



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 # MLD0192-21

RECEIVED:

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By tyson.lewis at 3:24 pm, Nov 16, 2021

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 2 Thistle Down Acres

APPLICANT INFORMATION:

Landowner's name: Mulgrew Capital LLC

Mailing address: 809 W Main

City: Spokane

State: WA

Zip code: 99201

Telephone: 509-499-0937

Fax:

E-mail: mulgrew@live.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm

Company name: Whiskey Rock Planning

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9944

Fax:

E-mail: jeremy@whiskeyrockplanning.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Ryan Shea

Company name: Whiskey Rock Planning

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-310-2083

Fax:

E-mail: ryan@whiskeyrockplanning.com

PARCEL INFORMATION:

Section #: 29

Township: 56N

Range: 3W

Parcel acreage: 5.18

Parcel # (s): RP06116000020A

Legal description: Thistle Down Acres, Lot 2

Current zoning: Suburban

Current use: Vacant Land

What zoning districts border the project site?

North:R-5	East:R-5
South:R-5	West:Suburban
Comprehensive plan designation:Suburban Growth	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Rail ROW & US Highway 2	
South:Pend Oreille River	
East:Vacant Residential Lot	
West:Developed Residential Lots Sizes 3.28 to .68 acres	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:Drive west from Sandpoint on U.S. 2. Thistledown Lane is on your left 1.25 miles before the junction of Riley Creek Park Drive in Laclede. Take Thistledown Lane south across rail tracks. Turn right and you arrive at the subject parcel.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Original Plat: Thistle Down Acres		
This application is for : 3 lot subdivision on Lot 2 of Thistle Down Acres		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:1.020	less than 2
Lot #2	Proposed acreage:1.020	less than 2
Lot #3	Proposed acreage:.701	less than 2
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Proposal is for a 3 lot subdivision within Lot 2 of the existing subdivision. Each lot is proposed to be consistent with the size of nearby lots.		

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 subject parcel is primarily open meadow with some mature deciduous trees. The parcel is essentially a deep, relatively flat bench gently sloping toward the river.
Water courses (lakes, streams, rivers & other bodies of water): The southern boundary of the parcel is the Pend Oreille River +/- 514.80'
Springs & wells: N/A. No springs or wells to our knowledge.

Existing structures (size & use): No structures occupy the parcel.

Land cover (timber, pastures, etc): Meadow with some mature deciduous trees.

Are wetlands present on site? Yes No Source of information: National Wetland Inv. Map

Flood Hazard Zones located on site: X D A AE DFIRM MAP: Firm Panel 16017C_352

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: Access is from Highway 2 on an existing private easement that is improved as 16' hard surfaced access on an 30' easement inst #469838. Road grade is less than 3%.

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.
Various utility and right-of-way easements shown on original plat document

SERVICES:

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> Community Drainfield, see details below.
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual system - List type:</u> _____
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Thistle Down Acres includes a developed community drainfield on Lot 1 benefiting the remainder lots for up to 7 additional residential hookups. See reference on plat.</u>	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>The property owner has held preliminary discussions with Laclede Water. Although no Board action has been taken, they are agreeable to a petition for extension of water service to this parcel. The owner may elect to develop a shared well.</u>	
Which power company will serve the project site? <u>Northern Lights</u>	

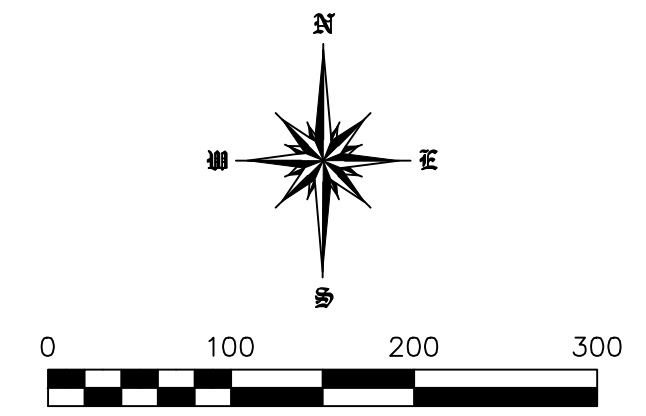
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Applicant's Representative _____ Date: 11/3/21

Landowner's signature: _____ Date: _____

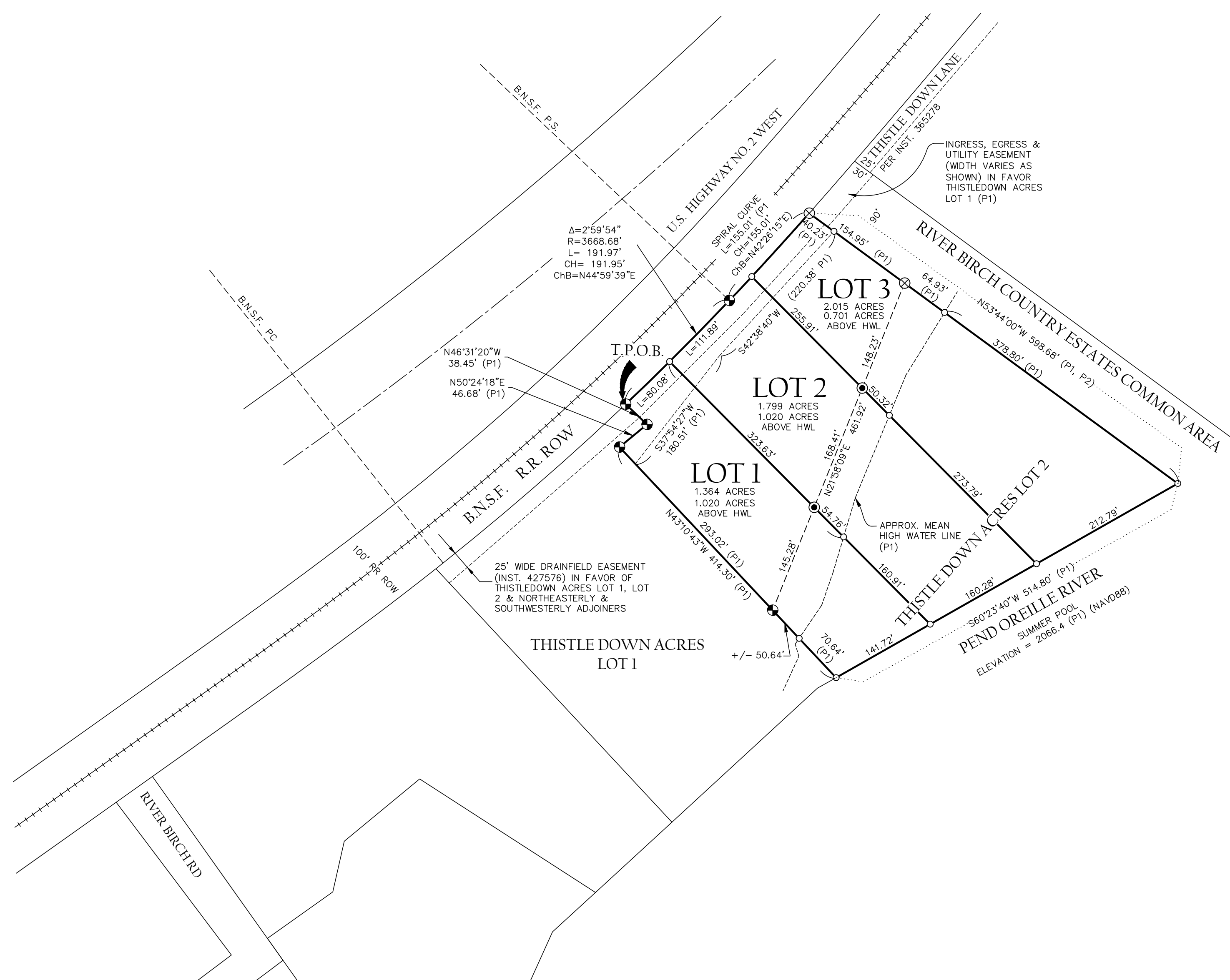
REPLAT OF LOT 2 THISTLE DOWN ACRES

A REPLAT OF LOT 2 OF THISTLE DOWN ACRES,
LYING IN A PORTION OF SECTION 29,
TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 6603
- ⊗ REBAR AND CAP, PLS 5087
- CALCULATED POINT, NOTHING SET
- (P1) PLAT OF THISTLE DOWN ACRES, BK. 12 OF PLATS, PG. 89, INST. NO. 915057, 11/28/2017.
- (P2) PLAT OF RIVER BIRCH COUNTRY ESTATES, BK. 6 OF PLATS, PG. 17, INST. NO. 530246, 8/31/1998.



SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO REPLAT ONE LOT INTO THREE LOTS.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) ARE NOT PRESENT ON THE SUBJECT PROPERTY ABOVE THE AREA FLOODED BY THE PEND OREILLE RIVER PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 4) PORTIONS OF THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C0925E, EFFECTIVE 11/18/2009.

PLACE RECORDING LABEL HERE



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	29	56 N	3 W	OREGON	WASHINGTON
PROJECT #: 21-074 MULGREW, DEREK DRAWING NAME: 21-074 MULGREW MLD.DWG					

**REPLAT OF LOT 2
THISTLE DOWN ACRES**

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

Scale: **1"=100'**

Checked By: **SLT** Drawn By: **TRP**

Plot Date: **11/15/2021** Sheet: **1 of 2**

REPLAT OF LOT 2 THISTLE DOWN ACRES

A REPLAT OF LOT 2, THISTLE DOWN ACRES,
LYING IN A PORTION OF SECTION 29,
TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT MULGREW CAPITAL, LLC., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS "REPLAT OF LOT 2 THISTLE DOWN ACRES", BEING LOT 2 OF THISTLE DOWN ACRES, AS RECORDED IN BOOK 12 OF PLATS, PAGE 89, INST. NO. 915057, RECORDS OF BONNER COUNTY, IDAHO AND LYING IN A PORTION OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN MOST CORNER OF LOT 2, THISTLE DOWN ACRES, A CORNER THAT FALLS ON THE SOUTHERN RIGHT-OF-WAY OF BURLINGTON NORTHERN - SANTA FE RAILROAD, THENCE ALONG SAID RIGHT-OF-WAY AND ALONG A CURVE WITH A RADIUS OF 3668.68, AN ARC LENGTH OF 191.98 FT., A DELTA ANGLE OF 2°59'54", A CHORD BEARING OF NORTH 44°59'32"EAST, AND A CHORD LENGTH OF 191.96 FT;

THENCE ALONG A SPIRAL CURVE TO THE LEFT, A DISTANCE OF 155.01 FT., THE CHORD OF WHICH BEARS NORTH 47°26'15" EAST AND DISTANCE OF 155.01 FT. TO THE NORTHEASTERLY CORNER OF SAID LOT 2;

THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY AND ALONG THE EASTERLY LOT LINE OF SAID LOT 2, SOUTH 53°44'00" EAST, A DISTANCE OF 598.68 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2, A POINT ON THE U.S. GOVERNMENT MEANDER LINE OF THE PEND OREILLE RIVER;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID MEANDER LINE, SOUTH 60°23'40" WEST, 514.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE LEAVING SAID MEANDER LINE AND ALONG THE WEST LINE OF SAID LOT 2, NORTH 43°10'43" WEST, 414.30 FEET;

THENCE NORTH 50°24'18" EAST, 46.68 FEET;

THENCE NORTH 46°31'20" WEST, 38.45 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

MULGREW CAPITAL, L.L.C.
DEREK MULGREW, MANAGING MEMBER

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEREK MULGREW, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF MULGREW CAPITAL, L.L.C. AND WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, SCOTT L. TOLDNESS, PLS 6603, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 29, TOWNSHIP 56 NORTH, RANGE 3 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.

SCOTT L. TOLDNESS, PLS 6603

DATE



DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE INSURANCE CO. COMMITMENT NO. 66533-TO, DATED MARCH 28, 2018.

1. AN EASEMENT FOR ELECTRICAL UTILITIES GRANTED TO NORTHERN IDAHO AND MONTANA POWER COMPANY RECORDED AUG. 3 & AUG. 21, 1909 IN BOOK 2 OF MISC. AT PAGE 508, RECORDS OF BONNER COUNTY, IDAHO. NO EXACT LOCATION GIVEN. EASEMENTS SHOWN PER PLAT OF THISTLE DOWN ACRES.
2. AN EASEMENT FOR ELECTRICAL UTILITIES GRANTED TO N. IDAHO & MONTANA POWER CO., LTD DEC. 17 & 29, 1909 IN BK. 2 OF MISC. AT PAGE 508. NO EXACT LOCATION GIVEN. EASEMENTS SHOWN PER PLAT OF THISTLE DOWN ACRES.
3. AN EASEMENT FOR UTILITIES GRANTED TO MOUNTAIN STATES POWER COMPANY RECORDED JUN. 21 & 26, 1937 IN BOOK 58 OF DEEDS AT PAGE 7, RECORDS OF BONNER CO., ID. NO EXACT LOCATION GIVEN. EASEMENTS SHOWN PER PLAT OF THISTLE DOWN ACRES.
4. A PERPETUAL FLOOD EASEMENT GRANTED TO THE UNITED STATES OF AMERICA (ALBENI FALLS PROJECT) RECORDED AS INST. NOS. 42242, 43313, 45591, 85321 AND 77454, SEPT. 22, 1952 IN BK. 14 OF JUDGEMENTS AT PG. 155, AND PARTIAL RELEASE OF EASEMENT RESTRICTION RECORDED MAY 8, 1992 AS INST. NO. 405425, RECORDS OF BONNER COUNTY, IDAHO. STATES FIRST FLOOR ELEVATIONS SHALL BE ABOVE 2065.0 FEET ABOVE MEAN SEA LEVEL.
5. A 30 FT. WIDE EASEMENT RECORDED DEC. 1, 1972 AS INST. NO. 145526, RECORDS OF BONNER COUNTY, IDAHO. EASEMENTS SHOWN AS ON THISTLE DOWN ACRES.
6. A BOUNDARY LINE AGREEMENT RECORDED AUG. 4, 1977 AS INST. NO. 192207, RECORDS OF BONNER COUNTY, IDAHO. NO EFFECT.
7. A RIGHT OF WAY EASEMENT RECORDED MAY 24, 1979 AS INST. 214476, RECORDS OF BONNER COUNTY, IDAHO. DOES NOT AFFECT SUBJECT PROPERTY.
8. A UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED MAR. 20, 1990 AS INST. NO. 359624, RECORDS OF BONNER COUNTY, IDAHO. EASEMENTS SHOWN AS ON THISTLE DOWN ACRES.
9. AN ACCESS EASEMENT RECORDED AUG. 17, 1989 AS INST. NO. 365278, RECORDS OF BONNER COUNTY, IDAHO. THIS TO PROVIDE LEGAL DESCRIPTIONS FOR GRANTEE'S OF EASEMENTS RECORDED IN 1978. EASEMENT IS 25 FT. WIDE AT VEHICLE CROSSING OF RAILWAY TRACK.
10. AN EASEMENT FOR SEPTIC PURPOSES RECORDED JUL. 7, 1993 AS INST. NO. 427576, RECORDS OF BONNER COUNTY, IDAHO. DOES NOT AFFECT SUBJECT PROPERTY.
11. PERMANENT EASEMENT DESCRIBED AS PARCEL 25-E-1 DISCLOSED RECORDED JUL. 28, 1995 AS INST. NO. 469838, RECORDS OF BONNER COUNTY, IDAHO. LAND TAKEN FOR HIGHWAY EASEMENT AND ACCESS EASEMENT ALONG EXISTING RAILROAD FOR PERMANENT 30 FT. WIDE ACCESS. FOR CONSTRUCTION AND MAINTENANCE.
12. NORTHERN LIGHTS INC. ELECTRICAL UTILITIES EASEMENT AND CONDITIONS RECORDED MAR. 20, 1997 AS INST. NO. 500870, RECORDS OF BONNER COUNTY, IDAHO. EASEMENTS SHOWN PER PLAT OF THISTLE DOWN ACRES.
13. MATTERS SET FORTH ON RECORD OF SURVEY RECORDED SEPT. 26, 2000 AS INST. NO. 570529, RECORDS OF BONNER COUNTY, IDAHO. DOES NOT AFFECT SUBJECT PROPERTY. INCORRECT INST. NO. 579529 IN TITLE REPORT
14. COVENANTS, CODES AND RESTRICTIONS FOR "RIVER BIRCH WATER FRONT LOTS" RECORDED AUG. 20, 2002 AS INST. NO. 607140, RECORDS OF BONNER COUNTY, IDAHO. DOES NOT AFFECT SUBJECT PROPERTY ONLY LOTS PLATTED AS RIVER BIRCH.
15. AN EASEMENT FOR SEPTIC PURPOSES RECORDED DEC. 30, 2002 AS INST. NO. 615607, RECORDS OF BONNER COUNTY, IDAHO. DOES NOT AFFECT SUBJECT PROPERTY.
16. A UTILITY EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED NOV. 23, 2004 AS 664725, RECORDS OF BONNER COUNTY, IDAHO. EXACT LOCATION ON SUBJECT PROPERTY FOR OVERHEAD OR UNDERGROUND POWER PURPOSES NOT DESCRIBED.
17. AN EASEMENT FOR SEPTIC PURPOSES RECORDED MAY 12, 2006 AS INST. NO. 703803, RECORDS OF BONNER COUNTY, IDAHO. EASEMENT SHOWN AS ON THISTLE DOWN ACRES.
18. MATTERS SET FORTH ON THE RECORD OF SURVEY RECORDED AUG. 15, 2012 AS INST. NO. 830803, RECORDS OF BONNER COUNTY, IDAHO. NOW PLATTED AS THISTLE DOWN ACRES. SEE NO. 17.
19. AN ENCROACHMENT PERMIT GRANTED BY THE STATE OF IDAHO DEPT. OF LANDS RECORDED OCT. 5, 2015 AS INST. NO. 880179, RECORDS OF BONNER COUNTY, IDAHO. PERMIT FOR DOCK & BREAKWATER, DOES NOT AFFECT SUBJECT PROPERTY.
20. EASEMENTS AND RESTRICTIONS AS RECORDED NOV. 28, 2017 ON THE PLAT OF THISTLE DOWN ACRES IN BK. 12 OF PLATS AT PG. 89, INST. NO. 915057, RECORDS OF BONNER COUNTY, IDAHO.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2021.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "REPLAT OF LOT 2 THISTLE DOWN ACRES" DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2021.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021.

PLANNING DIRECTOR

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 PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE 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 _____, 2021.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2021, 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		REPLAT OF LOT 2 THISTLE DOWN ACRES	
	29	56 N	3 W	OREGON WASHINGTON		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A Checked By: SLT Plot Date: 11/15/2021
PROJECT #: 21-074 MULGREW, DEREK DRAWING NAME: 21-074 MULGREW MLD.DWG							