeter: 4045.75' Area: 655538.41 Sq. Ft.

Error Closure: 0.01 Course: S 12°50'38" E

Error North: -0.009 East: 0.002

---

Precision 1: 404,576

Digitally Signed on: March 21, 2025



Name: Grand Fir Estates 1st Addition Subdivision Boundary - Lot 4  
Starting in the Southeast corner, running clockwise

Segment #1 : Line

Course: N 88°36'47" W Length: 492.83'

---

Segment #2 : Line

Course: N 1°26'01" E Length: 440.75'

---

Segment #3 : Line

Course: S 88°36'47" E Length: 161.47'

---

Segment #4 : Line

Course: S 1°21'05" W Length: 5.12'

---

Segment #5 : Line

Course: S 88°47'34" E Length: 331.04'

---

Segment #6 : Line

Course: S 1°23'28" W Length: 436.67'

---

Perimeter: 1867.88' Area: 215622.96 Sq. Ft.

---

Error Closure: 0.01 Course: S 77°17'22" E

Error North: -0.002 East: 0.009

Precision 1: 186,788

Digitally Signed on: March 21, 2025



Name: Grand Fir Estates 1st Addition Subdivision Boundary - Lot 5  
Starting in the Southeast corner, running clockwise

Segment #1 : Line

Course: N 88°36'47" W Length: 493.16'

---

Segment #2 : Line

Course: N 1°26'01" E Length: 437.38'

---

Segment #3 : Line

Course: S 88°36'47" E Length: 492.83'

---

Segment #4 : Line

Course: S 1°23'28" W Length: 437.38'

---

Perimeter: 1860.75' Area: 215626.85 Sq. Ft.

---

Error Closure: 0.01 Course: S 89°54'22" W

Error North: -0.000 East: -0.006

Precision 1: 186075.00

Digitally Signed on: March 21, 2025



Name: Grand Fir Estates 1st Addition Subdivision Boundary - Lot 6  
Starting in the Southeast corner, running clockwise

Segment #1 : Line

Course: S 53°12'49" W Length: 839.00'

---

Segment #2 : Line

Course: N 1°30'36" E Length: 243.50'

---

Segment #3 : Line

Course: N 53°12'49" E Length: 210.70'

---

Segment #4 : Line

Course: N 1°26'01" E Length: 323.78'

---

Segment #5 : Line

Course: S 88°36'47" E Length: 493.16'

---

Segment #6 : Line

Course: S 1°23'28" W Length: 178.97'

---

Perimeter: 2289.11' Area: 224288.60 Sq. Ft.

---

Error Closure: 0.01 Course: S 9°43'52" W

Error North: -0.007 East: -0.001

Precision 1: 228,911

Digitally Signed on: March 21, 2025



# 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 \_\_\_\_\_

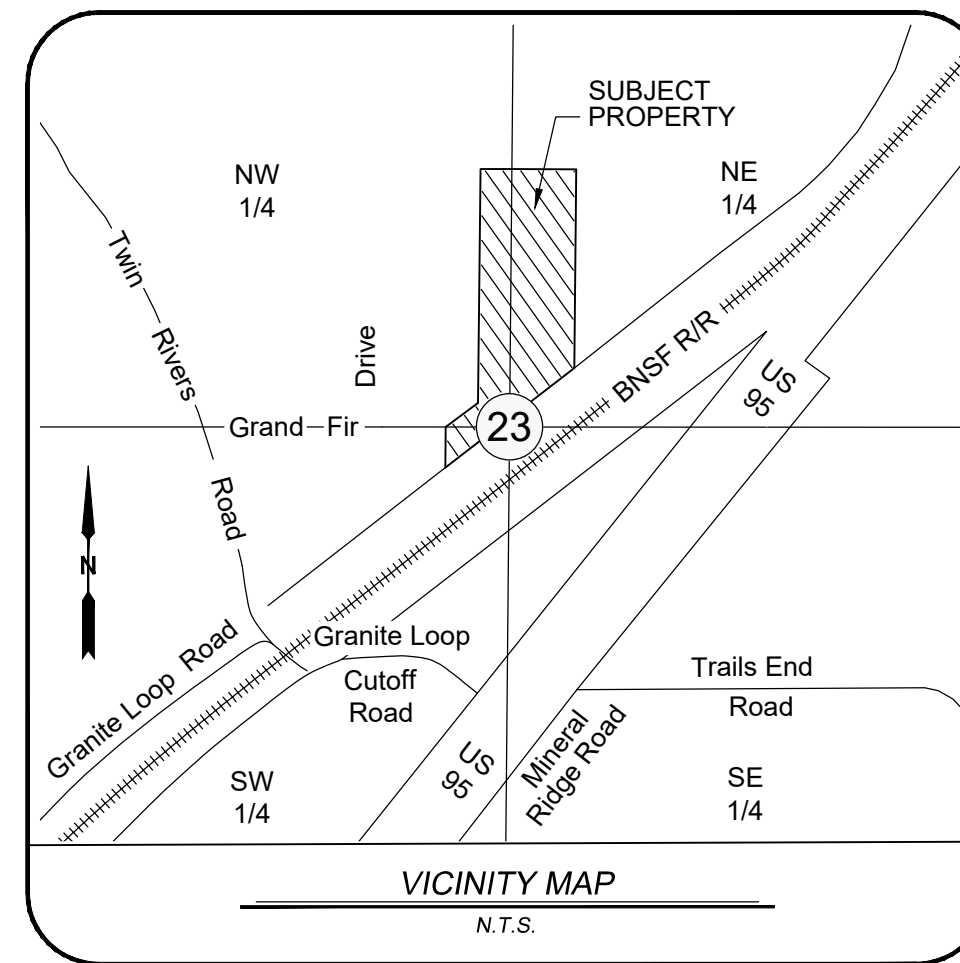
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025 BY

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.

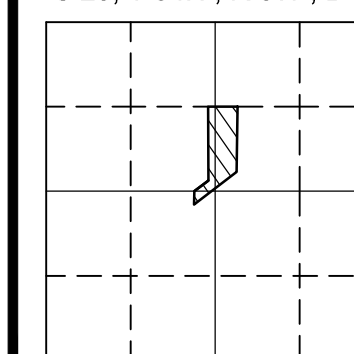
BONNER COUNTY PLANNING DIRECTOR

## 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.



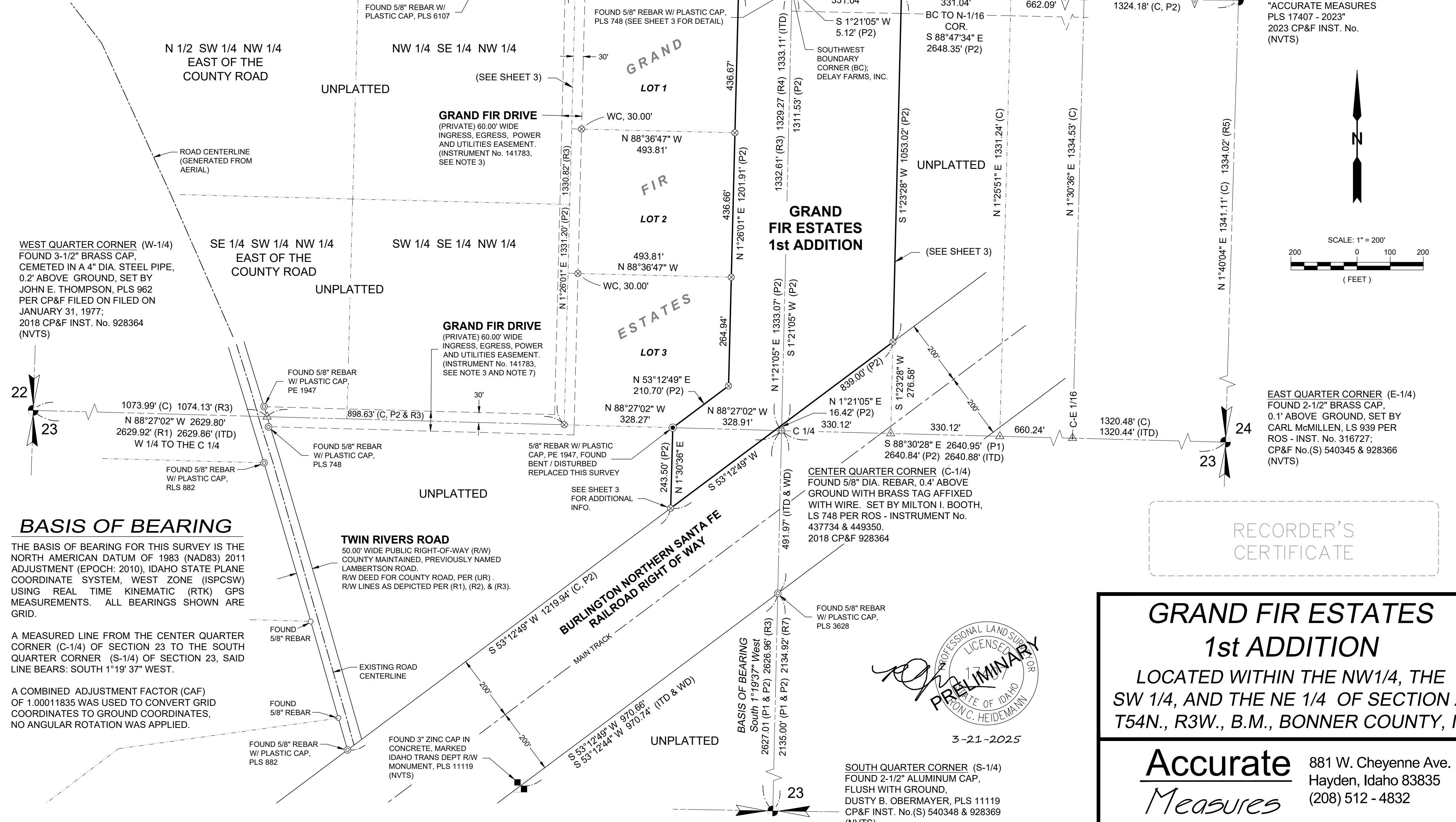
**Accurate Measures**

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
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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 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

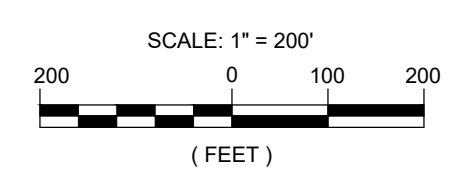


**BASIS OF BEARING**

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.



RECORDER'S  
CERTIFICATE

**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.



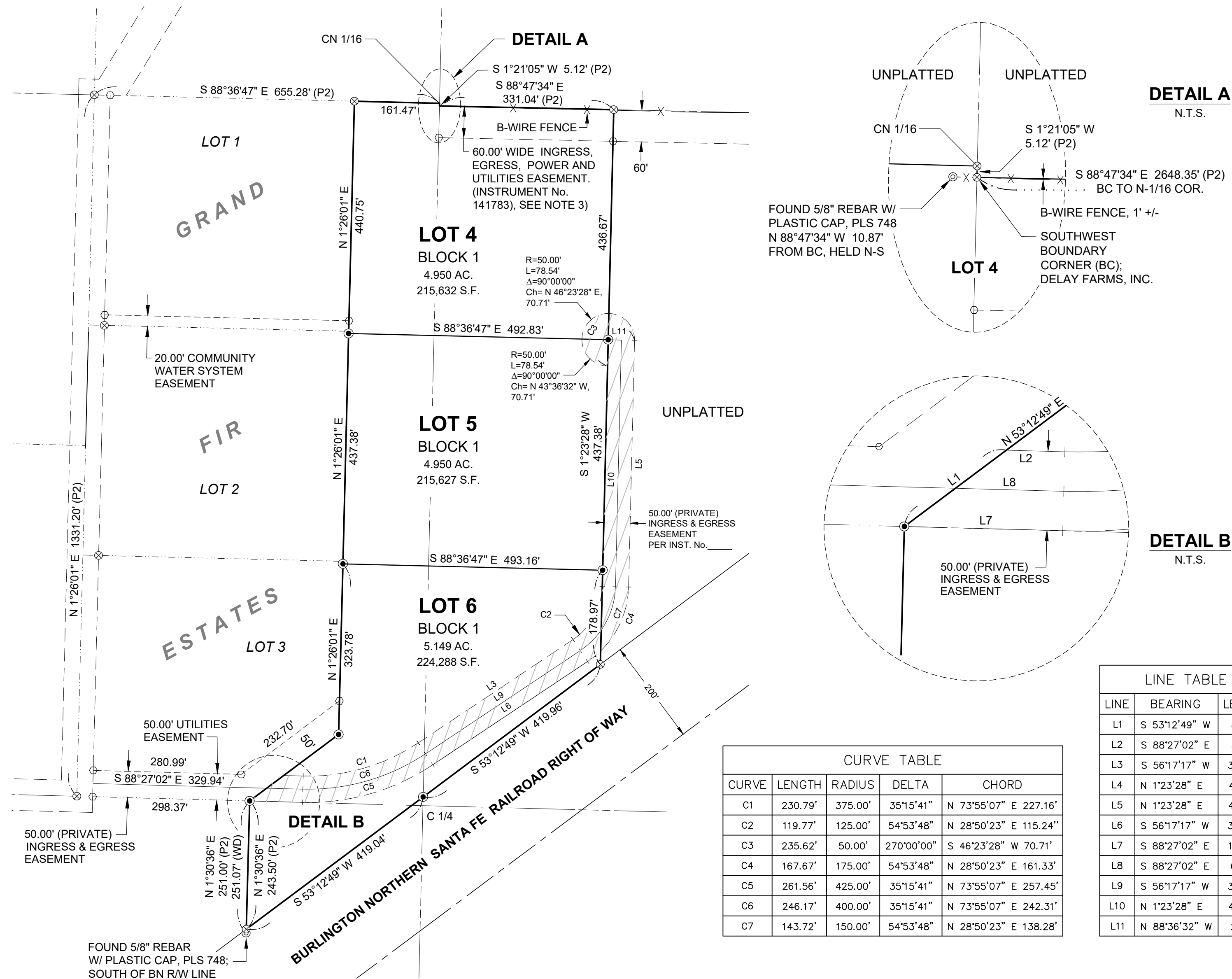
3-21-2025

**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
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# GRAND FIR ESTATES 1st ADDITION

RECORDER'S  
CERTIFICATE

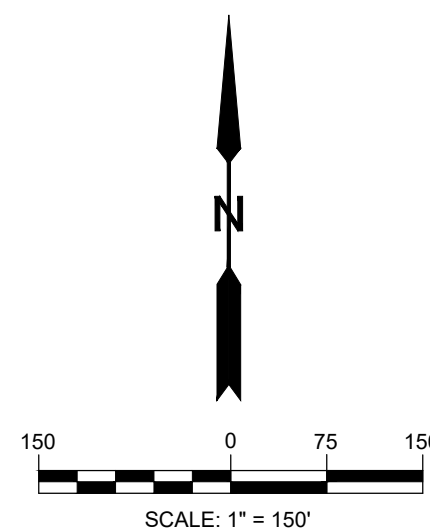


## SURVEY NARRATIVE

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