



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 #

MLD0198-21

RECEIVED:

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By Amy Scott at 2:10 pm, Dec 17, 2021

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 3, The Idaho Club North Lake

APPLICANT INFORMATION:

Landowner's name: Rock Chock Lenders, LLC c/o Sewell and Associates

Mailing address: 1319 N. Division Ave.

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: (208)263-4160

Fax: N/A

E-mail: jowens@jasewell.com

REPRESENTATIVE'S INFORMATION:

Representative's Name: Jenn Owens

Company Name: James A. Sewell & Associates

Mailing Address: 1319 N. Division Ave

City: Sandpoint

State: ID

Zip Code: 83864

Telephone: 208-263-4160

Fax:

E-mail: jowens@jasewell.com

PARCEL INFORMATION:

Section #: 17/16

Township: 57N

Range: 1E

Parcel acreage: 4.8 above summer pool (surveyed)

Parcel # (s): RP031740000030A

Legal description: Lot 3 of The Idaho Club North Lake, according to the plat thereof, recorded in Book 13 of Plats, Page 42, records of Bonner County, Idaho. (See Warranty Deed, Instrument 973054, attached.)

Current zoning: Recreation

Current use: Vacant

What zoning districts border the project site?

North: Recreation

East: Rural-5/Recreation/RSC

South: Rural-5

West: Lake Pend Oreille

Comprehensive plan designation: Resort Community/Rural Residential

Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Lot 2, Idaho Club North Lake	
South: Jeb & Margaret's RV and Mobile Home Park	
East: Railroad and Hwy 200 rights of way	
West: Lake Pend Oreille	
Nearest city: Hope	Distance to the nearest city: ±4 miles
Detailed directions to site: From Sandpoint, head east on Hwy 200 to North Park Road. North Park Road provides access to the subject site.	
Within Area of City Impact?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, which city?: N/A

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Lot 3 of The Idaho Club North Lake, according to the plat thereof, recorded in Book 13 of Plats, Page 42		
This application is for: Two lot minor land division. See depth to width administrative variance VA0010-21 approval.*		
Proposed lots:		Depth to Width Ratio (D:W)
Lot 3A	Proposed acreage: 3.36 (gross); 2.45 (net)	3.25:1*
Lot 3B	Proposed acreage: 2.44 (gross); 2.42 (net)	0.94:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: The applicant is proposing to divide Lot 3 (4.87 acres above summer pool) into two lots containing 2.45 and 2.42 net acres each (above summer pool).		

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 property slopes toward the lake.		
Water courses (lakes, streams, rivers & other bodies of water): The site includes Trestle Creek and Lake Pend Oreille frontage.		
Is site within a floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No However, building sites exist on the property well above the 2074' BFE. (See site plan depicting the 2076', 2078' and 2080' contours.)	Firm Panel #: 775E	Map designation: AE
Springs & wells: None.		
Existing structures (size & use): None.		
Land cover (timber, pastures, etc.): The site is moderately forested with mixed evergreens and deciduous tree, native shrubs and grasses.		
Are wetlands present on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Source of information: USFWS NWI and site visit	
Other pertinent information (attach additional pages if needed): Because the proposed lots will benefit from a community drain field and a community well, the lot size minimum is one acre		

(BCRC, §12-412). Each proposed lot will contain about 2.4 net acres.

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 project is accessed by a private railroad crossing (USDOT Crossing Inventory, Crossing No. 091184B; Montana Rail Link). Each lot in turn are accessed by a 30' wide, private ingress, egress and utility easement (Instrument 926831).

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. Each lot will be accessed by a 30' wide, private ingress, egress and utility easement (Instrument 926831).

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: Subsurface sewage disposal.

Individual system - List type: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: The project will be served by a community sewer system consisting of individual septic tanks and a common leach field (PHD File 15-146108).

Water will be supplied by:

Existing public or community system - List name of provider: _____

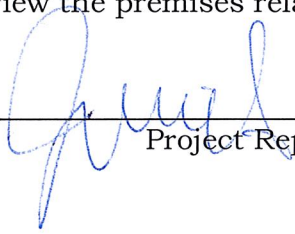
Proposed Community System - List type & proposed ownership: The project will be served by a community water system.

Individual well: _____

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: A community well will be developed and a water supply and distribution system constructed with the capacity to meet maximum daily demands. Storage tanks and booster pumps will be provided as necessary to meet peak hourly demands.

Distance (in miles) to the nearest:	
Public/Community Sewer System: ±4 (Ellisport Bay Sewer District)	Solid Waste Collection Facility: ±13 (Clark Fork)
Public/Community Water System: ± 4 (Hope)	Fire Station: ±4 (Hope)
Elementary School: ±5 (Hope)	Secondary Schools: ±13 (Clark Fork)
County Road: N/A. The property is accessed via a private road in turn accessed by a state highway.	County Road Name: North Park Road
Which fire district will serve the project site? Sam Owen.	
Which power company will serve the project site? Avista.	

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.

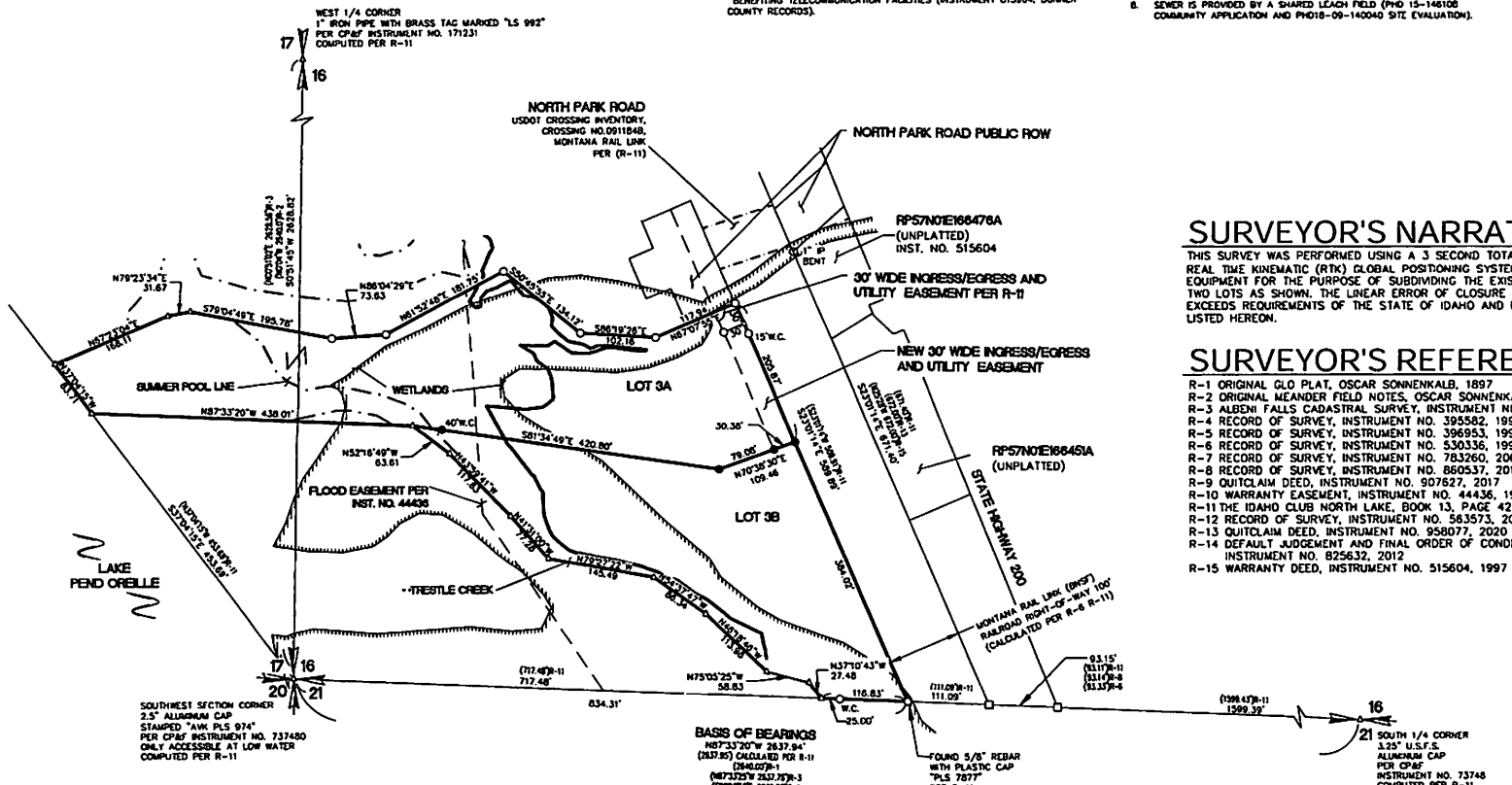
Landowner's signature:  Date: 12/17/21
Project Representative

A REPLAT OF LOT 3 OF THE IDAHO CLUB NORTH LAKE

IN SECTIONS 16 AND 17, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

1. ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
2. LOTS 3A AND 3B AS SHOWN HEREON MAY BE AFFECTED BY A UTILITY EASEMENT WITH NO DEFINED WIDTH OR LOCATION BENEFITING MOUNTAIN STATES POWER COMPANY AND CORRESPONDING LETTER OF AGREEMENT (INSTRUMENTS 47726 AND 70018), RESPECTIVELY, BONNER COUNTY RECORDS).
3. LOTS 3A AND 3B AS SHOWN HEREON ARE SUBJECT TO RIGHT TO FLOOD EASEMENTS BENEFITING THE UNITED STATES OF AMERICA (INSTRUMENTS 44436 AND 44417, BONNER COUNTY RECORDS).
4. LOTS 3A AND 3B AS SHOWN HEREON MAY BE AFFECTED BY A UTILITY EASEMENT WITH NO DEFINED WIDTH OR LOCATION BENEFITING GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. AND CORRESPONDING LETTER OF AGREEMENT (INSTRUMENTS 124934 AND 70018), RESPECTIVELY, BONNER COUNTY RECORDS).
5. THE ACCESS LOT, OPEN SPACE LOT, UTILITY LOT AND LOTS 1 THROUGH 5 AS SHOWN HEREON MAY BE AFFECTED BY A 20 FOOT HOPE TELECOMMUNICATIONS EASEMENT WITH NO DEFINED LOCATION, AND JUDGMENT ASSOCIATED THEREWITH, BENEFITING TELECOMMUNICATION FACILITIES (INSTRUMENT 015904, BONNER COUNTY RECORDS).
6. IN AREAS ADJACENT TO STRUCTURES, FUEL MODIFICATION PROVISIONS APPLY FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DEFENSIBLE SPACE. BASED ON THE MODERATE URBAN-WETLAND INTERFACE AREA RATING ON THE SUBJECT PROPERTY, A FUEL MODIFICATION DISTANCE OF NOT LESS THAN 30 FEET WILL BE MAINTAINED. LOT OWNERS WILL BE RESPONSIBLE FOR INSTALLING OR REMOVING NON-FIRE RESISTIVE VEGETATION ON EACH LOT. TREES ARE ALLOWED WITHIN THE DEFENSIBLE SPACE, PROVIDED THE HORIZONTAL DISTANCE BETWEEN CROWNS OF ADJACENT TREES AND CROWNS OF TREES AND STRUCTURES, OVERHEAD ELECTRICAL FACILITIES OR UNIMPROVED FUEL IS NOT LESS THAN 10 FEET. DEAD WOOD AND LITTER SHALL BE REMOVED ANNUALLY FROM TREES. WHERE ORNAMENTAL VEGETATIVE FUELS OR CULTIVATED GROUND COVER, SUCH AS GRASS, PLY, SUCCULENTS OR SIMILAR PLANTS ARE USED AS GROUND COVER, THEY ARE ALLOWED TO BE WITHIN THE DESIGNATED DEFENSIBLE SPACE, PROVIDED THEY DO NOT FORM A MEANS OF TRANSMITTING FIRE FROM THE NATIVE PLANT GROWTH TO ANY STRUCTURE (INTERNATIONAL URBAN-WETLAND INTERFACE CODE, SECTION 603).
7. WATER IS PROVIDED BY A COMMUNITY WELL.
8. SEWER IS PROVIDED BY A SHARED LEACH FIELD (PHD 15-14610; COMMUNITY APPLICATION AND PH018-09-10040 SITE EVALUATION).



SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED USING A 3 SECOND TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT FOR THE PURPOSE OF SUBDIVIDING THE EXISTING LOT INTO TWO LOTS AS SHOWN. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO AND REFERENCES ARE LISTED HEREON.

SURVEYOR'S REFERENCES

- R-1 ORIGINAL GLO PLAT, OSCAR SONNENKALB, 1897
- R-2 ORIGINAL MEANDER FIELD NOTES, OSCAR SONNENKALB, 1896
- R-3 ALBENI FALLS CADASTRAL SURVEY, INSTRUMENT NO. 310666, 1985
- R-4 RECORD OF SURVEY, INSTRUMENT NO. 395582, 1991
- R-5 RECORD OF SURVEY, INSTRUMENT NO. 396953, 1991
- R-6 RECORD OF SURVEY, INSTRUMENT NO. 530336, 1998
- R-7 RECORD OF SURVEY, INSTRUMENT NO. 783260, 2009
- R-8 RECORD OF SURVEY, INSTRUMENT NO. 860537, 2014
- R-9 QUITCLAIM DEED, INSTRUMENT NO. 907827, 2017
- R-10 WARRANTY EASEMENT, INSTRUMENT NO. 44436, 1952
- R-11 THE IDAHO CLUB NORTH LAKE, BOOK 13, PAGE 42, 2018
- R-12 RECORD OF SURVEY, INSTRUMENT NO. 583573, 2000
- R-13 QUITCLAIM DEED, INSTRUMENT NO. 958077, 2020
- R-14 DEFAULT JUDGEMENT AND FINAL ORDER OF CONDEMNATION, INSTRUMENT NO. 825632, 2012
- R-15 WARRANTY DEED, INSTRUMENT NO. 515604, 1997

LEGEND

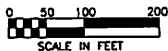
- SET 5/8" x 24" REBAR WITH PLASTIC CAP MARKED "REB 12458"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "WELCH CORNER PLS 13444", UNLESS OTHERWISE NOTED
- FOUND 3-1/4" ALLOY CAP, IDAHO TRANSPORTATION DEPARTMENT RIGHT-OF-WAY MONUMENT
- Δ CALCULATION POINT (NOTHING FOUND OR SET)

BASIS OF BEARINGS

BASIS OF BEARINGS IS $S87^{\circ}33'20''E$ ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16 PER R-11.



SCALE-1"=100'



S17 T57N R1E BM	S16 T57N R1E BM
+	+
+	+
+	+
+	+
+	+
+	+
+	+
+	+
+	+
+	+

SHEET TITLE: **REPLAT OF LOT 3 OF THE IDAHO CLUB NORTH LAKE**

James A. Sewell and Associates, LLC
 1319 NORTH DIVISION AVENUE
 SANDPOINT, IDAHO 83864, (208) 263-4160

DATE: 12-14-21
 SCALE: 1"=100'
 DRAWN: JAS/RSB
 CHECKED: JAS/RSB
 FIELD FILE: 10744-20-001
 200 FILE: 5-TITLE-FORMER

SHT 2 OF 2

A REPLAT OF LOT 3 OF THE IDAHO CLUB NORTH LAKE

IN SECTIONS 16 AND 17, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN REPLAT OF LOT 3 OF THE IDAHO CLUB NORTH LAKE 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 _____, 2021.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATED THIS ___ DAY OF _____, 2021.

PANHANDLE HEALTH DISTRICT 1

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ___ DAY OF _____, 2021.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 _____, 2021.

BONNER COUNTY TREASURER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ROCK CHALK LENDERS LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHICH BRIAN KRAMER IS A MANAGING MEMBER, 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 "A REPLAT OF LOT 3 OF THE IDAHO CLUB NORTH LAKE" LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

LOT 3 OF THE IDAHO CLUB NORTH LAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGE 42, RECORDS OF BONNER COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3 MARKED WITH A 5/8 INCH REBAR AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE MONTANA RAIL LINK AND THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 16, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, FROM WHICH A 2-1/2" ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 16 BEARS N87°33'20"W, 834.31 FEET; THENCE ALONG SAID SOUTH LINE, N87°33'20"W, 116.83 FEET TO THE CENTERLINE OF TRESTLE CREEK; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID CENTERLINE, ALSO BEING THE SOUTHWESTERLY LINE OF SAID LOT 3, THE FOLLOWING EIGHT(8) COURSES:

- 1) N37°10'43"W, 27.48 FEET;
- 2) N75°05'25"W, 58.83 FEET;
- 3) N46°18'46"W, 113.98 FEET;
- 4) N54°37'47"W, 86.34 FEET;
- 5) N79°27'22"W, 145.49 FEET;
- 6) N41°31'00"W, 77.28 FEET;
- 7) N43°59'41"W, 117.83 FEET;
- 8) N52°16'49"W, 63.61 FEET;

THENCE LEAVING SAID CENTERLINE BUT CONTINUING ALONG THE SAID SOUTHWESTERLY LINE THE FOLLOWING TWO(2) COURSES:

- 1) N87°33'20"W, 438.01 FEET;
- 2) N37°04'15"W, 83.71 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 3 THE FOLLOWING EIGHT(8) COURSES:

- 1) N67°23'04"E, 168.11 FEET;
- 2) N79°23'34"E, 31.67 FEET;
- 3) S79°04'49"E, 195.78 FEET TO A 5/8 INCH REBAR;
- 4) N86°04'29"E, 73.63 FEET TO A 5/8 INCH REBAR;
- 5) N81°52'48"E, 181.75 FEET TO A 5/8 INCH REBAR;
- 6) S57°45'55"E, 134.12 FEET TO A 5/8 INCH REBAR;
- 7) S85°19'26"E, 102.16 FEET TO A 5/8 INCH REBAR;
- 8) N67°07'55"E, 117.94 FEET TO A 5/8 INCH REBAR ON THE SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 3, S27°01'14"E, 589.89 FEET TO THE POINT OF BEGINNING.

AN EASEMENT 30.00 FEET IN WIDTH BENEFITING LOTS 3A AND 3B AS SHOWN HEREON, IS HEREBY GRANTED FOR INGRESS, EGRESS, AND UTILITIES.

BRIAN KRAMER
MANAGING MEMBER
ROCK CHALK LENDERS, LLC., AN
IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2021, BEFORE ME PERSONALLY APPEARED BRIAN KRAMER, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF ROCK CHALK LENDERS, LLC., AN IDAHO LIMITED LIABILITY COMPANY, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY, EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTIONS 16 AND 17, TOWNSHIP 57 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF _____, 2021.



RUSSELL E. BADGLEY, PLS NO. 12458

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2021, AT _____, IDAHO,
AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER

RECORDED
CERTIFICATE

S17 T57N R1E BM	S16 T57N R1E BM				
+	+	+	+	+	+
+	+	+	+	+	+
+	+	+	+	+	+
+	+	+	+	+	+

SHEET TITLE: REPLAT OF LOT 3 OF THE IDAHO CLUB NORTH LAKE		DATE: 12-14-21
S17 T57N R1E BM		SCALE: NONE
S16 T57N R1E BM		CURVE: NONE
James A. Sewell and Associates, LLC		DIST/PROP: 1624-20-001
1319 NORTH DIVISION AVENUE		CD FILE: 2-5704-0200R
SANDPOINT, IDAHO 83864, (208) 263-4160		SHT. 1 OF 2