



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 # MLD0006-22	RECEIVED: January 12, 2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

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

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s):			
Legal description:			
Current zoning:	Current use:		
What zoning districts border the project site?			

North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes: No: If yes, which city?:	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:	
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

SITE INFORMATION:

Please provide a detailed description of the following land features:
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:

Water courses (lakes, streams, rivers & other bodies of water):

Springs & wells:

Existing structures (size & use): _____

Land cover (timber, pastures, etc): _____

Are wetlands present on site? Yes No Source of information:

Flood Hazard Zones located on site: X D A AE DFIRM MAP:

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: _____

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: _____

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: _____

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

List existing access and utility easements on the subject property.

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: Standard individual underground septic & drainfield system for each lot.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical individual private system.

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

- Yes No

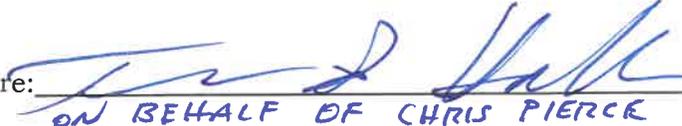
Water will be supplied by:

- Existing public or community system - List name of provider: Sagle Valley Water & Sewer District
- Proposed Community System - List type & proposed ownership: _____
- Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Will serve letter has been requested. Will serve letter will be supplied when generated.

Which power company will serve the project site? Avista

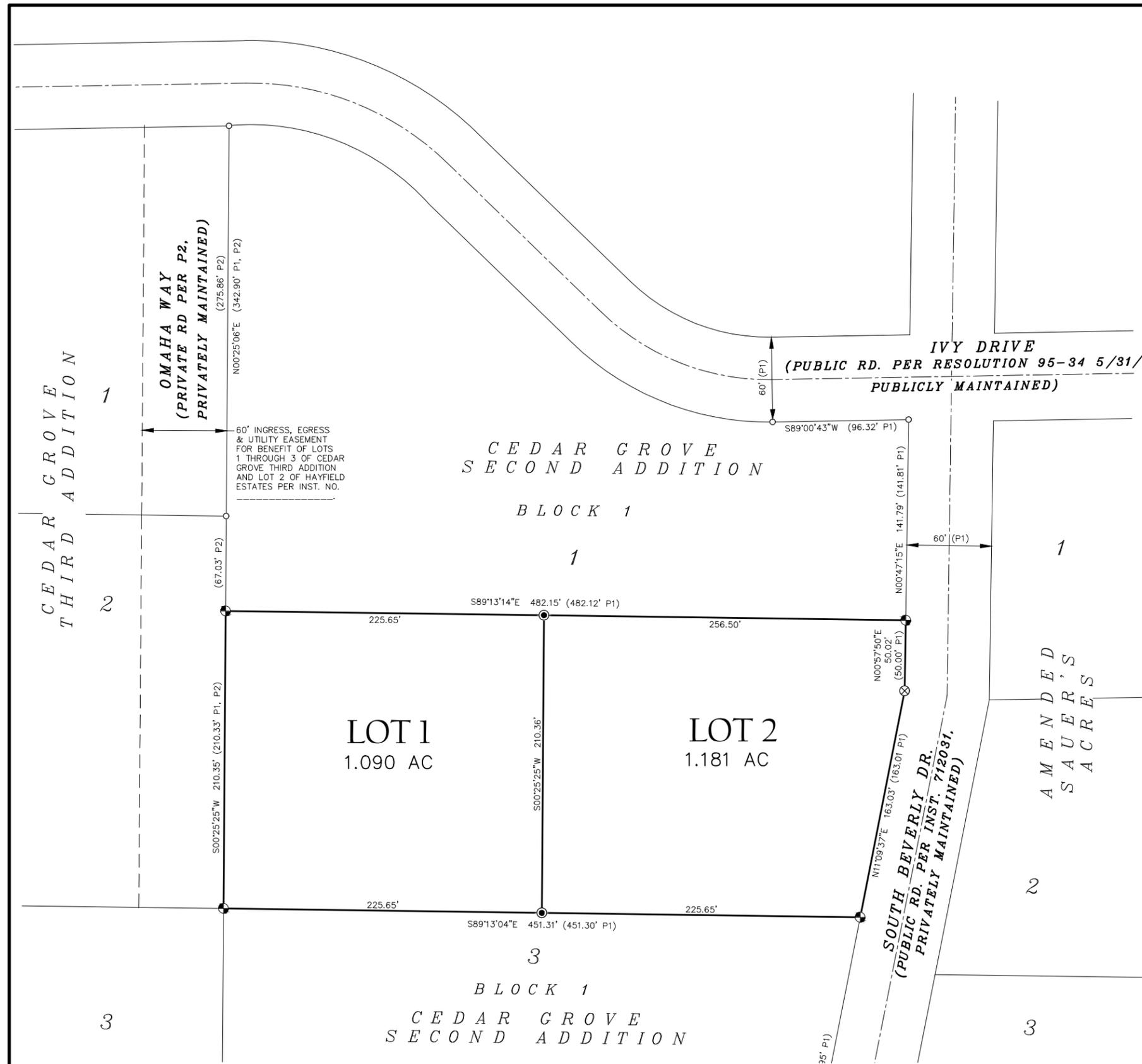
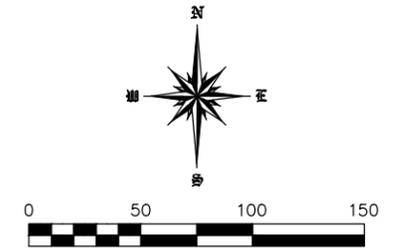
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 1-12-2022
ON BEHALF OF CHRIS PIERCE

Landowner's signature: _____ Date: _____

HAYFIELD ESTATES

REPLAT OF LOT 2, BLOCK 1 OF CEDAR GROVE SECOND ADDITION
& LYING IN A PORTION OF SECTION 16,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ⊕ FOUND REBAR AND CAP, PLS 15516
- ⊗ FOUND REBAR AND CAP, PLS 6107
- CALCULATED POINT, NOTHING SET
- (P1) PLAT OF CEDAR GROVE SECOND ADDITION, BK. 14 OF PLATS AT PG. 71, INST. 949171, 11/21/2019.
- (P2) PLAT OF CEDAR GROVE THIRD ADDITION, BK. 16 OF PLATS AT PG. 51, INST. 980226, 4/8/2021.

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001213447. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°36'59" AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF CEDAR GROVE SECOND ADDITION WHICH IS LOT 2 OF THIS PLAT.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO REPLAT A PLATTED LOT INTO TWO LOTS.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 4) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0950E, EFFECTIVE 11/18/2009.

PLACE RECORDING LABEL HERE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	16	56 N	2 W		
PROJECT # 21-250 PIERCE, CHRIS & TAMARA DRAWING NAME: 21-250 PIERCE MLD.DWG					

HAYFIELD ESTATES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=50'

Checked By:	Drawn By:
TLAG	TRP
Plot Date:	Sheet:
1/4/2022	1 of 2

HAYFIELD ESTATES

REPLAT OF LOT 2, BLOCK 1 OF CEDAR GROVE SECOND ADDITION
& LYING IN A PORTION OF SECTION 16,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CHRISTOPHER PIERCE AND TAMARA PIERCE, HUSBAND AND WIFE HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 AND 2, THE SAME TO BE KNOWN AS 'HAYFIELD ESTATES' BEING LOT 2, BLOCK 1 OF CEDAR GROVE SECOND ADDITION AS RECORDED IN BOOK 14 OF PLATS AT PAGE 71, INST. 949171, RECORDS OF BONNER COUNTY, IDAHO AND LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 1 OF CEDAR GROVE SECOND ADDITION;
THENCE ALONG THE EASTERLY LINES OF LOT 2 AND WEST RIGHT-OF-WAY OF SOUTH BEVERLY DRIVE, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°57'50" WEST, 50.00 FEET;
- 2) SOUTH 11°09'37" WEST, 163.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE LEAVING SAID EASTERLY LINES AND WEST RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 89°13'04" WEST, 451.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 2, NORTH 00°25'25" EAST, 210.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE LEAVING THE WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 89°13'14" EAST, 482.15 FEET TO THE NORTHEAST CORNER OF LOT 2 AND THE POINT OF BEGINNING,

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

CHRISTOPHER PIERCE

DATE

TAMARA PIERCE

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER PIERCE, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TAMARA PIERCE, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE FILE NO. 21435587, DATED NOVEMBER 1, 2021.

1. A PUBLIC UTILITY EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, RECORDED JUN. 8, 1940, AS INST. NO. 1605, RECORDS OF BONNER CO., ID. NO EXACT LOCATION GIVEN FOR THE SE 1/4 OF SEC. 16, T56N R2W, B.M. OTHER THAN FOR A POLE LINE.
2. EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS AS SHOWN ON THE PLAT OF CEDAR GROVE SECOND ADDITION AS RECORDED IN BK. 14 OF PLATS, AT PAGE 71, RECORDS OF BONNER CO., ID.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS INST. NO. 949490, NOV. 26, 2019, RECORDS OF BONNER CO., ID.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 16, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON 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.

TYSON L.A. GLAHE, PLS 14879

DATE



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN REPLAT "HAYFIELD ESTATES" AND CHECKED THE REPLAT 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 _____, 2022.

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 SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY SAGLE VALLEY WATER DISTRICT.
SEWER SERVICE: SEWAGE DISPOSAL PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

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 _____, 2022.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M., IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

PLACE RECORDING LABEL HERE

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	ARIZONA	HAYFIELD ESTATES	
	16	56 N	2 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A
PROJECT #: 21-250 PIERCE, CHRIS & TAMARA DRAWING NAME: 21-250 PIERCE MLD.DWG						Checked By: TLAG	Drawn By: TRP
						Plot Date: 1/4/2022	Sheet: 2 of 2