

# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0058-25

RECEIVED:

October 15, 2025

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Schofield Acres

### APPLICANT INFORMATION:

Landowner's name: Keith L Schofield Revocable Trust

Mailing address: [REDACTED]

City: Nordman

State: ID

Zip code: 83848

Telephone: [REDACTED]

Fax: n/a

E-mail: [REDACTED]

### REPRESENTATIVE'S INFORMATION:

Representative's name: Grant Dorman, PLS

Company name: Highland Surveying, LLC

Mailing address: 6811 S Main St., Ste. C

City: Bonners Ferry

State: ID

Zip code: 83805

Telephone: 208-267-2080

Fax: n/a

E-mail: [grant@highlandsurveying.net](mailto:grant@highlandsurveying.net)

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: n/a

Company name: n/a

Mailing address: n/a

City: n/a

State: n/a

Zip code: n/a

Telephone: n/a

Fax: n/a

E-mail: n/a

### PARCEL INFORMATION:

Section #: 7

Township: 61N

Range: 4W

Parcel acreage: 75.396

Parcel # (s): RP61N04W075402A

Current zoning: A/F-10

Current use: Forestry

Comprehensive plan designation: Ag/Forest Land (10-20 AC)

Within Area of City Impact:

☐ Yes ☒ No

If yes, which city?: n/a

**ADDITIONAL PROJECT DESCRIPTION:**

<b>This application is for :</b>			
Lot #1	Proposed acreage: 10.000	Remainder	Proposed acreage: 35.396
Lot #2	Proposed acreage: 10.000	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lot #3	Proposed acreage: 10.000		
Lot #4	Proposed acreage: 10.000		

**SITE INFORMATION:**

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) <b>Note:</b> submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input checked="" type="checkbox"/> Yes <input 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 type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input type="checkbox"/> Yes <input checked="" 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): <u>Granite Creek runs through southerly portion of remainder parcel. Certain information from Federal Government Agencies unavailable at the time of this application due to Federal Government Shutdown.</u>	

**ACCESS INFORMATION:**

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input checked="" 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: <u>10' wide gravel/dirt road across existing 33' wide easement, instrument number 196712.</u>	
List existing access and utility easements on the subject property. <u>See above for access, no utility easements.</u>	

**SERVICES:**

Which power company will serve the project site? Northern Lights, Inc or private power generation

Which fire district will serve the project site? West Priest Lake Fire

**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: Each lot will provide individual septic systems for the intended use at the time of construction of said use.

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

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

☐ Yes ☒ No

Document Type: Warranty Deed

**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: Each Lot will be served by its own well.

**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: \_\_\_\_\_

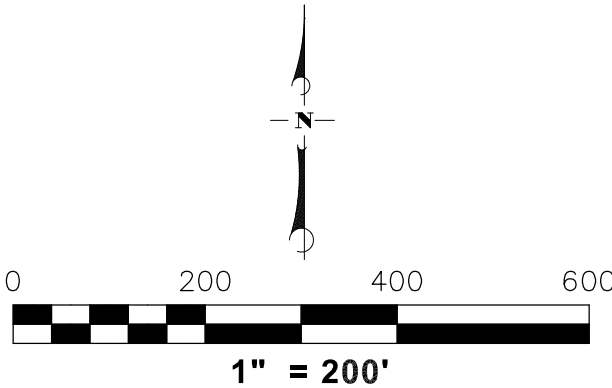
Date: 10-15-2025

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

Date: \_\_\_\_\_

PLAT OF  
SCHOFIELD ACRES

LYING IN  
GOVERNMENT LOTS 3 & 4 OF SECTION 7,  
TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M.  
BONNER COUNTY, IDAHO  
FOR  
KEITH L. SCHOFIELD  
REVOCABLE TRUST



LEGEND

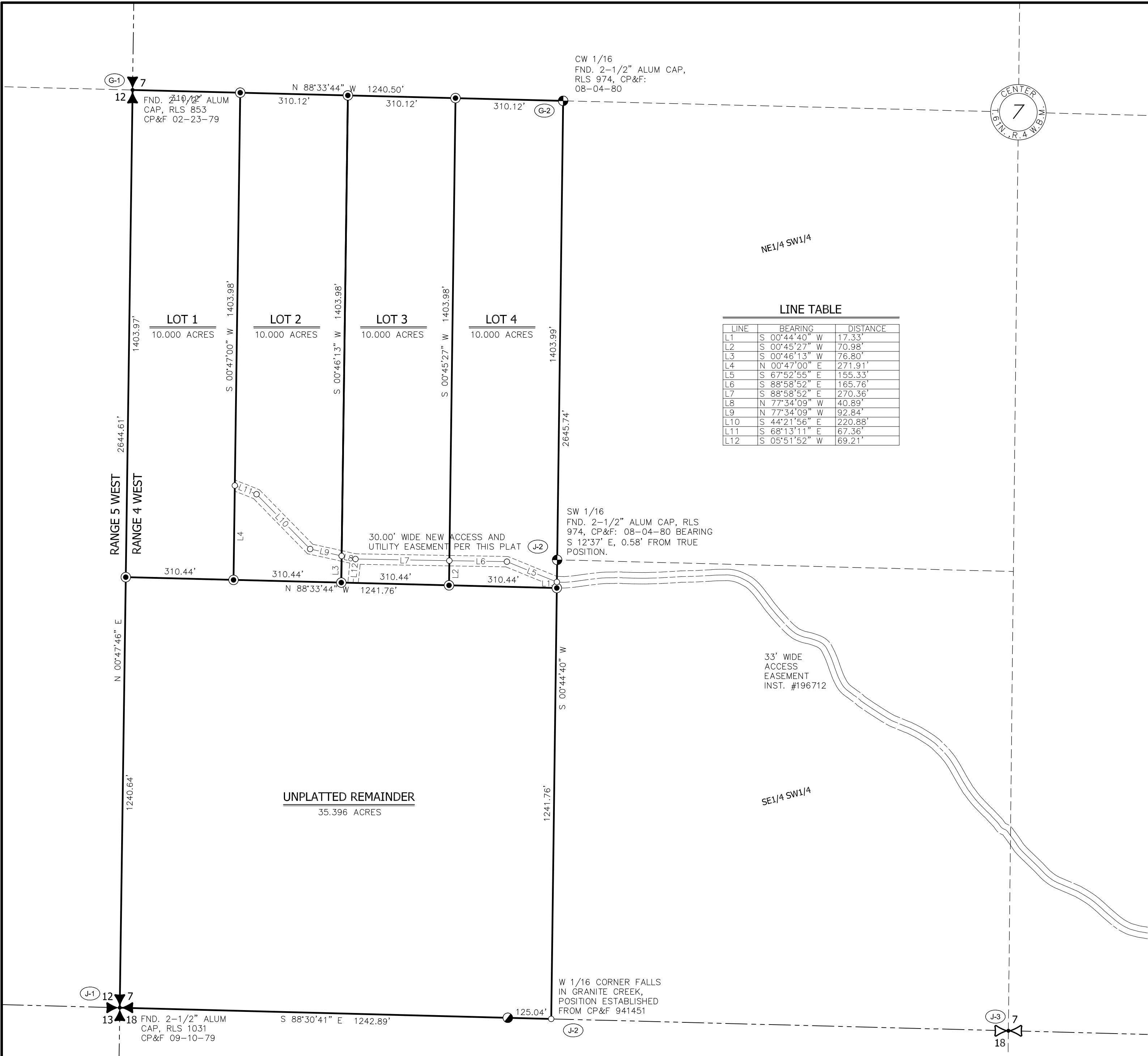
- SECTIONAL CORNER, FOUND OR SET AS NOTED
- SECTIONAL CORNER, CALCULATED POSITION, NOTHING FOUND, NOTHING SET
- FOUND 2-1/2" ALUM CAP, RLS 974, EXCEPT AS NOTED
- FOUND 5/8" REBAR AND CAP, PLS 14214, EXCEPT AS NOTED
- SET 5/8" X 30" REBAR AND CAP, PLS 16268, EXCEPT AS NOTED
- CALCULATED POINT, NOTHING FOUND, NOTHING SET
- NE1/4 SW1/4 ALIQUOT PART PER GLO PLAT
- J-24 CORNER INDEX

ADJOINING SURVEYS

- (R1) SURVEY - INST. NO. 2310481 - 1980
- (R2) SURVEY - INST. NO. 738931 - 2007
- (R3) SURVEY - INST. NO. 941450 - 2019

SURVEYOR'S NARRATIVE

BOUNDARIES SHOWN HEREON WERE DETERMINED LARGELY BY FOLLOWING SURVEY PERFORMED BY ALAN KIEBERT, PLS 974, PERFORMED IN 1980 RECORDED UNDER INSTRUMENT NUMBER 231048. ALL MONUMENTS PER SAID SURVEY WERE FOUND WITHIN ACCEPTABLE TOLERANCES, EXCEPT AS NOTED. WEST 1/16TH CORNER WAS FOUND DISTURBED BY EROSION FROM GRANITE CREEK, BUT POSITION WAS CALCULATED FROM TIES ON SURVEY PERFORMED IN 2019 BY STEVEN BINNALL RECORDED UNDER INSTRUMENT NUMBER 941450.



SURVEY PROCEDURES

STATIC AND RTK GNSS SURVEY WORK UTILIZED TRIMBLE GNSS RECEIVERS. NGS-OPUS WAS USED FOR PROCESSING STATIC GPS DATA. CONVENTIONAL SURVEYING UTILIZED A 3" TOTAL STATION. POSITIONS SHOWN FELL WITHIN ACCEPTABLE TOLERANCES.

STATEMENT OF PURPOSE

THE PURPOSE OF THIS SURVEY IS TO FACILITATE A MINOR LAND DIVISION AND MONUMENT THE PROPERTY CORNERS THEREOF. THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP. THIS SURVEY DOES NOT ATTEMPT TO SHOW EASEMENTS OR RIGHTS OF WAY OF RECORD OR PRESCRIPTION. ANY PHYSICAL IMPROVEMENTS OR FEATURES OF OCCUPATION OR USE SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.

BASIS OF BEARINGS AND CONTROL STATEMENT

BEARINGS SHOWN ON THIS MAP ARE BASED ON THE IDAHO COORDINATE SYSTEM, WEST ZONE (1103), NAD83 (2011), EPOCH 2010.00, US SURVEY FEET. VALUES DERIVED WERE DETERMINED BY NGS OPUS SOLUTION. THE SITE COMBINATION FACTOR IS 0.99990102. THE CONVERGENCE ANGLE IS -00°52'34" CALCULATED AT THE SOUTHWEST CORNER OF SECTION 7 SHOWN HEREON.

DISTANCES ARE SHOWN IN GROUND DISTANCE AND WERE DETERMINED BY MULTIPLYING GRID DISTANCES BY 1.0000989898, WHICH IS THE INVERSE OF THE SITE COMBINATION FACTOR.



HIGHLAND SURVEYING

6811 MAIN STREET, SUITE C  
BONNERS FERRY, ID 83864  
(208) 267-2080

1 / 4	SEC	T	R	DRAWN BY: GWD	SCALE: AS NOTED
	7	61N	4W	CHECKED BY: GWD	DATE: OCTOBER 2025
				JOB NO: 25028	SHEET: 1 OF 2



PLAT OF  
SCHOFIELD ACRES

LYING IN  
GOVERNMENT LOTS 3 & 4 OF SECTION 7,  
TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M.  
BONNER COUNTY, IDAHO  
FOR  
KEITH L. SCHOFIELD  
REVOCABLE TRUST

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KEITH L. SCHOFIELD, REVOCABLE TRUST, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1, 2, 3, & 4 AS SHOWN HEREON, RESERVING AN UNPLATTED REMAINDER, TO BE KNOWN AS "SCHOFIELD ACRES" BEING A PORTION OF SECTION 7, TOWNSHIP 61 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

GOVERNMENT LOTS 3 AND 4 IN SECTION 7, TOWNSHIP 61 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO

TOGETHER WITH A NON-EXCLUSIVE THIRTY (30) FOOT WIDE STRIP OF LAND SHOWN HEREON IS HEREBY DEDICATED FOR ACCESS AND UTILITY PURPOSES TO THE OWNER(S) OF LOTS 1 THRU 4 AND UNPLATTED REMAINDER ALSO SHOWN HEREON.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RIGHTS, RESERVATIONS AND ENCUMBRANCES OF RECORD OR IN VIEW.

KEITH SCHOFIELD, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF IDAHO ) SS. COUNTY OF BONNER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEITH SCHOFIELD, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE ON BEHALF OF SAID TRUST.

NOTARY PUBLIC \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_.

RESIDING AT: \_\_\_\_\_.

COMMISSION EXPIRES: \_\_\_\_\_.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING EASEMENTS AND DOCUMENTS OF RECORD PER SUBDIVISION GUARANTEE ISSUED BY FIRST AMERICAN TITLE, ORDER NO. 1207586-S, GUARNATEE NUMBER 5010500-1207586-S, DATED SEPTEMBER 24, 2025 ARE AS FOLLOWS:

1. A perpetual Easement for road granted to The United States of America, recorded April 17, 1981 as Instrument No. 241029.
2. A perpetual Easement for road granted to The United States of America, recorded March 13, 1985 as Instrument No. 300131.
3. Reservation of all oil, gas and other hydrocarbons,, by document recorded June 29, 1989, as Instrument No. 363266, together with the appurtenant rights to use the surface of the land.
4. Covenants, Conditions and Restrictions recorded as Instrument No. 363266, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c). Said Deed was amended by document recorded January 15, 1993 under Instrument No. 418624 to delete the Timberlands conveyance and assumption agreement contained therein.
5. Terms, provisions and conditions contained in that certain access Easement recorded February 9, 1978 as Instrument No. 196712.
6. Provisions in deed to Granite Creek Estates, LLC, an Idaho limited liability company, recorded January 30, 2006, as Instrument No. 697085.
7. Effect of the Quitclaim Deed recorded December 17, 2024 as Instrument No. 1041782.
8. Effect of the Quitclaim Deed recorded January 29, 2025 as Instrument No. 1043146.
9. Reservations in United States Patent.
10. If Steven Sanchez is one and the same as Steven Lee Sanchez (named Grantee in Instrument No. 1041782), the following will attach to said land:
  - a. (See lien below). File No. 1207586-S Page 8 of 8 Guarantee Face Page – Exclusions, Conditions and Stipulations Form 5010500 (7-1-14)
11. Notice of Lien in favor of the State of Idaho Debtor: Steven Sanchez For: Idaho Tax Filing Agency: Idaho State Tax Commission Filed: July 9, 2024 Lien number: 20241244173

COUNTY COMMISSIONERS' CERTIFICATE

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

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_

WATER AND SEWER NOTE

WATER SERVICE: WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.  
SEWER SERVICE: SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEM

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING DIRECTOR \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, GRANT DORMAN, PLS 16268, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 35, TOWNSHIP 63 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BOUNDARY COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

GRANT DORMAN, PLS 16268

DATE \_\_\_\_\_

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SCHOFIELD ACRES" 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 \_\_\_\_\_

PANHANDLE HEALTH DISTRICT

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 DRAINAGE 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 HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER COUNTY TREASURER \_\_\_\_\_

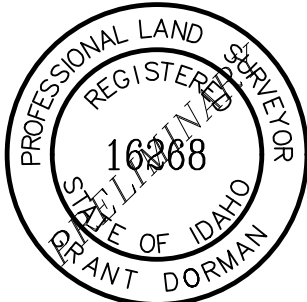
RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

AT THE REQUEST OF HIGHLAND SURVEYING, LLC.

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, AS INSTRUMENT NUMBER \_\_\_\_\_.

COUNTY RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE \_\_\_\_\_



HIGHLAND SURVEYING					
6811 MAIN STREET, SUITE C BONNERS FERRY, ID 83864 (208) 267-2080					
1 / 4	SEC	T	R	DRAWN BY: GWD	SCALE: AS NOTED
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JOB NO: 25028				SHEET: 2 OF 2	