



# 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 #

MLD0202-21

RECEIVED:

**RECEIVED**

By Amy Scott at 12:49 pm, Dec 27, 2021

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Reed

### APPLICANT INFORMATION:

Landowner's name: Gary & Rose Reed

Mailing address: 10143 Eastside Road

City: Priest River

State: ID

Zip code: 83836

Telephone: 253-219-9768

Fax:

E-mail: rosemreed3@gmail.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@glaheinc.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 #: 9

Township: 57N

Range: 4W

Parcel acreage: 79.04 +/-

Parcel # (s): RP57N04W094801A

Legal description: 9-57N-4W NWSW E OF CO RD, NESW, NWSESW, W2NESESW, N2SWSESW

Current zoning: Agricultural/Forestry 20 (A/f-20)

Current use: Residential improv on cat 12

What zoning districts border the project site?

North: Agricultural/Forestry 20 (A/f-20)	East: State of Idaho
South: Agricultural/Forestry 20 (A/f-20)	West: Agricultural/Forestry 20 (A/f-20)
<b>Comprehensive plan designation:</b>	
<b>Uses of the surrounding land (describe lot sizes, structures, uses):</b>	
North: 1) 80 ac-Exempt 2)20 Ac 131-Land-ag/timb w/resid Imp 3)20 Ac 107-Bare forest land 4) 20 Ac 107-Bare forest land	
South: 1) 23 Ac-532-nonresid impv on cat12/15 and pt 310 Ac State of Idaho land lying East	
East: 310 Ac State of Idaho Exempt status	
West: 1) 40.1ac 512-Land Resid rural tract vac 2)23 ac 532-nonresid imprv on cat 12/15	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Bonner County Offices, westerly on US-2 approximately 21.6 miles. Turn right onto ID-57, signs for Priest Lake and travel approx. 3.5 miles to Peninsula Rd. Turn right on Peninsula Rd and travel northerly approx. 5.4 miles to Eastside Curoff. Turn right onto Eastside Cutoff and travel easterly approx. 1.2 miles to Eastide Road. Turn left or north onto Eastside Road and travel to 10143 Eastside Road on the right.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10	2:1
Lot #2	Proposed acreage: 10	2:1
Lot #3	Proposed acreage: 10	1:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage: 49	N/A
Describe the land division proposal and resulting acreage: <u>The owner would like to create three-10 acre lots from the parent parcel which is approximatley 79 acres. This will result in a remainder lot of approximately 49 acres. Because of the topography, already existing cleared driveways and best building locations, the proposed three-10 acre lots are to the north (Lots 1 and 2) and south (Lot 3) of the parent parcel and will create a "U" shaped remainder lot.</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: <u>The site is relatively shallow sloping to the west with maximum slope below 15%. The east half of the parent parcel is a natural bench with the majority of the sloping occurring on the western half.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>Ranger Creek-a perennial stream passes through the northerly area -east/west</u>
Springs & wells: <u>A well exists to serve the existing residential improvement (well tag no. 0067643)</u>

Existing structures (size & use): A 1984 one story 988 sf with basement, residential use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): Timber with some clearing for access to existing structure and access to a few cleared areas  
on the parcel.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 16017C0665E

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: A 40' wide private ingress, egress and utility easement is proposed over the existing driveway the goes across  
the parent parcel, and will benefit all 3 proposed lots. The road will be privately maintained.  
\_\_\_\_\_  
\_\_\_\_\_

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.  
Access - 85107, 85110, 911903 Utilities - 293544

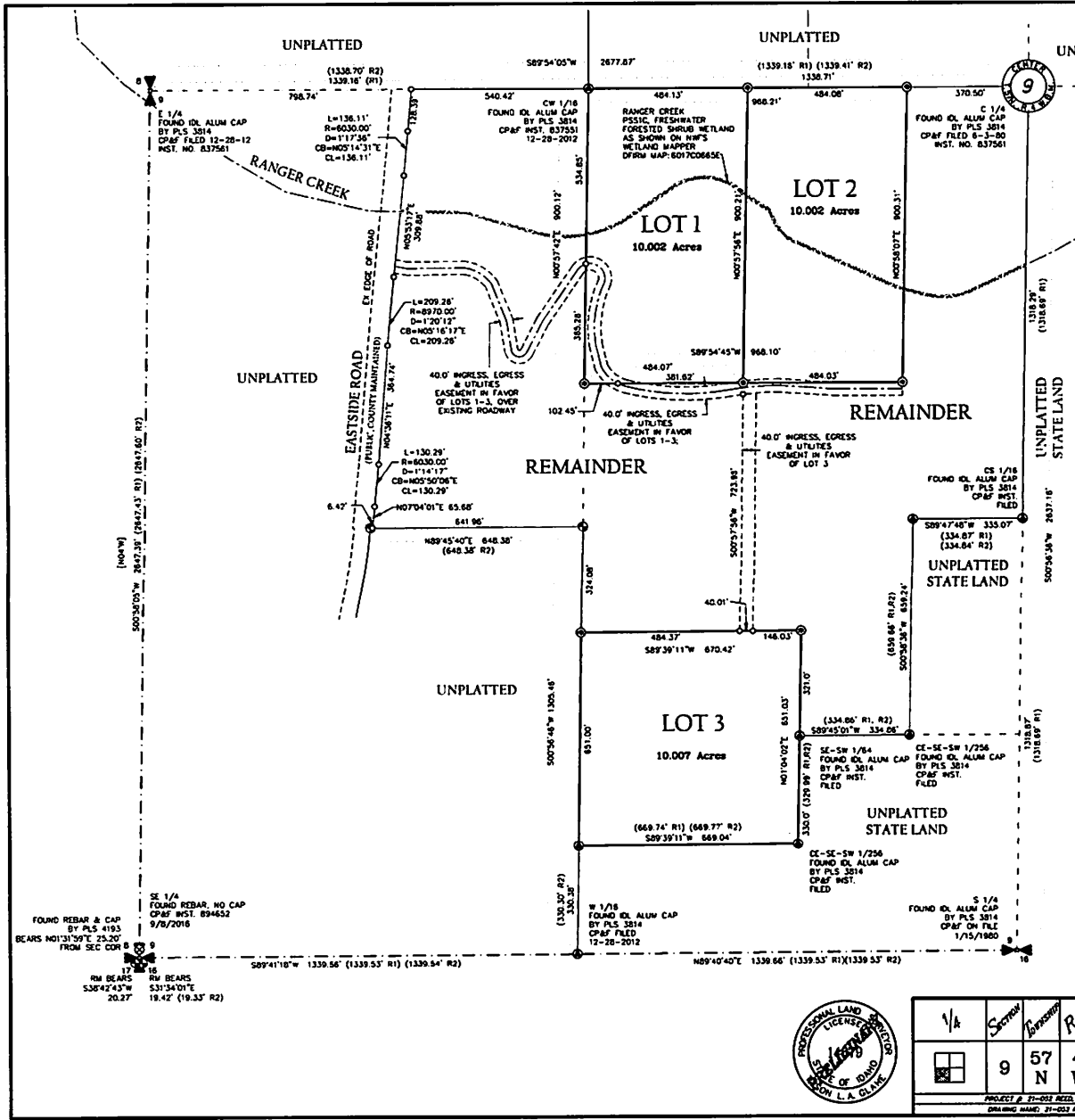
**SERVICES:**

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" 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: <small>Typical individual septic system.</small> _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" 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 &amp; 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: <small>Typical individual water well system.</small> _____ _____	
Which power company will serve the project site? <small>Avista</small>	

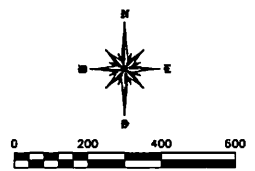
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Travis Haller Digitally signed by Travis Haller  
Date: 2021.12.23 09:44:38 -08'00' Date: \_\_\_\_\_

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



**REED**  
 LYING IN A PORTION OF THE SOUTHWEST QUARTER  
 OF SECTION 9, TOWNSHIP 57 NORTH, RANGE 4 WEST,  
 BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND**
- SECTIONAL CORNER, AS NOTED.
  - 
  - 
  - 
  - 
  - (R1) RECORD OF SURVEY BY PLS 3814 INST. NO. 228730, 1/8/1900.
  - (R2) RECORD OF SURVEY BY PLS 7879, INST. NO. 894653, 9/8/1904.

**METHOD OF SURVEY**  
 THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING MGS 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.

**PURPOSE OF SURVEY:**  
 THE PURPOSE OF THIS SURVEY IS TO CREATE THREE (3) NEW LOTS FROM A PARENT PARCEL WITH A REMAINDER PARCEL.

**BASIS OF BEARING**  
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM MGS 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 ORD TO GROUND USING A CORRECTED ADJUSTMENT FACTOR (CAF) OF 1.000906703. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0.484747° AT THE SOUTHWEST CORNER OF SAID SECTION 9, T57N R4W.



1/4	Section	Range	Township
9	57	4	N
			W

PROJECT # 21-002 REED, GARY & ROSE  
 DRAWING NAME: 21-002 REED M.D. MAP

<b>REED</b>	
GLAUB & ASSOCIATES PROFESSIONAL LAND SURVEYORS	
303 Church Street Sandpoint, Idaho 83884 208-265-4474	
Scale: 1"=200'	Drawn By: TEP
Checked By: TEP	Print Date: 12/27/21
Sheet: 1 of 2	

# REED

LYING IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

### OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT GARY REED AND ROSE REED, 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 1-3, THE SAME TO BE KNOWN AS 'REED' BEING TWO PORTIONS OF SECTION 9, TOWNSHIP 57 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

RESULTANT LOTS 1 AND 2;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 9, NORTH 89°54'05" EAST, A DISTANCE OF 1339.16 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CENTERLINE OF SECTION 9, NORTH 89°54'05" EAST A DISTANCE OF 968.21 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 00°58'07" WEST, A DISTANCE OF 900.31 FEET;

THENCE SOUTH 89°54'45" WEST, A DISTANCE OF 968.10 FEET;

THENCE NORTH 00°57'36" EAST, A DISTANCE OF 900.12 FEET TO THE TRUE POINT OF BEGINNING;

ALONG WITH RESULTANT LOT 3;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE ALONG THE SOUTH LINE OF SAID SECTION 9, NORTH 89°41'18" EAST, A DISTANCE OF 1339.56 FEET TO THE WEST 1/16 CORNER;

THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST 1/16 SECTION LINE OF SAID SECTION 9, NORTH 00°56'46" EAST, A DISTANCE OF 330.38 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST 1/16 LINE, NORTH 00°56'46" EAST, A DISTANCE OF 651.00 FEET;

THENCE LEAVING SAID WEST 1/16 LINE, NORTH 89°39'11" EAST, A DISTANCE OF 670.42 FEET;

THENCE SOUTH 01°04'02" WEST, A DISTANCE OF 651.03 FEET;

THENCE SOUTH 89°43'50" WEST, A DISTANCE OF 670.39 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

GARY REED \_\_\_\_\_ DATE \_\_\_\_\_

ROSE REED \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GARY REED, 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 ROSE REED, 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: \_\_\_\_\_

### DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER STEWART CLTA GUARANTEE, ORDER NO. N-58502, GUARANTEE NO. 669881678, DATED MARCH 12, 2021.

1. A 20 FT. WIDE EASEMENT AND RIGHT-OF-WAY RECORDED MAY 4, 1934 AS INST. NO. 85107, RECORDS OF BONNER CO., IDAHO. DOCUMENT REFERS TO BLUE PRINT, OMITTED FROM RECORD. STATEMENT DESCRIBES ELECTRIC POWER AND TRANSMISSION AND TELEPHONE LINES BETWEEN PRIEST RIVER, ID. TO PRIEST RIVER EXPERIMENT STATION. ABANDONMENT REVERTS BACK TO LAND OWNER. NO EXACT LOCATION GIVEN. SEE NO. 2.
2. A RIGHT-OF-WAY EASEMENT RECORDED MAY 4, 1934 AS INST. NO. 85110, RECORDS OF BONNER CO., IDAHO. DOCUMENT REFERS TO BLUE PRINT, NOT ATTACHED. STATEMENT DESCRIBES ELECTRIC POWER AND TRANSMISSION AND TELEPHONE LINES BETWEEN PRIEST RIVER, ID. TO PRIEST RIVER EXPERIMENT STATION (N'S BUILDINGS ETC) IN SECS. 4,9,16,17,20, 29 & 32 OF 157N R4W, B.M., BONNER CO. ID. ABANDONMENT REVERTS BACK TO LAND OWNER. NO EXACT LOCATION GIVEN THIS DOCUMENT EITHER.
3. A RIGHT-OF-WAY EASEMENT FOR SPRING AND PIPELINE RECORDED OCT. 7, 1963 IN BOOK 38 PAGE 505. RECORDS OF BONNER CO., IDAHO. GRANTED FROM SW 1/4 SEC 9 TO SE 4 SE 4, SEC 8 FOR WATER DRAW, USE AND MAINTENANCE OF PIPES AND SPRING FOR LIVESTOCK, NOT FOR IRRIGATION. SPRING DESCRIBED AS 225 FT. S OF N LINE SW 1/4 SEC 9 SHOULD BE SOUTH OF SUBJECT'S PROPERTY. SEE NO. 6 RDS. POSSIBLE SPRING LOCATED ON PARCEL SW OF SUBJECT.
4. A 10 FT. WIDE UNDERGROUND UTILITIES & APPURTENANCES EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT CO. RECORDED AS INST. NO. 293544, RECORDS OF BONNER CO., IDAHO. EXHIBIT SHOWING LOCATION APPEARS TO BE ALONG DRIVEWAY INTO EXISTING BUILDING IN THE EXISTING CLEARED AREA SHOWN ON WEST SIDE OF REMAINDER.
5. A RECORD OF SURVEY RECORDED JUNE 6, 1980 AS INST. NO. 228730, RECORDS OF BONNER CO., IDAHO.
6. A RECORD OF SURVEY RECORDED SEPT. 8, 2016 AS INST. NO. 894653, RECORDS OF BONNER CO., IDAHO.
7. AN INGRESS, EGRESS AND SHOW STORAGE RIGHT-OF-WAY EASEMENT OVER AND ACROSS EXISTING LOGGING ROAD RECORDED SEPT. 25, 2017 AS INST. NO. 911903, RECORDS OF BONNER CO., IDAHO. SHOWN AS EASTSIDE ROAD. GRANTED TO PARCEL TO SW OF SUBJECT PARCEL.
8. AN EASEMENT FOR RIGHT-OF-WAY FOR EASTSIDE ROAD AS DISCLOSED BY AND INSPECTION OF THE LAND. SEE NO. 7, EASTSIDE ROAD IS CURRENTLY COUNTY ROAD.
9. EFFECTS OF CERTAIN WARRANTY DEED RECORDED NOV. 20, 2020 AS INST. NO. 970256, SAID LEGAL DESCRIPTION OF SUBJECT PROPERTY WAS INCORRECT IN DEED.

### 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 LOCATED IN SECTION 9, TOWNSHIP 57 NORTH, RANGE 4 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. GLAHE, PLS 14879 \_\_\_\_\_ DATE \_\_\_\_\_



### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREN PLAT "REED" AND CHECKED THE REPLAT 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 \_\_\_\_\_

### PLANNING DIRECTOR

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

PLANNING DIRECTOR \_\_\_\_\_

### 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 \_\_\_\_\_

### 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 SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS

### COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREN 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 PAGE \_\_\_\_\_ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

COUNTY RECORDER \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

\$ \_\_\_\_\_ FEE

1/4				Section		Range		TOWNSHIP		COUNTY		REED	
9				57		4		N		W		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
PROJECT # 21-033 REED, GARY & ROSE DRAWING NAME: 21-033 REED WLD IMPVING										Scale		NTS	
										Checked By		Drawn By	
										TLAG		TJR	
										Plot Date		Sheet	
										12/27/2021		2 of 2	