



# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

ML00077-22

RECEIVED:



### PROJECT DESCRIPTION:

Name of Minor Land Division plat: REPLAT OF LOT 1, BLOCK 2 OF TRAPPERS CREEK

### APPLICANT INFORMATION:

Landowner's name: AYERS TRUSTS

Mailing address: 152 S JEFFERSON ST, SUITE 101

City: SPOKANE

State: WA

Zip code: 99201

Telephone: 209-850-3698

Fax:

E-mail: COLLINS@UPTICSTUDIOS.COM

### REPRESENTATIVE'S INFORMATION:

Representative's name: DAN INLOES

Company name: HMH ENGINEERING

Mailing address: 3882 N SCHREIBER WAY, SUITE 104

City: COEUR D'ALENE

State: ID

Zip code: 83815

Telephone: 208-635-5825

Fax:

E-mail: DINLOES@HMH-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 #: 20

Township: 58N

Range: 2W

Parcel acreage: 0.2

Parcel # (s): RP045230020010A

Legal description: LOT 1, BLOCK 2, TRAPPERS CREEK SUBDIVISION

Current zoning: ALPINE VILLAGE

Current use: ALPINE COMMUNITY

What zoning districts border the project site? ALPINE VILLAGE

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:

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
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: \_\_\_\_\_

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?

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: \_\_\_\_\_

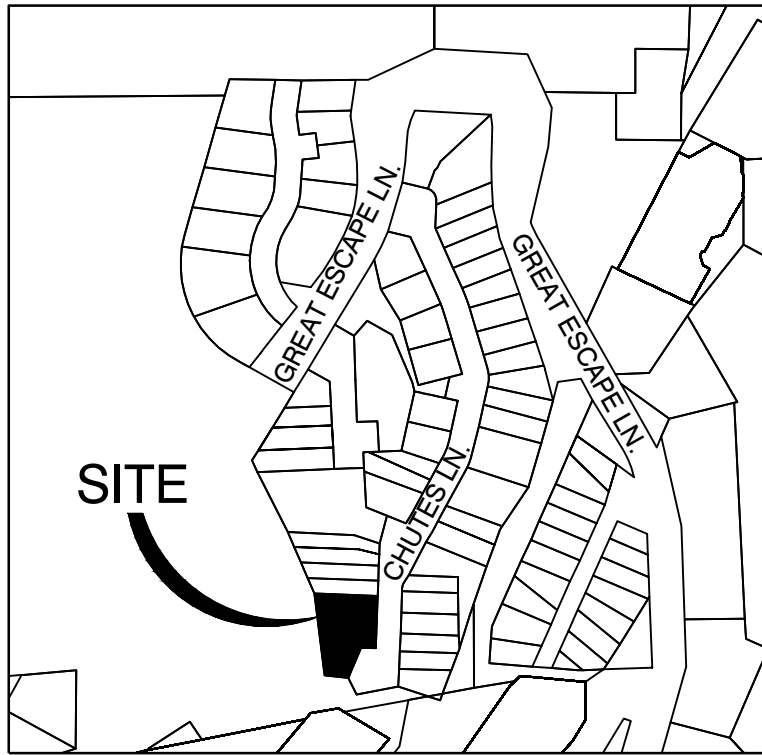
Date: \_\_\_\_\_

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

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

# REPLAT OF LOT 1A, BLOCK 2, TRAPPERS CREEK

SITUATE IN THE SE1/4 OF THE NW1/4 OF SECTION 20  
TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO



VICINITY MAP  
SCALE: 1" = 300'

## OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT KIRK E. AYERS, TRUSTEE OF KIRK E. AYERS REVOCABLE TRUST, AND MARY JO AYERS, TRUSTEE OF MARY JO AYERS REVOCABLE TRUST, ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS. THE SAME TO BE KNOWN AS REPLAT OF LOT 1A, BLOCK 2, OF TRAPPERS CREEK, AS SAME IS SHOWN ON THE OFFICIAL REPLAT THEREOF, RECORDED IN BOOK 18 OF PLATS AT PAGE 70, AND RECORDED UNDER INSTRUMENT No. 1005123, RECORDS OF BONNER COUNTY, LOCATED IN A PORTION OF THE NW1/4 OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1A;  
THENCE THE FOLLOWING COURSES ON THE EXTERIOR BOUNDARY OF SAID LOT 1A:  
THENCE SOUTH 01° 43' 43" WEST, A DISTANCE OF 83.46 FEET;  
THENCE NORTH 88° 16' 17" WEST, A DISTANCE OF 22.16 FEET;  
THENCE SOUTH 21° 45' 21" WEST, A DISTANCE OF 51.62 FEET;  
THENCE NORTH 82° 48' 34" WEST, A DISTANCE OF 20.60 FEET;  
THENCE NORTH 41° 11' 40" WEST, A DISTANCE OF 30.51 FEET;  
THENCE NORTH 11° 38' 57" WEST, A DISTANCE OF 37.05 FEET;  
THENCE NORTH 03° 01' 29" WEST, A DISTANCE OF 71.86 FEET;  
THENCE SOUTH 88° 16' 17" EAST, A DISTANCE OF 95.65 FEET ON THE NORTH BOUNDARY OF SAID LOT 1A TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINS 0.227 ACRES (9,890 SQ.FT.) MORE OR LESS.

KIRK E. AYERS \_\_\_\_\_ DATE \_\_\_\_\_  
TRUSTEE OF THE KIRK E. AYERS REVOCABLE TRUST

MARY JO AYERS \_\_\_\_\_ DATE \_\_\_\_\_  
TRUSTEE OF THE MARY JO AYERS REVOCABLE TRUST

## RECORDER'S CERTIFICATE:

FILED THIS \_\_\_ DAY OF \_\_\_\_, 2022,

AT \_\_\_ O'CLOCK \_\_\_\_\_.M. IN BOOK \_\_\_ OF PLATS AT PAGE \_\_\_\_.

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY RECORDER

## COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS \_\_\_ DAY OF \_\_\_\_, IN THE YEAR OF 2022.

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

## PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS 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.

## NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_ DAY OF \_\_\_\_, IN THE YEAR OF 2022, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

## PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS \_\_\_ DAY OF \_\_\_\_, IN THE YEAR OF 2022.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR, ET AL

## COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "REPLAT OF LOT 1A, BLOCK 2, TRAPPERS CREEK" 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 \_\_\_\_, 2022.

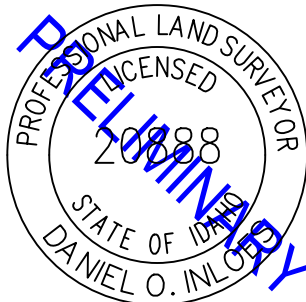
\_\_\_\_\_  
BONNER COUNTY SURVEYOR

## SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HERON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE, HAVE BEEN COMPLIED WITH.

DATED THIS \_\_\_ DAY OF \_\_\_\_, 2022.

\_\_\_\_\_  
DANIEL O. INLOES, PLS 20888



## COUNTY TREASURER'S CERTIFICATE:

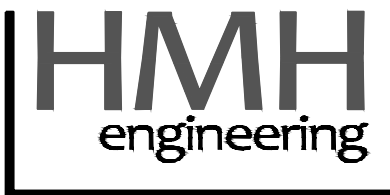
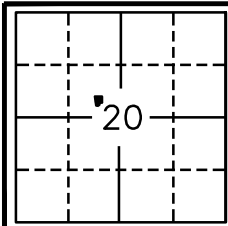
I, HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_

DATED THIS \_\_\_ DAY OF \_\_\_\_, 2022.

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

PROJECT NUMBER: S22108

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Coeur d'Alene, ID 83815  
(208) 635-5825

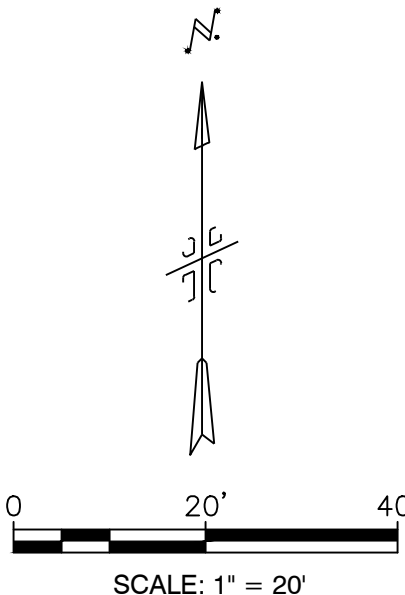


***REPLAT OF LOT 1A, BLOCK 2, TRAPPERS CREEK***

**SITUATE IN THE SE1/4 OF THE NW1/4 OF SECTION 20  
TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
BONNER COUNTY, IDAHO**

**BOOK:** \_\_\_\_\_ **PAGE:** \_\_\_\_\_

INST# \_\_\_\_\_



### LEGEND:

●	FOUND 5/8 REBAR, AS DESCRIBED
●	SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "INLOES PLS 20886"
▲	CALCULATED POINT, NOTHING FOUND OR SET
_____	SUBJECT PROPERTY BOUNDARY
_____	NEW LOT LINE
_____	ADJACENT PROPERTY BOUNDARY
_____	ROAD CENTERLINE

### 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 1.0002409281.

THE BASIS OF BEARING OF THIS PLAT WAS MEASURED FROM FOUND MONUMENTS AS SHOWN

BONNER COUNTY RECORDS REFERENCES:

- (R1) TRAPPERS CREEK, BOOK 9 OF PLATS AT PAGE 3, RECORDED UNDER INSTRUMENT No. 735696.  
(R2) REPLAT OF LOT 2, BLOCK 2 OF TRAPPERS CREEK, BOOK 11 OF PLATS AT PAGE 42, RECORDED UNDER INSTRUMENT No. 867323.  
(R3) A REPLAT OF LOT 1, BLOCK 2 OF THE PLAT OF TRAPPERS CREEK, BOOK 18 OF PLATS AT PAGE 70, RECORDED UNDER INSTRUMENT No. 1005123.

## NOTES:

1. WATER SERVICE FOR THIS LOT IS PROVIDED BY RESORT WATER COMPANY.
2. SEWER SERVICE FOR THIS LOT IS PROVIDED BY MOUNTAIN UTILITY COMPANY.
3. THIS REPLAT IS SUBJECT TO THE FOLLOWING:
  - 3.1. EASEMENT FOR SKI TRAVEL, RESERVED BY PACK RIVER MANAGEMENT COMPANY, INSTRUMENT # 276431.
  - 3.2. C&R'S AND AMENDMENTS THEREOF: INSTRUMENT # 376609, 457971, 460423, 499045, 500230, 505730, 528177, 552736, 561696, 594152, 602637, 638878, 735697 AND 785976.
  - 3.3. EASEMENT FOR UTILITIES GRANTED TO GTE NORTHWEST INCORPORATED, INSTRUMENT # 503627
  - 3.4. ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS WHICH MAY EXIST AS DISCLOSED BY TRAPPERS CREEK (R1).
  - 3.5. JOINT STORMWATER MANAGEMENT AGREEMENT, INSTRUMENT # 735698.
  - 3.6. DECLARATION OF EASEMENT, INSTRUMENT # 735699.
  - 3.7. SLOPE EASEMENT, INSTRUMENT # 735700.
  - 3.8. EASEMENT FOR UTILITIES GRANTED TO NORTHERN LIGHTS, INC., INSTRUMENT # 741988.
  - 3.9. EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC., INSTRUMENT # 913667.
  - 3.4. ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS WHICH MAY EXIST AS DISCLOSED BY 'A REPLAT OF LOT 1, BLOCK 2 OF THE PLAT OF TRAPPERS CREEK' (R3).
4. TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, GUARANTEE FILE No. 1048361-S1048361-S, DATED MAY 10, 2022.

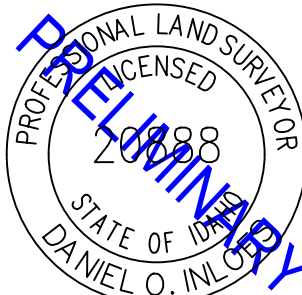
## SANITARY RESTRICTIONS

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 SUPPLY OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

**SURVEYOR'S NARRATIVE:**


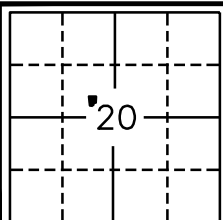
THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 1A AS SHOWN ON (R3) INTO TWO (2) LOTS.  
THE BOUNDARY SHOWN ON (R3) WAS HELD AND ROTATED TO FOUND MONUMENTS, ALL OF WHICH SUBSTANTIALLY FIT THE BOUNDARY SHOWN ON (R3) AND THE SURVEY.

THE PURPOSE OF (R3) WAS TO REPEAT THE ORIGINAL LOT 1, BLOCK 2 OF TRAPPER CREEK TO INCLUDE A PORTION OF UNPLATTED LAND OWNED BY SCHWEITZER MOUNTAIN PROPERTIES, LLC. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF TRAPPER CREEK MAY EXIST OVER THE PORTION OF LOT 1A THAT LIES WITHIN THE ORIGINAL BOUNDARY OF TRAPPER CREEK. SEPARATE AND POSSIBLY ADDITIONAL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST AND ENCOMBER THE REMAINING PORTION OF LOT 1A MAY EXIST.



PROJECT NUMBER: S22108

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