

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 # MLD0200-21 (revised)	RECEIVED: RECEIVED MAR 14 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Border Collie

APPLICANT INFORMATION:

Landowner's name: Todd Walker		
Mailing address: PO Box 466		
City: Cocolalla	State: ID	Zip code: 83813
Telephone: 208-771-0525	Fax:	
E-mail: walkerforrest@hotmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: thaller@glahinc.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 #: 13	Township: 55N	Range: 3W	Parcel acreage: 25.869
Parcel # (s): RP55N03W139242A			
Legal description: 13-55N-3W TAX 16 CPWRS			
Current zoning: Rural-5	Current use: Residential		
What zoning districts border the project site?			

North: Rural-5	East: Rural-5
South: Rural-10	West: Rural-5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 28 acre parcel with two structures on it; 534-Resid Improv on cat 12	
South: 28 acre parcel with two structures on it; 106- Productivity forest land	
East: 22.5 acre parcel with numerous structures on it; GIS does not reflect the MLD on this parcel yet; 131-Land-ag/timb w/resid Imp	
West: 5 acre parcel with no structures; 512-Land Resid rural tract vac	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint, go South on HWY 95 towards Cocolalla. Go past Cocolalla lake and turn west onto the south entrance of Cocolalla Loop Road. Follow the road approximately 2 miles. Turn west onto Roop Road,	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5.006	2:1
Lot #2	Proposed acreage: 10.000	1:1
Lot #3	Proposed acreage: 5.065	2:1
Lot #4	Proposed acreage: 5.798	1.7:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
The owner would like to create four new lots from their current 25+ parcel, resulting in a 5.0, 10.0, 5.07, and 5.8 acre lot.		

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: Site is relatively flat with gentle slopes more prominent to the east half of the property sloping east to south east.
Water courses (lakes, streams, rivers & other bodies of water): A seasonal creek flows through the property from north to south along the east portion of the property.
Springs & wells: none

Existing structures (size & use): _____
 No structures

Land cover (timber, pastures, etc): _____
 Land is timbered and only cleared where a dirt access road goes through.

Are wetlands present on site? Yes No Source of information: Wetlands Mapper

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C1150E

Other pertinent information (attach additional pages if needed): _____
 The stream on the property is categorized as a freshwater forested / shrub wetland.

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: Roop Road is a 50' wide public gravel road that is county maintained.
A private 60' wide ingress, egress and utility easement is proposed to access Lot 2.

Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.
 Utility - 432845, 559365, 583966, 935544

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: Typical individual septic system.

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: Typical individual water well system.

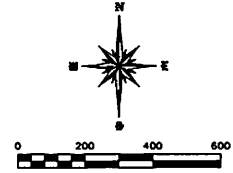
Which power company will serve the project site? Northern Lights, Inc.

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:  Date: 3/14/2022
ON BEHALF OF TODD WALKER

Landowner's signature: _____ Date: _____

BORDER COLLIE
 LYING IN PORTIONS OF SECTION 13,
 TOWNSHIP 55 NORTH, RANGE 3 WEST,
 BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

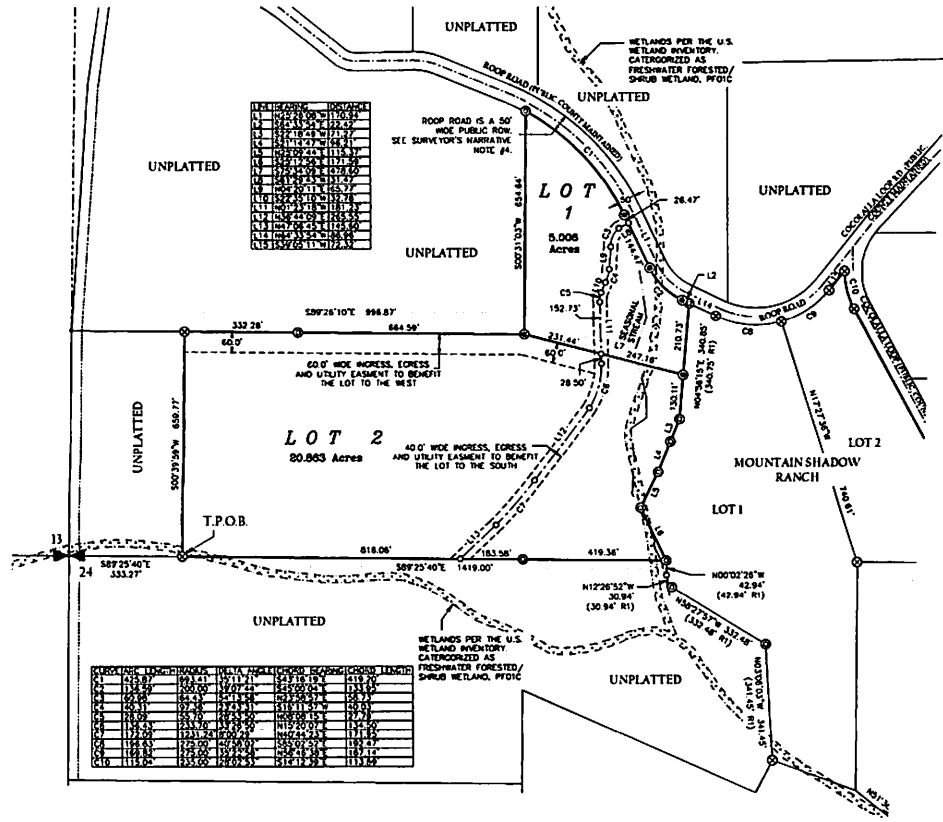
- SECTIONAL CORNER, AS NOTED
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND REBAR AND CAP, PLS 5713
- FOUND REBAR AND CAP, PLS 14879
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 5713, INST. NO. 797924, 8/31/2010.
- (R2) RECORD OF SURVEY BY PLS 6107, INST. NO. 543016, 4/13/1990.

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, CHRS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TECHNIQUES USING A NIKON TOTAL STATION.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER STEWART TITLE GUARANTEE COMPANY, GUARANTEE NO. G-000049254168, DATED JUNE 17, 2021.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE, AS GRANTED TO NORTHERN LIGHTS, INC. RECORDED SEP. 26, 1993, AS INST. NO. 432945.
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE, AS GRANTED TO NORTHERN LIGHTS, INC. RECORDED FEB. 4, 2000, AS INST. NO. 358365.
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE, AS GRANTED TO NORTHERN LIGHTS, INC. RECORDED JULY 2, 2001 AS INST. NO. 363066.
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE, AS GRANTED TO NORTHERN LIGHTS, INC. RECORDED MARCH 11, 2018, AS INST. NO. 935644.



- SURVEYOR'S NARRATIVE**
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
 - WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
 - THE PROPOSED LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 1607011506, EFFECTIVE 11/19/2009.
 - ROOP ROAD RIGHT OF WAY SHOWN HEREON IS FROM DATA SHOWN ON RECORD OF SURVEY INST. NO. 412913 BY PLS 5076.



1/4	Section	Range	Township
13	N	W	55
PROJECT # 21-136 SUBJECT			
DRAWING DATE: 7-13-2021 SHEET NO. 2			

BORDER COLLIE

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

Scale: 1"=200'
 Drawn By: FLAG
 Check By: TSB
 Plot Date: 10/25/2021
 Sheet: 1 of 2

BORDER COLLIE
 LYING IN PORTIONS OF SECTION 13,
 TOWNSHIP 55 NORTH, RANGE 3 WEST,
 BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT MATTHEW T. WALKER AND MARY ROBYN SMITH, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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 "BORDER COLLIE" BEING A PORTION OF SECTIONS 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF SAID SECTION, SOUTH 89°25'05" EAST, A DISTANCE OF 333.27 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED, INST. NO. 922040, RECORDS OF BONNER COUNTY, IDAHO, AND BEING THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH LINE NORTH 00°39'59" EAST, A DISTANCE OF 659.77 FEET;

THENCE SOUTH 89°26'10" EAST, A DISTANCE OF 996.87 FEET;

THENCE NORTH 00°31'03" EAST, A DISTANCE OF 654.84 FEET TO THE SOUTH RIGHT-OF-WAY OF ROOP ROAD, BEING A 50 FOOT WIDE COUNTY ROAD;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 693.41 FEET, A DELTA ANGLE OF 35°11'21" AND AN ARC LENGTH OF 425.89 FEET, (THE CHORD OF WHICH BEARS NORTH 43°16'19" WEST, A DISTANCE OF 419.20 FEET);
2. SOUTH 25°26'08" EAST, A DISTANCE OF 170.94 FEET;
3. A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 39°07'44", AND AN ARC LENGTH OF 136.59 FEET (THE CHORD OF WHICH BEARS SOUTH 45°00'04" EAST, A DISTANCE OF 133.95 FEET);
4. SOUTH 64°33'54" EAST, A DISTANCE OF 22.42 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 04°56'19" WEST A DISTANCE OF 340.85 FEET;

THENCE SOUTH 22°16'49" WEST, A DISTANCE OF 71.27 FEET;

THENCE SOUTH 21°14'47" WEST, A DISTANCE OF 98.21 FEET;

THENCE SOUTH 25°09'44" WEST, A DISTANCE OF 113.38 FEET;

THENCE SOUTH 25°12'56" EAST, A DISTANCE OF 171.50 FEET TO THE NORTH LINE OF SAID SECTION 24;

THENCE ALONG SAID NORTH LINE, NORTH 89°25'40" WEST, A DISTANCE OF 1419.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

MATTHEW T. WALKER _____ DATE _____

MARY ROBYN SMITH _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW T. WALKER, 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 _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARY ROBYN SMITH, 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 _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR _____

SURVEYOR'S CERTIFICATE

I, TYSON L.A. CLARE, 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 LOCATED IN SECTIONS 13, TOWNSHIP 55 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.

TYSON L.A. CLARE, PLS 14879 _____ DATE _____



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 1.0001229750. GEODEIC NORTH IS AN ANGULAR ROTATION OF -0°39'25" AT THE NORTH QUARTER CORNER OF SECTION 24.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HERON PLAT "BORDER COLLIE" 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 _____

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 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 SYSTEMS
 SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEMS.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HERON DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M., IN BOOK _____ OF PLATS AT FAZE _____ AT THE REQUEST OF CLARE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____ FEE

1/4		Section		Range			BORDER COLLIE CLARE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-255-4474	
13	55	3	N	W				
PROJECT # 21-128 WALKER						DATE		Drawn By
DRAWING NAME: 21-128 WALKER RED						FILED DATE		Sheet
						12/22/2022		2 of 2