



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyd.gov (email) www.bonnercountyd.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

RECEIVED:

RECEIVED

By Amy Scott at 10:21 am, Mar 29, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Crooked Tree

APPLICANT INFORMATION:

Landowner's name: Karin Willroth

Mailing address: 365 Pistol Creek Dr

City: Sagle

State: ID

Zip code: 83860

Telephone: 775-745-8300

Fax:

E-mail: karinwillroth@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Vicki Klemm

Company name: HMM Engineering

Mailing address: 3882 N. Schreiber Way, Suite 104

City: Coeur D'alene

State: Idaho

Zip code: 83815

Telephone: 208-755-9766

Fax:

E-mail: vklemm@hmm-llc.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 2

Township: 56N

Range: 3W

Parcel acreage: 20

Parcel # (s): RP56N03W025400A

Legal description: A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

Current zoning: R10

Current use: Residential

What zoning districts border the project site? R5

North: R5	East: R10
South: R10	West: R10
Comprehensive plan designation: <small>Housing - The region is suitable to adequately serve residence with sewer & water, fire protection, schools, police and roads and avoidance of hazardous or sensitive areas.</small>	
Uses of the surrounding land (describe lot sizes, structures, uses): Residential	
North: Open vacant land	
South: Lakeshore Drive	
East: Residential one house	
West: Residential two houses	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Heading north on highway 95, head west at Lakeshore drive right before you get to the longbridge. 5.9 miles along Lakeshore Drive.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: NA		
This application is for :		
Proposed lots:		
Lot #1	Proposed acreage: 9.992	Depth to Width Ratio (D:W) 645/605= 1:1
Lot #2	Proposed acreage: 9.992	650/720= 1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Split the parcel into 2 equal division, each parcel acreage 9.992 acres</u>		

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:
Gently sloping property, containing no significant slopes. Average grade is approximately 3% - 5% There are no major outcrops or benches

Water courses (lakes, streams, rivers & other bodies of water): _____
No standing or flowing surface water was observed.

Springs & wells: No springs or well located on property.

Existing structures (size & use): 1 Resident house and 1 Shed

Land cover (timber, pastures, etc): Timber & Grasses

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: 100' easement for ingress, egress and utilities.

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: Lakeshore road

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: Individual septic _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

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

Yes No

Water will be supplied by:

Existing public or community system - List name of provider: _____

Proposed Community System - List type & proposed ownership: _____

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

Which power company will serve the project site? 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: Karisa Wilcox, TTE Date: March 24, 22

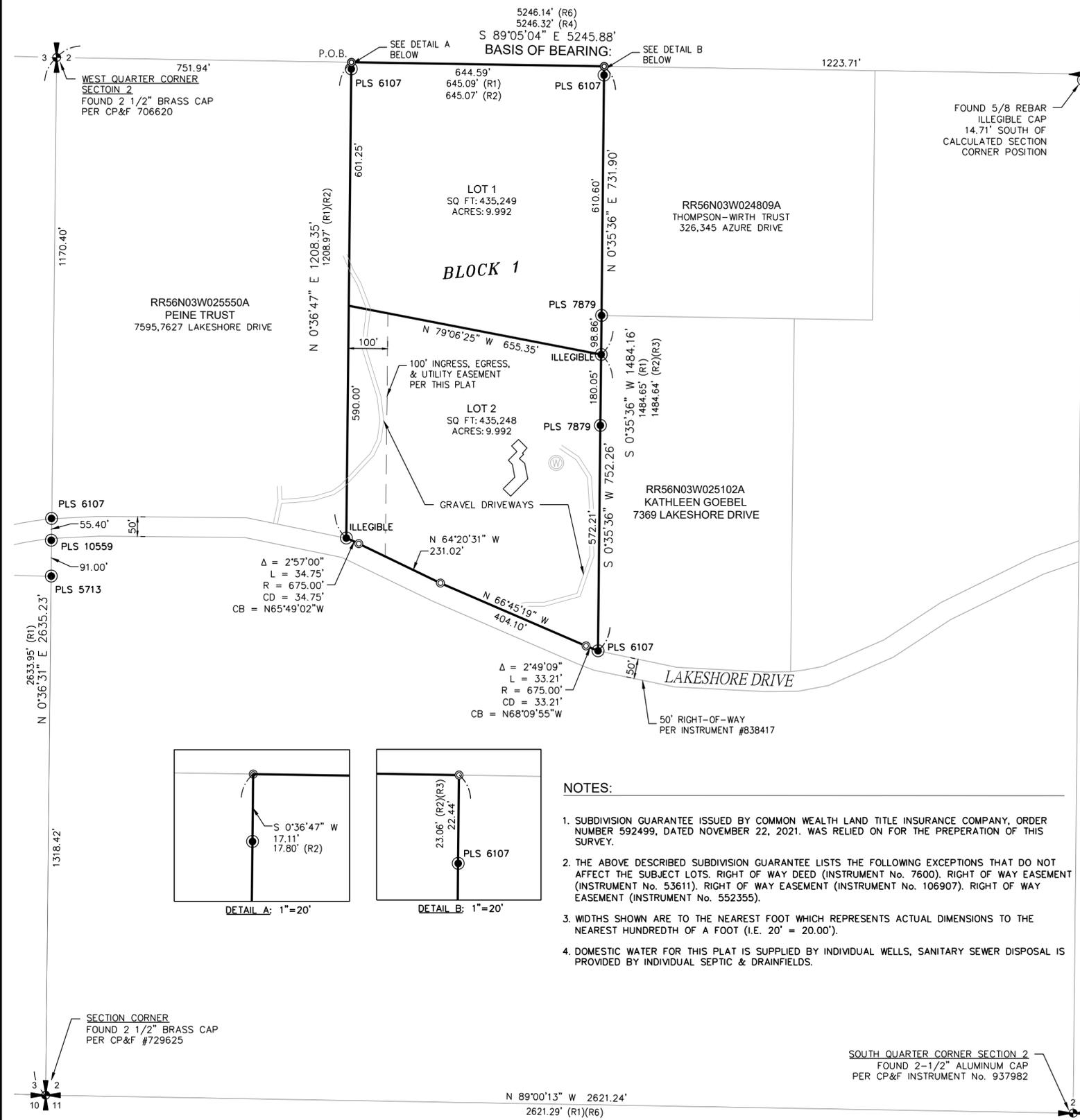
Landowner's signature: George Soetje Living Trust Date: _____

CROOKED TREE

LOCATED IN THE PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2,
TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK: _____ PAGE: _____

INST# _____



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 LINES AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001075085.

REFERENCES:

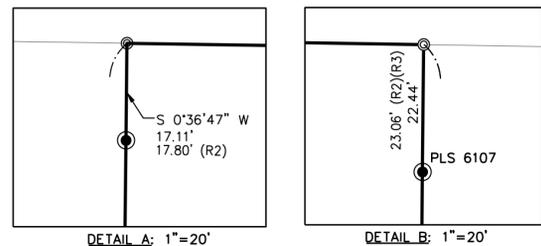
- (R1) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, DATED MAY 19, 1994, RECORDED AS INSTRUMENT No. 445645, BONNER COUNTY RECORDS.
- (R2) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, DATED OCT 25, 2000, RECORDED AS INSTRUMENT No. 571922, BONNER COUNTY RECORDS.
- (R3) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, DATED JAN 24, 2003, RECORDED AS INSTRUMENT No. 617243, BONNER COUNTY RECORDS.
- (R4) RECORD OF SURVEY BY DAN PROVOLT, PLS 7879, DATED JAN 13, 2013, RECORDED AS INSTRUMENT No. 919341, BONNER COUNTY RECORDS.
- (R5) RECORD OF SURVEY BY DAVID P. EVANS, PLS 5087, DATED MAR 22, 2018, RECORDED AS INSTRUMENT No. 838417, BONNER COUNTY RECORDS.
- (R6) RECORD OF SURVEY BY DAVID P. EVANS, PLS 5087, DATED JUNE 19, 2019, RECORDED AS INSTRUMENT No. 940257, BONNER COUNTY RECORDS.
- (W1) WARRANTY DEED, RECORDED SEPTEMBER 15, 2021 AS INSTRUMENT No. 991724, BONNER COUNTY RECORDS.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS MINOR LAND DIVISION IS TO DIVIDE THE PARCEL INTO 2 LOTS WITH EQUAL ACREAGE EACH BEING 10 ACRES, MORE OR LESS. ADDITIONALLY, THIS SURVEY WAS PERFORMED TO LOCATE AND VERIFY THE EXISTING BOUNDARY AND PLSS MONUMENTATION OF RECORD. EXISTING MONUMENTATION WAS FOUND DURING THE PROCESS OF THE SURVEY AND HELD AS SHOWN.

LEGEND:

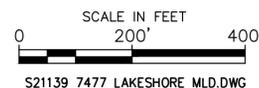
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EASEMENT AS DESCRIBED
	FOUND BRASS OR ALUMINUM CAP, AS DESCRIBED
	FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, AS DESCRIBED
	SET 5/8" X 24" REBAR W/ PURPLE PLASTIC CAP MARKED "HMH-ENG PLS 19496"
	CENTER CORNER, AS DESCRIBED.
	QUARTER CORNER, AS DESCRIBED.
	P.O.B. POINT OF BEGINNING
	WATER WELL



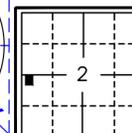
NOTES:

1. SUBDIVISION GUARANTEE ISSUED BY COMMON WEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER 592499, DATED NOVEMBER 22, 2021. WAS RELIED ON FOR THE PREPERATION OF THIS SURVEY.
2. THE ABOVE DESCRIBED SUBDIVISION GUARANTEE LISTS THE FOLLOWING EXCEPTIONS THAT DO NOT AFFECT THE SUBJECT LOTS. RIGHT OF WAY DEED (INSTRUMENT No. 7600). RIGHT OF WAY EASEMENT (INSTRUMENT No. 53611). RIGHT OF WAY EASEMENT (INSTRUMENT No. 106907). RIGHT OF WAY EASEMENT (INSTRUMENT No. 552355).
3. WIDTHS SHOWN ARE TO THE NEAREST FOOT WHICH REPRESENTS ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (I.E. 20' = 20.00').
4. DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS, SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

SOUTH QUARTER CORNER SECTION 2
FOUND 2-1/2" ALUMINUM CAP
PER CP&F INSTRUMENT No. 937982



SCALE IN FEET
0 200' 400'
S21139 7477 LAKESHORE MLD.DWG



MINOR LAND DIVISION
FOR
GEORGE SOETJE LIVING TRUST

HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825