



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 # | RECEIVED: |
|--------|-----------|

PROJECT DESCRIPTION:

| |
|--|
| Name of Minor Land Division plat: Wild Goose Acres |
|--|

APPLICANT INFORMATION:

| | | |
|-------------------------------------|--------------|-----------------|
| Landowner's name: Sean Hammond | | |
| Mailing address: 191 Graham Ave. | | |
| City: Priest River | State: Idaho | Zip code: 83856 |
| Telephone: 208-660-6175 | Fax: | |
| E-mail: goldenoakcabinets@gmail.com | | |

REPRESENTATIVE'S INFORMATION:

| | | |
|-------------------------------------|-----------|-----------------|
| Representative's name: Katie Keeney | | |
| Company name: Glahe & Associates | | |
| Mailing address: 303 Church St | | |
| City: Sandpoint | State: ID | Zip code: 83864 |
| Telephone: 208-265-4474 | Fax: | |
| E-mail: kkeeney@glaheinc.com | | |

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

| | | |
|--|-----------|-----------------|
| Name/Relationship to the project: Tyson Glahe - Surveyor | | |
| Company name: Glahe & Associates | | |
| Mailing address: 303 Church St | | |
| City: Sandpoint | State: ID | Zip code: 83864 |
| Telephone: 208-265-4474 | Fax: | |
| E-mail: tglah@glaheinc.com | | |

PARCEL INFORMATION:

| | | | |
|---|---------------|-----------|-----------------|
| Section #: 1 | Township: 55N | Range: 4W | Parcel acreage: |
| Parcel # (s): RP55N04W017831A | | | |
| Legal description: N2SE & SWNE LYING W OF VAY RD & S OF P R RD LESS TAX 4,5,6, 8,15 & LESS TAX 18 | | | |
| Current zoning: Rural 5 | Current use: | | |
| What zoning districts border the project site? Rural 5 | | | |

| | |
|---|---------------|
| North: Rural 5 | East: Rural 5 |
| South: Rural 5 | West: Rural 5 |
| Comprehensive plan designation: | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North: 7.6, Vacant,525-Land resid common area; 13.43 residential, 131-Land-ag/timb w/resid Imp | |
| South: 7.2 residential, 534-Resid improv on cat 12 | |
| East: 96.2 residential/agriculture with house | |
| West: 5.2 residential, 537-Resid improv on cat 15; 5.2 residential, 532-ronresid imprv on cat12/15; 5.6 residential, 537-Resid improv on cat 15 | |
| Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: | |
| Detailed Directions to Site: Head northeast on U.S. Rte 2 E toward Division St, .8 mi ;Continue onto Pine St, .3mi; Turn right onto S 1st Ave, .2mi; Turn left onto E Superior St, .5mi; Merge onto US-95 S, 8.0 mi; Turn right onto Dufort Rd, 9.8 mi; Turn left onto Vay Rd.3 mi.; destination on right | |
| | |
| | |
| | |

ADDITIONAL PROJECT DESCRIPTION:

| | | |
|--|----------------------------|----------|
| Existing plat recording information: | | |
| This application is for : | | |
| Proposed lots: 2 | Depth to Width Ratio (D:W) | |
| Lot #1 | Proposed acreage: 5 | 2.34 : 1 |
| Lot #2 | Proposed acreage: 6.03 | 3.57 : 1 |
| Lot #3 | Proposed acreage: | |
| Lot #4 | Proposed acreage: | |
| Remainder | Proposed acreage: | N/A |
| Describe the land division proposal and resulting acreage: <u>Client wishes to divide his property in to a 5 and 6 acre parcel</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: | |
| Flat with no major slopes or outcroppings | |
| | |
| | |
| | |
| Water courses (lakes, streams, rivers & other bodies of water): | <u>None</u> |
| | |
| | |
| | |
| Springs & wells: | <u>None</u> |
| | |
| | |

Existing structures (size & use): None

Land cover (timber, pastures, etc): Mostly tree coverage with a bare fenced area

Are wetlands present on site? Yes No

Source of information: Nat'l Wetlands Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: FEMA 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: Property will be accessed from Vay Road, a public road, that is paved and county maintained. The road is about 60' wide for travel.

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.
None present on title report # OX 14140036 from Old Republic Title dated February 11, 2022

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: private individual system

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: No systems are installed on the property. Each lot will need to be served by a private individual septic system in the future

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 private individual well - none installed

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: No systems are installed on the property. Each lot will need to be served by a private individual well system in the future

Which power company will serve the project site? Northern Lights Power Company - not installed, but that is who services the area

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: Katie Keeney Digitally signed by Katie Keeney
Date: 2023.12.20 11:51:13 -08'00' Date: _____

Landowner's signature: _____ Date: _____

WILD GOOSE ACRES

LYING IN A PORTION OF THE
E½ OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, 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 & 2, THE SAME TO BE KNOWN AS 'WILD GOOSE ACRES' BEING THAT PROPERTY AS DESCRIBED IN WARRANTY DEED, INST. NO. 1000557, RECORDS OF BONNER COUNTY, IDAHO, IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF BOBBY J. TRACTS, AS RECORDED IN BOOK 8 OF PLATS, PG. 109, RECORDS OF BONNER COUNTY, IDAHO, COMMON WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DUFORT ROAD, A PUBLIC ROAD, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 5713,

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- 219.99 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2897.81 FEET AND A DELTA ANGLE OF 04°20'59" (CHORD SOUTH 70°37'34" EAST, 219.94 FEET) TO A 3 1/4" BRASS CAP RIGHT-OF-WAY MONUMENT;
- SOUTH 72°48'03" EAST, 282.19 FEET TO A 3 1/4" BRASS CAP RIGHT-OF-WAY MONUMENT AND A POINT OF TANGENT CURVE TO THE LEFT;
- 314.90 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.46 FEET AND A DELTA ANGLE OF 35°20'43" (CHORD NORTH 89°31'36" EAST, 309.93 FEET), TO THE INTERSECTION WITH WITH WESTERLY RIGHT-OF-WAY LINE OF VAY ROAD, A PUBLIC ROAD, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- 116.76 FEET ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET AND A DELTA ANGLE OF 37°09'56" (CHORD SOUTH 07°56'37" WEST, 114.72 FEET), TO A 5/8" REBAR AND CAP BY PLS 14879;
- SOUTH 26°31'35" WEST, 145.19 FEET TO A 5/8" REBAR AND CAP BY PLS 14879;
- SOUTH 27°55'29" WEST, 510.87 FEET TO A TO A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°36'13" WEST, 472.72 FEET TO A 5/8" REBAR AND CAP BY PLS 14879, AND A POINT ON THE EAST LINE OF SAID PLAT OF BOBBY J. TRACTS;

THENCE ALONG SAID EAST LINE, THE FOLLOWING THREE (3) COURSES:

- NORTH 00°24'41" EAST, 265.03 FEET TO THE NORTHEAST CORNER OF LOT 3 OF BOBBY J. TRACTS, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 5713;
- NORTH 00°23'35" EAST, 349.94 FEET TO THE NORTHEAST CORNER OF LOT 2 OF BOBBY J. TRACTS, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 5713;
- NORTH 00°20'24" EAST, 230.54 FEET TO THE POINT OF BEGINNING.

SEAN HAMMOND _____ DATE _____

LAURA HAMMOND _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, 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 _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LAURA HAMMOND, 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: _____

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, 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 PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 20____.

BONNER COUNTY SURVEYOR _____

SANITARY RESTRICTION

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 TO BE PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM.
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

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 _____ 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 | IDAHO | | WILD GOOSE ACRES |
| | 1 | 55 N | 4 W | OREGON | WASHINGTON | | |
| PROJECT #: 23-141 HAMMOND | | | | Plot Date: 11/29/2023 | | GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474 | |
| DRAWING NAME: 23-141 HAMMOND MLD PREPLAT | | | | | | Scale: N/A Checked By: TLAG Drawn By: TLAG/SWO Sheet: 2 of 2 | |