



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 # MLD0025-25	RECEIVED: April 23.2025 by D. Britt
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Meadow Ridge Estates

APPLICANT INFORMATION:

Landowner's name: Early Retirement LLC, MC2J2 LLC, Larry and Maxine Quinn, Benjamin Russell Pederson		
Mailing address: PO Box 2224		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208.290.5153	Fax:	
E-mail: jgillham3@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller		
Company name: Lance G. Miller, P.L.S.		
Mailing address: 7085 Upper Pack River Road		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208.263.1533	Fax:	
E-mail: lancetrue@gmail.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #: 28 & 33	Township: 57 North	Range: 3 West	Parcel acreage: 40 acres
Parcel # (s): RP57N03W332401A and RP57N03W287051A			
Current zoning: AF 10 and Rural 10		Current use: Bare Land	
Comprehensive plan designation: Ag-Forest Land 10-20 acres and Rural Res 5-10 acres.			
Within Area of City Impact:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 10 acres	Remainder	Proposed acreage: approx. 78 acres
Lot #2	Proposed acreage: 10 acres	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: 10 acres		
Lot #4	Proposed acreage: 10 acres		

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 checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: FIRM
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" 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: <u>Wrenco Loop Road, 50 foot wide public right of way, 20 foot wide hard surface travelway. Level to 5% at north end.</u> _____ _____	
List existing access and utility easements on the subject property. <u>Easement to East adjoiner 30 feet wide, instrument no. 1027400. Owners of the proposed MLD are also owners of said East adjoiner and extinguish this easement in favor of a 60 foot wide Easement. Easement is for ingress, egress and utilities.</u> _____	

SERVICES:

Which power company will serve the project site? Northern Lights Inc.

Which fire district will serve the project site? West Side 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: Individual septic tank and drainfield.

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: Individual wells.

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: _____ Date: _____

Landowner's signature: _____ Date: _____

Meadow Ridge Estates

SERVICES:

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Landowner's signature: JRC 410-MEMBER / EDD-MEMBER Date: 3/24/25
EARLY RETIREMENT LLC

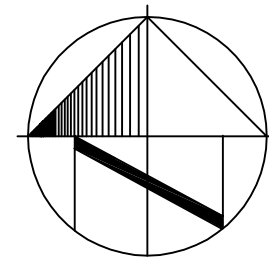
Landowner's signature: Shik Date: 3/24/2025
MC2J2 LLC

LANDOWNERS SIGNATURE: Larry & Maxine Quinn DATE: 3/24/2025
LARRY AND MAXINE QUINN

LANDOWNER SIGNATURE: Benjamin Pederson DATE: 3/24/2025
BENJAMIN RUSSELL PEDERSON

MEADOW RIDGE ESTATES

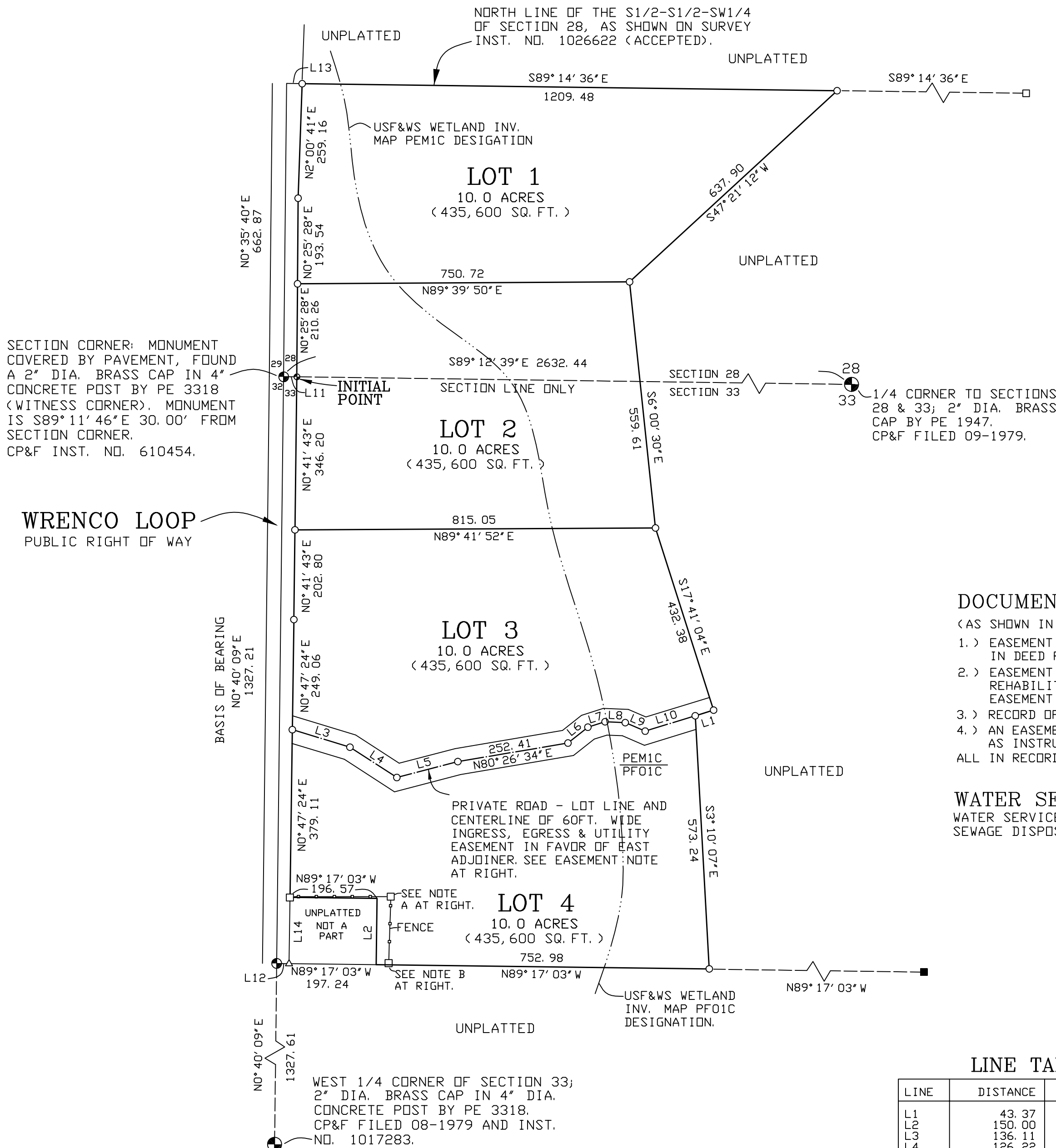
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



NORTH

SCALE 1" = 200 FEET
TRUE NORTH

200 100 0 200 400



SURVEY NARRATIVE

- THE PURPOSE OF THIS SURVEY/PLAT IS TO DIVIDE THE PARCEL SHOWN HEREON INTO FOUR LOTS USING THE MINOR LAND DIVISION PROCESS, AS ALLOWED BY BONNER COUNTY REVISED CODE.
- THE BOUNDARY OF THE PARCEL SHOWN HEREON WAS DETERMINED USING REFERENCES AND SURVEY TIES TO RECORD OF SURVEY INSTRUMENT NUMBER 1026622 BY PLS 7879, RECORDS OF BONNER COUNTY, IDAHO.
- DOCUMENTS REFERENCED IN PREPARING THIS MINOR LAND DIVISION ARE AS FOLLOWS:
 - FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 5010500-0020152E.
 - RECORD OF SURVEY INSTRUMENT NO. 1026622, RECORDS OF BONNER COUNTY, IDAHO.
 - RECORD OF SURVEY INSTRUMENT NO. 219423, RECORDS OF BONNER COUNTY, IDAHO.
 - RECORD OF SURVEY INSTRUMENT NO. 408596, RECORDS OF BONNER COUNTY, IDAHO.
 - CORNER PERPETUATION AND FILING FORMS AS LISTED HEREON.

EASEMENT NOTE:

THE 60 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT SHOWN HEREON REPLACES THE 30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT DESCRIBED IN 'EXHIBIT C', INSTRUMENT NO. 1027400, RECORDS OF BONNER COUNTY, IDAHO AND SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 1026622, RECORDS OF BONNER COUNTY, IDAHO. THE OWNERS SET FORTH IN THE OWNERS' CERTIFICATE ON PAGE 2 OF THIS PLAT ARE ALSO THE BENEFICIARIES OF SAID 30 FOOT WIDE EASEMENT AND HEREBY ACKNOWLEDGE EXTINGUISHMENT OF SAID EASEMENT WITH THIS PLAT.

DOCUMENTS AND EASEMENTS OF RECORD:

- (AS SHOWN IN FIRST AMERICAN TITLE INSURANCE SUBDIVISION GUARANTEE NUMBER 5010500-0020152E).
- EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, AS GRANTED TO NORTHERN IDAHO AND MONTANA POWER COMPANY, IN DEED RECORDED AS INSTRUMENT NO. 13639. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
 - EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES, AS GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC., IN DEED RECORDED AS INSTRUMENT NO. 91843. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
 - RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 1026622.
 - AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, FOR INGRESS, EGRESS AND UTILITIES, RECORDED AS INSTRUMENT NO. 1027400.
- ALL IN RECORDS OF BONNER COUNTY, IDAHO.

WATER SERVICE AND SEWAGE DISPOSAL NOTE:

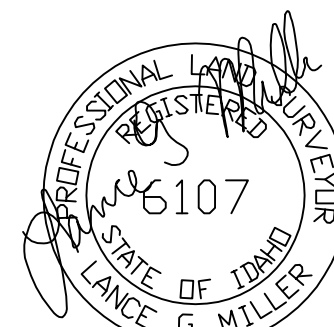
WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.

NOTES A AND B:

- A.) FOUND A 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 7879, N83°09'36"E, 30.84' FROM THE DEED CORNER, AS REFERENCED ON SURVEY INST. NO. 1026622 BY PLS 7879. THIS MONUMENT SERVES AS A REFERENCE MONUMENT TO THE DEED CORNER IN THIS SURVEY. THE ADJACENT PROPERTY OWNER WAS NOTIFIED OF THE RELATIONSHIP BETWEEN THE DEED AND POSSESSION CORNERS.
- A.) FOUND A 5/8" DIA. REBAR WITH PLASTIC CAP BY PLS 7879, N88°58'14"E, 27.86' FROM THE DEED CORNER, AS REFERENCED ON SURVEY INST. NO. 1026622 BY PLS 7879. THIS MONUMENT SERVES AS A REFERENCE MONUMENT TO THE DEED CORNER IN THIS SURVEY. THE ADJACENT PROPERTY OWNER WAS NOTIFIED OF THE RELATIONSHIP BETWEEN THE DEED AND POSSESSION CORNERS.

LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'
- ⊕ MONUMENTATION AS NOTED
- 5/8" REBAR WITH PLASTIC CAP BY PLS 7879, AS SHOWN ON RECORD OF SURVEY INST. NO. 1026622.
- 5/8" REBAR (NO CAP) BY PE 3318, AS SHOWN ON RECORD OF SURVEY INST. NO. 219423.
- △ 1/2" REBAR WITH PLASTIC CAP BY PLS 5713, AS SHOWN ON RECORD OF SURVEY INST. NO. 408596.



03-21-25

PAGE 1 OF 2

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF NORTH 00°40'09" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 33, T57N, R3W, AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 1026622, RECORDS OF BONNER COUNTY, IDAHO.

LINE TABLE

LINE	DISTANCE	BEARING
L1	43.37	S72°56'09"W
L2	150.00	N0°40'09"E
L3	136.11	S73°06'56"E
L4	126.22	S57°03'38"E
L5	142.57	N75°21'54"E
L6	57.53	N51°29'20"E
L7	40.85	N72°23'29"E
L8	45.67	S87°28'47"E
L9	48.98	S66°52'04"E
L10	118.38	N72°56'09"E
L11	30.00	S89°11'46"E
L12	27.76	S89°17'03"E
L13	35.21	S89°14'36"E
L14	150.00	N0°55'24"E



MEADOW RIDGE ESTATES

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTIONS 28 & 33, T. 57 N., R. 3 W., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 13TH DAY OF MARCH, 2025.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF MEADOW RIDGE ESTATES 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.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR

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____.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

_____, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER OF EARLY RETIREMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS SUCH MEMBER.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

_____, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER OF MC2J2, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS SUCH MEMBER.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT EARLY RETIREMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND MC2J2, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND LARRY QUINN AND MAXINE QUINN, HUSBAND AND WIFE, AND BENJAMIN RUSSELL PEDERSON, AN UNMARRIED MAN, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN, AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS MEADOW RIDGE ESTATES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A Tract of Land located in a portion of the Southwest quarter of Section 28 and the Northwest Quarter of Section 33, Township 57 North, Range 3 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows;

Commencing at the Southwest corner of said Southwest Quarter of Section 28 (said point also being the Northwest corner of said Northwest Quarter of Section 33); Thence South 89°12'37" East along the South line of said Southwest Quarter of Section 28 a distance of 30.00 feet to a point on the East right of way of Wrenco Loop, a County Road, said point being the Initial Point; Thence North 0°25'28" East along said right of way a distance of 403.79 feet; Thence continuing along said right of way North 2°00'41" East a distance of 259.16 feet to an intersection with the North line of the South Half of the South Half of said Southwest Quarter of Section 28; Thence South 89°14'36" East along said North line a distance of 1209.48 feet; Thence leaving said North line South 47°21'12" West a distance of 637.90 feet; Thence South 6°00'30" East a distance of 559.61 feet; Thence South 17°41'04" East a distance of 432.38 feet; Thence South 72°56'09" West a distance of 43.37 feet; Thence South 3°10'07" East a distance of 573.24 feet to a point on the South line of the North Half of said Northwest Quarter of Section 33; Thence North 89°17'03" West along said South line a distance of 752.98 feet to a point that is South 89°17'03" East a distance of 225.00 feet from the Southwest corner of said North Half of the Northwest Quarter of Section 33; Thence North 0°40'09" East parallel to the West line of said North Half of the Northwest Quarter of Section 33 a distance of 150.00 feet; Thence North 89°17'03" West a distance of 196.57 feet to an intersection with said East right of way of Wrenco Loop; Thence North 0°47'24" East along said right of way a distance of 628.17 feet; thence continuing along said right of way North 0°41'43" East a distance of 549.00 feet to the Initial Point.

EARLY RETIREMENT LLC
JOHN C. GILLHAM III, MANAGER

MC2J2, LLC
JOHN HERRON, MANAGER

LARRY QUINN

MAXINE QUINN

BENJAMIN RUSSELL PEDERSON

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

BENJAMIN RUSSELL PEDERSON, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED

LARRY QUINN AND MAXINE QUINN, KNOWN TO ME OR PROVED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SANITARY RESTRICTION:

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.