

# 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 #  MLD0197-21	RECEIVED:  December 16, 2021
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: WARD ESTATES
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### APPLICANT INFORMATION:

Landowner's name: KYLE WARD		
Mailing address: 1637 W. CAROLINE DR.		
City: RATHDRUM	State: ID	Zip code: 83858
Telephone: 208-695-3414	Fax:	
E-mail: HARPOSPLUMBING@GMAIL.COM		

### REPRESENTATIVE'S INFORMATION:

Representative's name: TOM YEISER		
Company name: TRUE LINE SURVEYING		
Mailing address: 11358 N. GOVERNMENT WAY		
City: HAYDEN	State: IDAHO	Zip code: 83835
Telephone: 2086912974	Fax:	
E-mail: TOM@TRUELINEONLINE.COM		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: NONE		
Company name: TRUE LINE SURVEYING		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 17	Township: 54N	Range: 4W	Parcel acreage: 20.099
Parcel # (s): RP54N04W172550A			
Legal description: 17-54N-4W W 444FT NENW & W 444FT N2SENW			
Current zoning: R10	Current use: VACANT TIMBERED LAND		
What zoning districts border the project site? R10 BORDERING. R5 AND AG10/20 WITHIN THE IMMEDIATE VICINITY			

North: R10	East: R10
South: R10	West: R10
<b>Comprehensive plan designation:</b> DIVIDE THE PARCEL INTO TWO LOTS AND USE THEM FOR RESIDENTIAL HOMES	
<b>Uses of the surrounding land (describe lot sizes, structures, uses):</b> LOTS VARY FROM 5 TO 20ACRES WITH VACANT PARCELS OR RESIDENTIAL HOMES	
<b>North:</b> LOTS VARY FROM 5 TO 20ACRES WITH VACANT PARCELS OR RESIDENTIAL HOMES	
<b>South:</b> LOTS VARY FROM 5 TO 20ACRES WITH VACANT PARCELS OR RESIDENTIAL HOMES	
<b>East:</b> LOTS VARY FROM 5 TO 20ACRES WITH VACANT PARCELS OR RESIDENTIAL HOMES	
<b>West:</b> LOTS VARY FROM 5 TO 20ACRES WITH VACANT PARCELS OR RESIDENTIAL HOMES	
<b>Within Area of City Impact:</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> If yes, which city?:	
<b>Detailed Directions to Site:</b> FROM SPIRIT LAKE, IDAHO, Head north on ID-41 N., Continue to follow ID-41 N 1.9 mi Turn right onto Spirit Lake Cutoff Rd for 3.4 miles. Destination will be on the right	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b> 2 - 10 acre lots		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10	2:1
Lot #2	Proposed acreage: 10.099	2:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
<b>Describe the land division proposal and resulting acreage:</b> THE OBJECTIVE IS TO SPLIT THE 20.099 ACRES INTO TWO PARCELS. EACH LOT WILL GROSS 10 OR MORE ACRES.		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:
<b>Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:</b> Parcel is densely covered by a multi aged stand of pine trees. the lot is relitively flat with slopes no greater than 10%. Slopes under 5% make up the majority of the Parcel. No rock outcroppings, vertical drops or benches have been observed on this parcel.
<b>Water courses (lakes, streams, rivers &amp; other bodies of water):</b> No bodies of water exist on the Parcel
<b>Springs &amp; wells:</b> No springs or wells have been found on the Parcel

Existing structures (size & use): No Structures

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Land cover (timber, pastures, etc): Parcel covered by a multi-aged pine forest

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Are wetlands present on site?  Yes  No

Source of information: FEMA

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C1125E

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

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**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: A 50' common driveway and utility easement is proposed as shown on the face of the plat.  
The easement will provide access for the two proposed lots and the neighboring lot outlined in Warranty Deed 769102.  
The road will be built to Bonner County requirements and the individual will construct at their own expense.

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: Spirit Lake Cutoff Road is an existing county maintained paved road. We propose an additional 14' of right of way dedication, to bring our frontage to a full 30' width.  
Right-of-way deed Inst. No. 93102 only shows a 16' wide strip.

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: \_\_\_\_\_

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Is public road dedication proposed as part of this minor land division?

Yes     No

List existing access and utility easements on the subject property.

The property has an existing power and communications within the right-of-way of spirit lake cut off road. NO water or sewer services.

**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 systems with drainfields. PHD restrictions are in place.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Sewage Systems will require PHD to lift restrictions and this will be at the expense of each individual lot owner.

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 Individual systems will be needed and not installed.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Lot owners will be responsible for installing well systems and lifting PHD restrictions.

Which power company will serve the project site? NORTHERN LIGHTS, INC

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: WARD LIVING TRUST  
M. Peter Ward, Trustee Date: 12/10/2021

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





# WARD ESTATES

LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 54 NORTH,  
RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO  
12/16/2021

### RECORDER'S CERTIFICATE

THIS MAP WAS FILED AT THE OFFICE OF THE RECORDER, COUNTY OF BONNER, STATE OF IDAHO, AT THE REQUEST OF TRUE LINE SURVEYING, T.L.S, LLC  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,  
RECORDED IN PLAT BOOK \_\_\_\_\_, AT PAGES \_\_\_\_\_  
AS INSTRUMENT NO. \_\_\_\_\_,  
FEE: \_\_\_\_\_  
COUNTY CLERK/RECORDER: MICHAEL ROSEDALE

BY: \_\_\_\_\_ DEPUTY

### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: G. PETER WARD AND PATRICIA M. WARD, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE WARD LIVING TRUST, HEREBY CERTIFY THAT THEY OWN THE PROPERTY HEREINAFTER DESCRIBED AND INCLUDES SAID PROPERTY IN A PLAT TO BE KNOWN AS "WARD ESTATES"

LEGAL DESCRIPTION  
(NORTH IDAHO TITLE INSURANCE, INC., ORDER NUMBER N-58978)

THE WEST 444 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST 444 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

THE OWNER HEREBY DEDICATES TO THE PUBLIC, IN THE NAME OF BONNER COUNTY, ALL ROADWAY RIGHTS-OF-WAY AS SHOWN HEREON.

SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WELL SYSTEMS.

A 50' PRIVATE DRIVEWAY AND UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS PLAT US HEREBY GRANTED TO SERVE LOT 2 AND A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 769102.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF IDAHO  
COUNTY OF BONNER  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED G. PETER WARD AND PATRICIA M. WARD, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS MANAGING MEMBER OF, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE WARD LIVING TRUST, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME ON BEHALF OF SAID WARD LIVING TRUST. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN,

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: \_\_\_\_\_

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

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

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

### COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

### TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE PROPERTY DESCRIBED WITHIN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

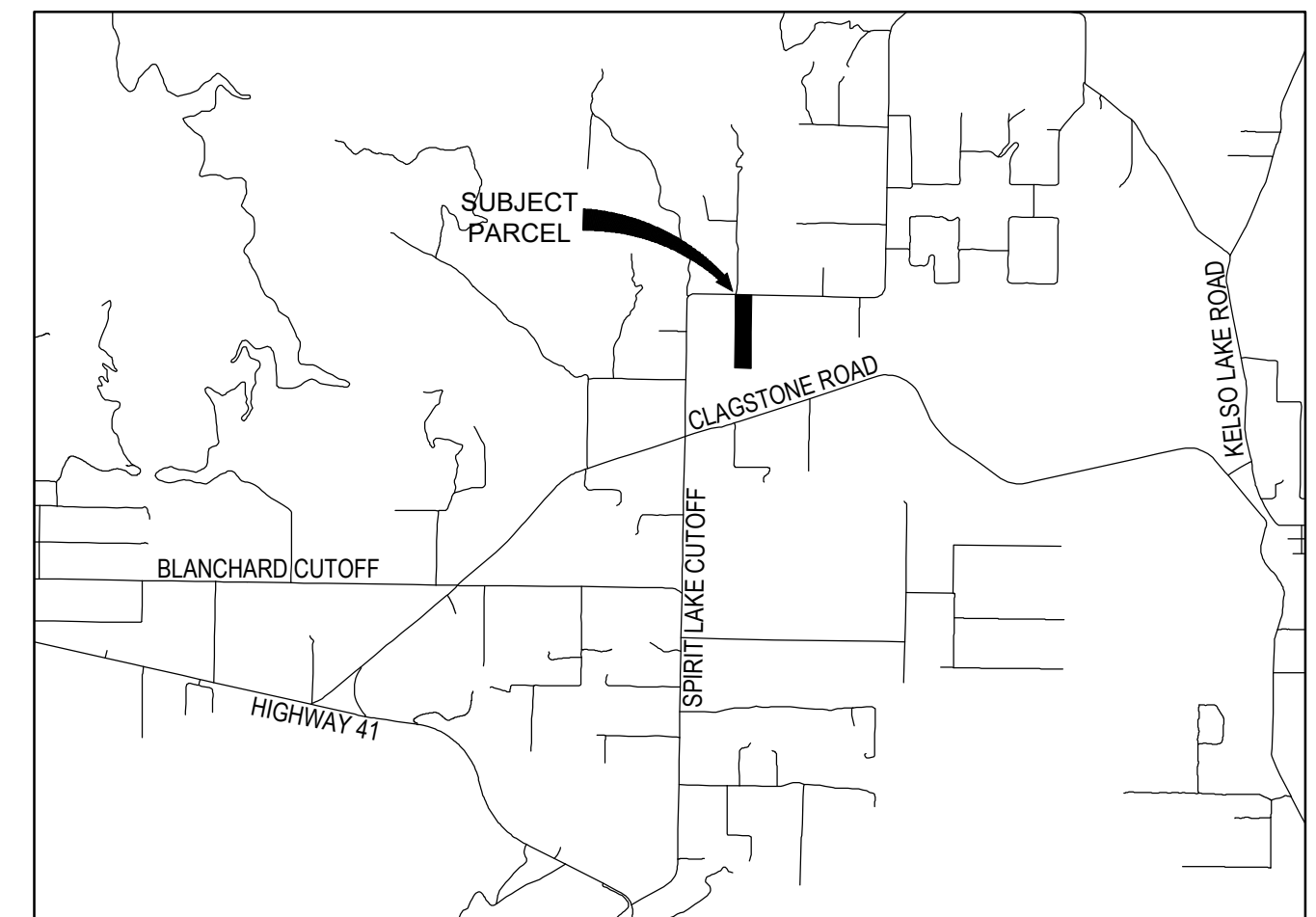
\_\_\_\_\_  
BONNER COUNTY TREASURER

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF WARD 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.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### HEALTH DISTRICT APPROVAL

SANITARY RESTRICTION(S), 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 IR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

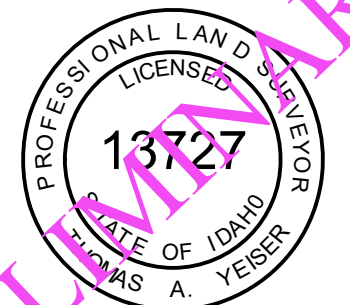


VICINITY MAP  
1" = 5000'

### SURVEYOR'S CERTIFICATE

I THOMAS A. YEISER, PLS 13727, 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 THE DIRECT SUPERVISION, AND THAT APPLICABLE CORNER RECORDS HAVE BEEN FILED, IN COMPLIANCE WITH THE LAWS OF THE STATE OF IDAHO.

THOMAS A. YEISER PLS 13727 DATE \_\_\_\_\_



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NW</td> <td style="width: 50%; text-align: center;">NE</td> </tr> <tr> <td style="width: 50%; text-align: center;">SW</td> <td style="width: 50%; text-align: center;">SE</td> </tr> </table>	NW	NE	SW	SE	<b>RECORD OF SURVEY</b> indexing information LOCATED IN THE NW1/4 OF SECTION 17, TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO	
NW	NE					
SW	SE					
NAME: MLD-Ward 2144.dwg   PROJECT NUMBER: 2144 SIZE: 18x27   SCALE: 1:200   LAST EDIT: 12/16/2021 DRAWN BY: SL   CHECKED BY: TY   SHEET: 2 OF 2		11358 N. Government Way Hayden, Idaho 83835 208-667-1044 : tom@truelineonline.com				

PRELIMINARY