



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 #

MLD0037-22

RECEIVED:

RECEIVED

By Tyson Lewis at 3:54 pm, Apr 12, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Sanborn Creek Estates

APPLICANT INFORMATION:

Landowner's name: Jewel Lake, LLC

Mailing address: P.O. Box 55

City: Priest River

State: ID

Zip code: 83856

Telephone: 208-610-4425

Fax:

E-mail: jakeweimer10@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Jake Weimer

Company name: Jewel Lake, LLC

Mailing address: P.O. Box 55

City: Priest River

State: ID

Zip code: 83856

Telephone: 208-610-4425

Fax:

E-mail: jakeweimer10@gmail.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 #: 6

Township: 56N

Range: 04W

Parcel acreage: 20

Parcel # (s): RP56N04W067205A

Legal description: N2NESE Section 6 T56N R04W

Current zoning: R-5

Current use: Vacant land

What zoning districts border the project site?

North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Large parcel with airstrip	
South: 20-acre lot with home	
East: 20-acre vacant lot	
West: Two 10-acre lots, one vacant and one with a home	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____ Head north on Eastside Road from Highway 2, after about 2.9 miles turn left on Sanborn Creek Road, another 1-2 miles then right on Pioneer Lane.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

Proposed lots: 4		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5	330:165 = 2:1
Lot #2	Proposed acreage: 5	330:165 = 2:1
Lot #3	Proposed acreage: 5	330:165 = 2:1
Lot #4	Proposed acreage: 5	330:165 = 2:1
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: _____

Basic split of a relatively flat 20-acre parcel into 4 rectangular 5-acre parcels.

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:

The land is generally flat to rolling. There are some small rolling pitches with slopes of 10-20% and a few isolated areas that are steeper next to draws, but in general the parcel is comprised of mellow topography for Bonner County.

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

There are no water courses on the property and it is well-drained throughout. The bottoms of some of the draws are wet in the spring and can be wet into the summer.

Springs & wells: _____

There is 3.5 gpm well on the property. A well to the southwest of this parcel is recorded at 50+ gpm indicating water can be variable on the site.

Existing structures (size & use): _____

A small house exists on what will be the southeast 5-acre lot on the parcel. It has a small outbuilding shed as well.

Land cover (timber, pastures, etc): _____

The property is mostly timbered with some of the timber logged recently close by the house.

Are wetlands present on site? Yes No

Source of information: walking site, NWI map

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: The road is graveled on a 60-foot easement

413981 60-foot easement on Pioneer Lane off Sanborn Creek Road

414129 60-foot easement on Pioneer Lane connecting to 413981 off Sanborn Creek Road

430254 60-foot easement on Pioneer Lane connecting to 414129

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: _____

Sanborn Creek is a good county-maintained road that provides access to Pioneer Lane

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.

413981, 414129, 430254

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: septic drainfield

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

The single home on site that will end up on the southeast 5-acre lot has an existing septic tank and drainfield. The tank was pumped in August 2021.

Any new homes will be constructed with a standard septic tank and drainfield sewage disposal system in accordance with Panhandle Health and Bonner County rules.

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:

The existing home has a well that produces 3.5 gpm and has been in use since 1997. New lots are planned to have their own individual wells.

Which power company will serve the project site? Northern Lights

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:  *Jake Weiner*
President, Jewel Lake, LLC Date: 12/16/2021

Landowner's signature: _____ Date: _____

SANBORN CREEK ESTATES

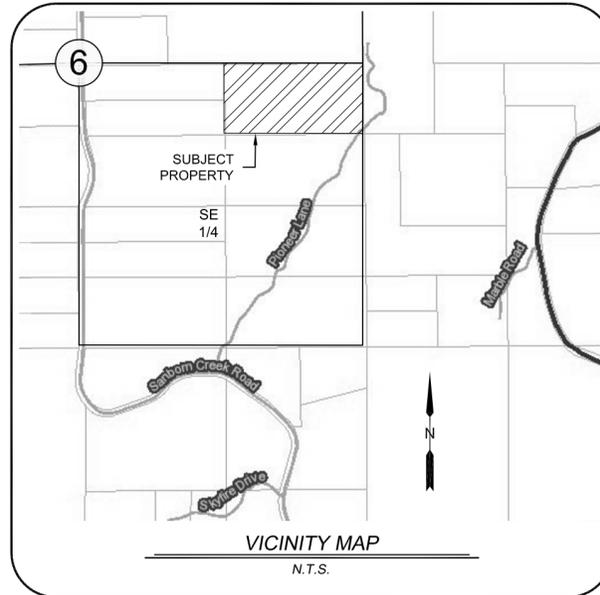
LOCATED WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6,
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT JEWEL LAKE, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "SANBORN CREEK ESTATES", LOCATED IN A PORTION OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

JACOB D. WEIMER, PRESIDENT, JEWEL LAKE LLC,
AN IDAHO LIMITED LIABILITY COMPANY



RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2022, AT _____M.,
AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC.

INSTRUMENT No. _____ FEE: _____

BOOK ___ OF PLATS, PAGE _____

BONNER COUNTY RECORDER



PANHANDLE HEALTH DISTRICT 1

NEED PHD APPROVAL LANGUAGE.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SANBORN CREEK 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.

BONNER COUNTY SURVEYOR _____ DATE _____

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 _____, 2022.

BONNER COUNTY TREASURER _____

PLANNING DIRECTOR'S CERTIFICATE

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

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 _____, 2022.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY
OF _____, IN THE YEAR OF 2022 BY

JACOB D. WEIMER, PRESIDENT, JEWEL LAKE LLC,
AN IDAHO LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



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 _____

4-7-22

S.6, T.56N., R.4W., B.M.				560 W. CANFIELD AVE., STE. 200	
				COEUR D'ALENE, IDAHO 83815	
				(208) 714 - 4544	
				WWW.SAWTOOTHLS.COM	
DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
4-7-22	LSW	RCH	221062	221062-SANBORN CREEK-PLAT	1 / 3

SANBORN CREEK ESTATES

LOCATED WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6,
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S
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BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE 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 AS MEASURED ALONG THE EAST SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 6 TO THE SOUTHEAST SECTION CORNER (E-1/4) OF SECTION 6, SAID LINE BEARS: SOUTH 0° 34' 39" WEST.

A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.00008322 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES AND APPLIED AT THE ORIGIN POINT OF (N=2393701.7 E=2348498.7)

REFERENCES

(PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)

(GLO) THE FRACTIONAL NORTH, WEST AND SOUTH EXTERIOR OF TOWNSHIP 56 NORTH, RANGE 4 WEST WAS SURVEYED BY AMOS D. ROBINSON AND JAMES E. DIKE, CONTRACT No. 144 AND COMPLETED JUNE 10, 1893.

THE SUBDIVISION AND MEANDERS OF FRACTIONAL TOWNSHIP 56 NORTH RANGE 4 WEST RESULTED IN THE SUBDIVISION OF SECTIONS 4-8, NORTH HALF OF 9, 17-19, WEST HALF OF 20, 25, 29, 30, 32-36 BY AMOS D. ROBINSON AND JAMES E. DIKE, CONTRACT No.144 AND COMPLETED JUNE 16, 1893.

(UR) UNRECORDED SURVEY BY DONALD K. ELLERSICK, PE 2215, DATED FEBRUARY 2, 1974.

(R1) RECORD OF SURVEY BY GALE R. DAHLMAN, PLS 7879, FILED AS INSTRUMENT No. 237604, DATED JANUARY 13, 1981.

(R2) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, FILED AS INSTRUMENT No. 430254, DATED AUGUST 17, 1993.

(R3) RECORD OF SURVEY BY JAMES A. SEWELL, PLS 6019, FILED AS INSTRUMENT No. 745938, DATED FEBRUARY 11, 2008.

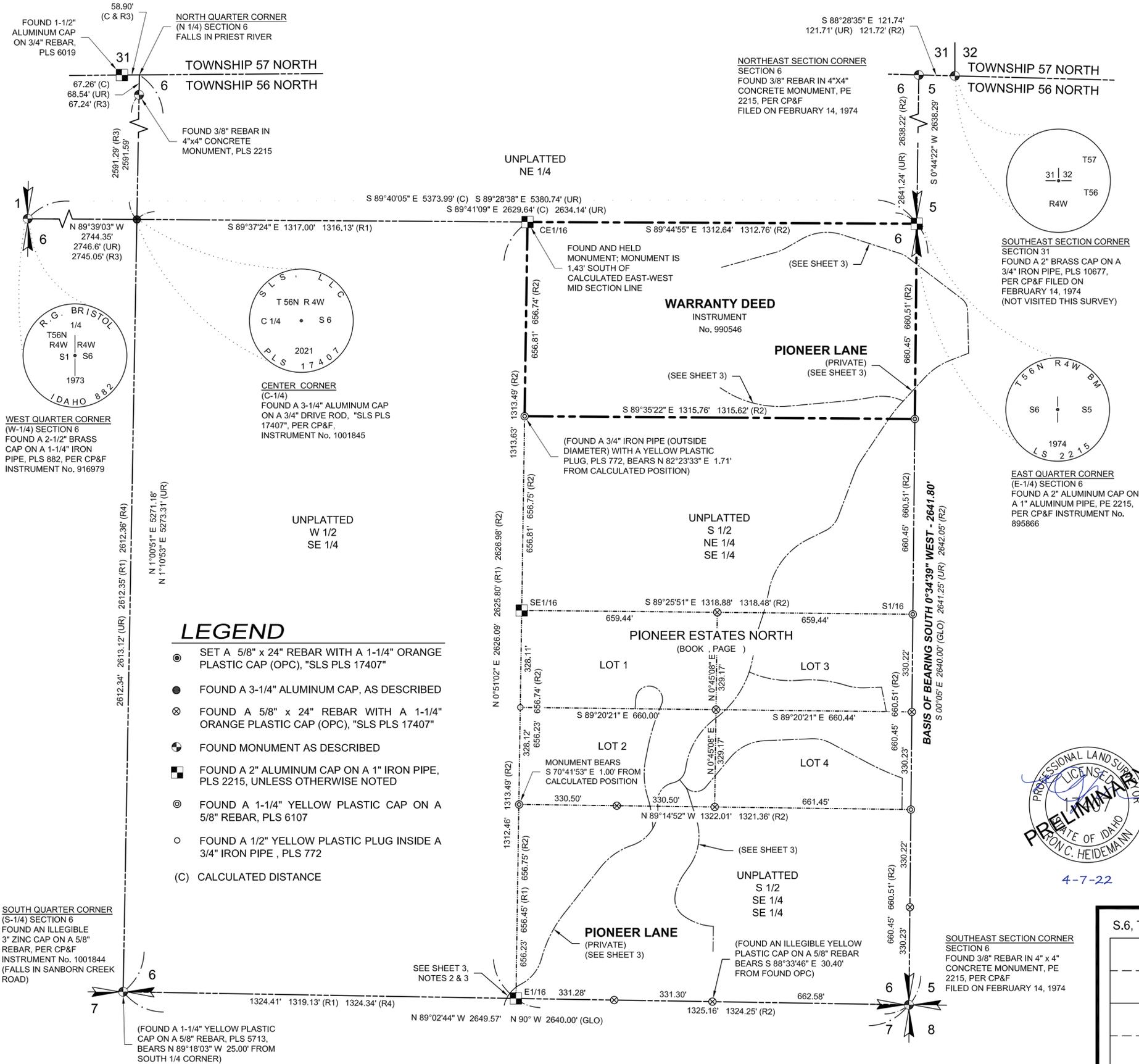
(R4) RECORD OF SURVEY BY LAWRENCE A. GLAHE, PLS 5713, FILED AS INSTRUMENT No. 756473, DATED AUGUST 7, 2008.

SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 990546, 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 HEREON 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 REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.

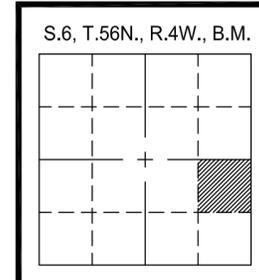
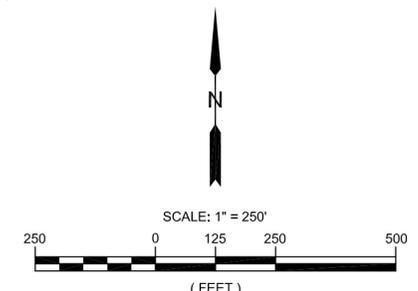


LEGEND

- SET A 5/8" x 24" REBAR WITH A 1-1/4" ORANGE PLASTIC CAP (OPC), "SLS PLS 17407"
- FOUND A 3-1/4" ALUMINUM CAP, AS DESCRIBED
- ⊗ FOUND A 5/8" x 24" REBAR WITH A 1-1/4" ORANGE PLASTIC CAP (OPC), "SLS PLS 17407"
- ⊕ FOUND MONUMENT AS DESCRIBED
- FOUND A 2" ALUMINUM CAP ON A 1" IRON PIPE, PLS 2215, UNLESS OTHERWISE NOTED
- ⊙ FOUND A 1-1/4" YELLOW PLASTIC CAP ON A 5/8" REBAR, PLS 6107
- FOUND A 1/2" YELLOW PLASTIC PLUG INSIDE A 3/4" IRON PIPE, PLS 772
- (C) CALCULATED DISTANCE



4-7-22



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COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544

SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
4-7-22	LSW	RCH	221062	221062-SANBORN CREEK-PLAT	2 / 3

SOUTH QUARTER CORNER
(S-1/4) SECTION 6
FOUND AN ILLEGIBLE 3" ZINC CAP ON A 5/8" REBAR, PER CP&F INSTRUMENT No. 1001844 (FALLS IN SANBORN CREEK ROAD)

(FOUND A 1-1/4" YELLOW PLASTIC CAP ON A 5/8" REBAR, PLS 5713, BEARS N 89°18'03" W 25.00' FROM SOUTH 1/4 CORNER)

SEE SHEET 3, NOTES 2 & 3

(FOUND AN ILLEGIBLE YELLOW PLASTIC CAP ON A 5/8" REBAR BEARS S 88°33'46" E 30.40' FROM FOUND OPC)

SOUTHEAST SECTION CORNER
SECTION 6
FOUND 3/8" REBAR IN 4" x 4" CONCRETE MONUMENT, PE 2215, PER CP&F FILED ON FEBRUARY 14, 1974

WEST QUARTER CORNER
(W-1/4) SECTION 6
FOUND A 2-1/2" BRASS CAP ON A 1-1/4" IRON PIPE, PLS 882, PER CP&F INSTRUMENT No. 916979

CENTER CORNER
(C-1/4)
FOUND A 3-1/4" ALUMINUM CAP ON A 3/4" DRIVE ROD, "SLS PLS 17407", PER CP&F, INSTRUMENT No. 1001845

SOUTHEAST SECTION CORNER
SECTION 31
FOUND A 2" BRASS CAP ON A 3/4" IRON PIPE, PLS 10677, PER CP&F FILED ON FEBRUARY 14, 1974 (NOT VISITED THIS SURVEY)

EAST QUARTER CORNER
(E-1/4) SECTION 6
FOUND A 2" ALUMINUM CAP ON A 1" ALUMINUM PIPE, PE 2215, PER CP&F INSTRUMENT No. 895866

FOUND 1-1/2" ALUMINUM CAP ON 3/4" REBAR, PLS 6019

NORTH QUARTER CORNER
(N 1/4) SECTION 6
FALLS IN PRIEST RIVER

NORTHEAST SECTION CORNER
SECTION 6
FOUND 3/8" REBAR IN 4"x4" CONCRETE MONUMENT, PE 2215, PER CP&F FILED ON FEBRUARY 14, 1974

UNPLATTED NE 1/4

WARRANTY DEED
INSTRUMENT No. 990546

PIONEER LANE
(PRIVATE)
(SEE SHEET 3)

UNPLATTED S 1/2 NE 1/4 SE 1/4

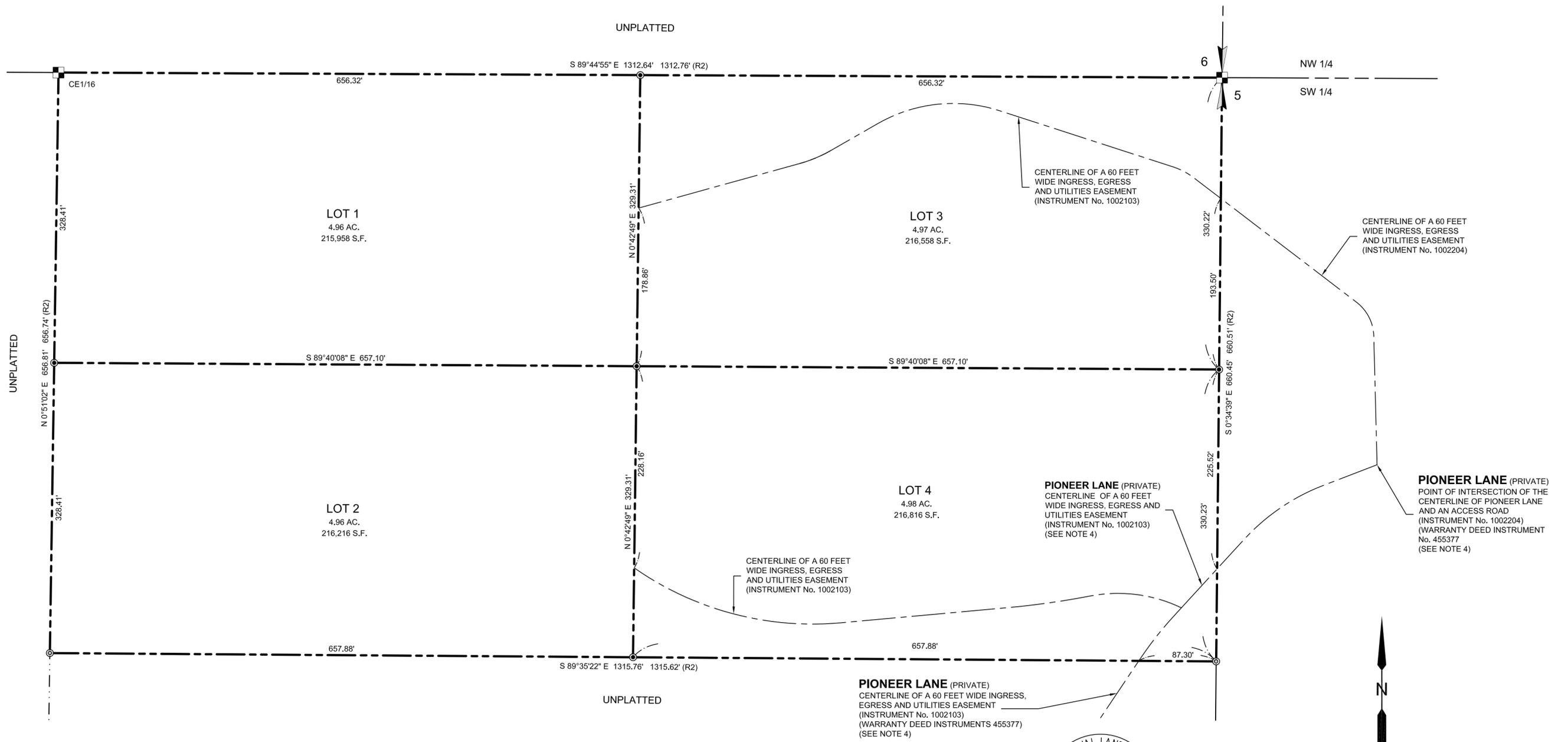
PIONEER ESTATES NORTH
(BOOK PAGE)

PIONEER LANE
(PRIVATE)
(SEE SHEET 3)

SANBORN CREEK ESTATES

LOCATED WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6,
TOWNSHIP 56 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORDER'S
CERTIFICATE



LEGEND

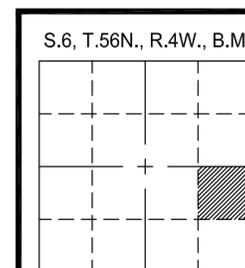
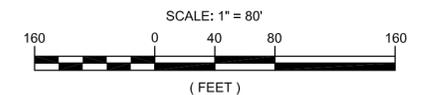
- ⊙ SET A 5/8" x 24" REBAR WITH A 1-1/4" ORANGE PLASTIC CAP (OPC), "SLS PLS 17407"
- ⊕ FOUND MONUMENT AS DESCRIBED
- FOUND A 2" ALUMINUM CAP ON A 1" IRON PIPE, PLS 2215, UNLESS OTHERWISE NOTED
- ⊙ FOUND A 1-1/4" YELLOW PLASTIC CAP ON A 5/8" REBAR, PLS 6107

NOTES

1. STEWART TITLE GUARANTY COMPANY, FILE NUMBER: N-59268, DATED SEPTEMBER 15, 2021 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
2. A 60' WIDE ACCESS EASEMENT, THE CENTERLINE OF WHICH FOLLOWS THE CENTERLINE OF AN EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 413891, RECORDS OF BONNER COUNTY).
3. A 60' WIDE ACCESS EASEMENT, THE CENTERLINE OF WHICH FOLLOWS THE CENTERLINE OF AN EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 414129, RECORDS OF BONNER COUNTY).
4. A 40' WIDE RIGHT OF WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., THE CENTERLINE OF WHICH FOLLOWS THE CENTERLINE OF AN EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 437545, RECORDS OF BONNER COUNTY).
5. A ROAD MAINTENANCE AGREEMENT FOR EXISTING PRIVATE ROAD COMMONLY KNOWN AS PIONEER LANE, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 444981, RECORDS OF BONNER COUNTY).



4-7-22



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DATE: 4-7-22	DRAWN BY: LSW	CHECKED BY: RCH	JOB#: 221062	DWG: 221062-SANBORN CREEK-PLAT	SHEET: 3 / 3
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