

# 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 #  MLD0039-22	RECEIVED:  <b>RECEIVED</b> APR 25 2022 <b>BONNER COUNTY PLANNING DEPARTMENT</b>
--------------------------	---

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: SELLE CRAWFORD ESTATES

### APPLICANT INFORMATION:

Landowner's name: Donald and Leona Crawford		
Mailing address: 680 Wapiti Drive		
City: Cle Elum	State: Wa	Zip code: 98992
Telephone: 206-423-4964	Fax:	
E-mail: modeltv@aol.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jeff Wiley		
Company name: Wiley Land Surveying		
Mailing address: PO Box 542		
City: ponderay	State: ID	Zip code: 83852
Telephone: 208-946-6026	Fax:	
E-mail: jrwpls@gmail.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 #: 24	Township: 58N	Range: 2W	Parcel acreage: 30.7
Parcel # (s): RP58N02W247060A			
Legal description: S half - S half - SW quarter			
Current zoning: R10		Current use: Ag/FL/residential	
What zoning districts border the project site? Note data not available on BC web site at time of filling out this form			

North:R10	East:R10
South:R10	West:R10
Comprehensive plan designation:R10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:House and barn on 10 acres	
South:Vacant land	
East:house and barn on 20 ac	
West:vacant land 5ac	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	
from SR95 and Kootenai Cutoff in Ponderay. 4 miles north on SR95 then east on Selle. projet at NE quadrant Selle and SR95	
_____	
_____	

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for** :dividing 30.7 acres into three 10 ac lots

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:10.2	1:1.5
Lot #2	Proposed acreage:10.1	1:1.2
Lot #3	Proposed acreage:10.4	1:1.4
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: \_\_\_\_\_

three 10 acre lots all with full frontage on Selle Road

**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:

Flat, maximum slope is flat, no rock to be seen,

\_\_\_\_\_

\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_

No water courses

\_\_\_\_\_

\_\_\_\_\_

Springs & wells: A spring on NE corner Lot 2, drilled well on lot 3 and existing shallow wells on Lots 1 & 2

\_\_\_\_\_

\_\_\_\_\_



Existing structures (size & use):

Lot 1 - 864 SF framed house & 64 SF well house & 160 SF outbuilding

Lot 2 - 64 SF well house

Lot 3 - 64 SF well house and renter's 560 SF mobile home

Land cover (timber, pastures, etc):

moderate timber

Are wetlands present on site?  Yes  No

Source of information: USFWS map

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C0710E

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:

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:

22 foot asphalt

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 easement to properties north cuts NW corner of Lot 1, see attached plat map

**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: existing septic and drainfields on all lots (3 total)

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

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:

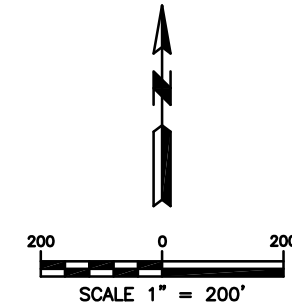
Which power company will serve the project site? Northern Lights

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: Donald Crawford Date: 4-18-22

Landowner's signature: Donald Crawford Date: 4/18/2022

**SELLE CRAWFORD ESTATES**  
 A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER  
 SECTION 24, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
 BONNER COUNTY, IDAHO



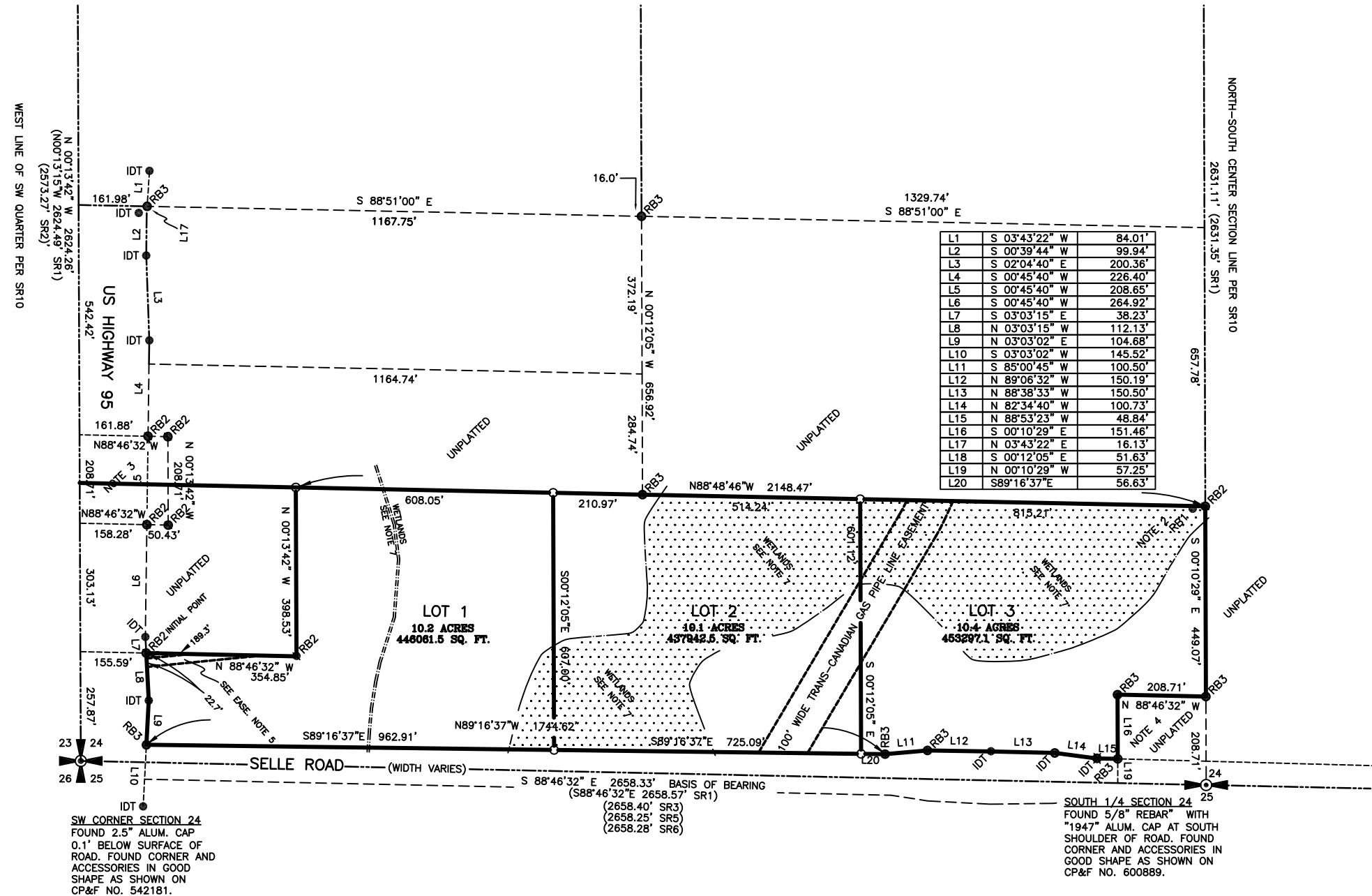
**BASIS OF BEARINGS**

THE BEARING OF S88°46'32"E ALONG THE SOUTH LINE OF THE SW 1/4 PER SR1 WAS USED FOR THIS SURVEY

**LEGEND**

- SET 1/2" x 24" REBAR WITH PLASTIC CAP STAMPED "LS 7156"
- RB1 FOUND 5/8" REBAR & "1947" CAP
- IDT FOUND IDT MON
- IDT FOUND BROKEN OFF CONCRETE MON
- RB2 1/2" x 24" REBAR WITH PLASTIC CAP STAMPED "LS 7156" PER SR 9-11
- RB3 5/8" x 30" REBAR WITH PLASTIC CAP STAMPED "LS 7156" PER SR 9-11

L1	S 03°43'22" W	84.01'
L2	S 00°39'44" W	99.94'
L3	S 02°04'40" E	200.36'
L4	S 00°45'40" W	226.40'
L5	S 00°45'40" W	208.65'
L6	S 00°45'40" W	264.92'
L7	S 03°03'15" E	38.23'
L8	N 03°03'15" W	112.13'
L9	N 03°03'02" E	104.68'
L10	S 03°03'02" W	145.52'
L11	S 85°00'45" W	100.50'
L12	N 89°06'32" W	150.19'
L13	N 88°38'33" W	150.50'
L14	N 82°34'40" W	100.73'
L15	N 88°53'23" W	48.84'
L16	S 00°10'29" E	151.46'
L17	N 03°43'22" E	16.13'
L18	S 00°12'05" E	51.63'
L19	N 00°10'29" W	57.25'
L20	S89°16'37"E	56.63'



SW CORNER SECTION 24  
 FOUND 2.5" ALUM. CAP  
 0.1' BELOW SURFACE OF  
 ROAD. FOUND CORNER AND  
 ACCESSORIES IN GOOD  
 SHAPE AS SHOWN ON  
 CP&F NO. 542181.

SOUTH 1/4 SECTION 24  
 FOUND 5/8" REBAR WITH  
 "1947" ALUM. CAP AT SOUTH  
 SHOULDER OF ROAD. FOUND  
 CORNER AND ACCESSORIES IN  
 GOOD SHAPE AS SHOWN ON  
 CP&F NO. 600889.

**SURVEY REFERENCES**

- SR1 RECORD OF SURVEY, INSTRUMENT NO. 340682, TUCKER, PL 1947, 1987
- SR2 RECORD OF SURVEY, INSTRUMENT NO. 240769, WELCH, PL 2751, 1980
- SR3 RECORD OF SURVEY, INSTRUMENT NO. 374043, MILLER, PLS 6107, 1990
- SR4 RECORD OF SURVEY, INSTRUMENT NO. 397583, MILLER, PLS 6107, 1991
- SR5 RECORD OF SURVEY, INSTRUMENT NO. 445236, EVANS, PLS 5087, 1994
- SR6 RECORD OF SURVEY, INSTRUMENT NO. 764784, PROVOLT, PLS 7879, 2009
- SR7 STATE HIGHWAY PLANS (SELLE ROAD) PROJECT NO. S-5784(1) 1953
- SR7 STATE HIGHWAY PLANS (HIGHWAY 95) PROJECT NO. 1-FR-5116 (71) 1991
- SR8 RIGHT OF WAY DEED: INSTRUMENT NUMBER 404701
- SR9 RECORD OF SURVEY, INSTRUMENT NO.S 821222 & 823268, WILEY, PLS 7156, 2012
- SR10 RECORD OF SURVEY, INSTRUMENT NO. 918674, WILEY, PLS 7156, 2018

**SURVEYOR'S NOTES**

- 1) THERE WAS NO ATTEMPT MADE TO SHOW PHYSICAL FEATURES OF THE PROPERTY, OR SHOW ANY RECORDED OR NON-RECORDED EASEMENTS, EXCEPT AS SHOWN HEREON.
- 2) FOUND RB1 FOUND AT FENCE CORNER, 3.9' WEST OF SET REBAR, RB1 WAS 1.0' OUT OF GROUND AND PRESUMED DISTURBED.
- 3) PER QUITCLAIM DEED, INSTRUMENT NO. 155897
- 4) PER WARRANTY DEED, INSTRUMENT NO. 230851
- 5) CENTERLINE OF 20 FOOT EASEMENT PER WARRANTY DEED INSTRUMENT NO. 922701
- 6) ANY WORK INVOLVING FILLING, EXCAVATING, FLOODING OR DRAINING EXISTING WETLANDS REQUIRES AN ARMY CORPS OF ENGINEERS PERMIT PRIOR TO BEGINNING WORK.
- 7) FRESHWATER POND AND WETLANDS SHOWN HEREON HAVE BEEN APPROXIMATED PER US FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY MAP. THE LOCATION SHOWN HEREON SHOULD BE DEEMED APPROXIMATE. FUTURE ACTIONS REQUIRING WETLAND LOCATION AND OR SETBACKS, PER COUNTY REQUIREMENTS, SHALL NECESSITATE WETLANDS DELINEATION BY A LICENSED WETLANDS SPECIALIST.

**EASEMENT NOTES**

- 1) STATE OF IDAHO - STATE HIGHWAY 95  
 INSTRUMENT NO. 84727, 1934  
 INSTRUMENT NO. 404701, 1992
- 2) UNITED STATES OF AMERICA - SELLE ROAD (BONNER COUNTY)  
 INSTRUMENT NO. 45170, 1953
- 3) PACIFIC GAS TRANSMISSION COMPANY (TRANS-CANADIAN GAS PIPE LINE)  
 INSTRUMENT NO. 73282, 1959  
 INSTRUMENT NO. 84326, 1962  
 INSTRUMENT NO. 206959, 1978  
 INSTRUMENT NO. 217033, 1979
- 4) NORTHERN LIGHTS, INC.  
 INSTRUMENT NO. 206700, 1978  
 INSTRUMENT NO. 345016, 1988  
 INSTRUMENT NO. 417138, 1992  
 INSTRUMENT NO. 767747, 2009  
 INSTRUMENT NO. 84326, 1962
- 5) CRAWFORD FAMILY - INGRESS, EGRESS & UTILITIES  
 INSTRUMENT NO. 922700, 2018  
 INSTRUMENT NO. 922701, 2018



SHEET 1 OF 2

**Wiley Land Surveying**  
 P.O. Box 542  
 Ponderay, ID 83852  
 208-255-5985

INDEX DATA KEY	
BONNER COUNTY	
SECTION	24
TOWNSHIP	T58N
RANGE	R02W BM
PORTION	SW 1/4
JOB NO:	220849



**SELLE CRAWFORD ESTATES**  
 A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER  
 SECTION 24, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN,  
 BONNER COUNTY, IDAHO

RECORDER'S CERTIFICATE

**COUNTY COMMISSIONERS' CERTIFICATE**

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
 CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

**PLANNING DIRECTOR'S CERTIFICATE**

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

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

**SANITARY RESTRICTION**

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.

**COUNTY TREASURER'S AFFIDAVIT**

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

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

**COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SELLE CRAWFORD 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 \_\_\_\_\_, 2022

\_\_\_\_\_  
 BONNER COUNTY SURVEYOR

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT DONALD H. CRAWFORD AND LEONA A. CRAWFORD, HUSBAND AND WIFE, ARE THE OWNERS OF RECORD OF THE REAL PROPERTY DESCRIBED IN THE CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "SELLE CRAWFORD ESTATES" LOCATED IN THE THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO DESCRIBED AS FOLLOWS:

Commencing at the southwest corner of said Section 24; thence North 00°13'42" West 257.87 feet along the West line of said southwest quarter; thence South 88°46'32" East 155.59 feet to the east right of way line of U.S. Highway 95 and the POINT OF BEGINNING (INITIAL POINT); thence continuing South 88°46'32" East 354.85 feet; thence North 00°13'42" West 398.53 feet to the North line of the south half of the south half of the southwest quarter; thence South 88°48'46" East, along said North line, 2148.47 feet to the North-South center section line; thence South 00°10'29" East 449.07 feet along said center section line to the northeast corner of a one acre parcel as described on Warranty Deed, Instrument No. 230851; thence along the North and West lines of said one acre parcel, the following two (2) courses: 1) North 88°46'32" West 208.71 feet 2) South 00°10'29" East 151.46 feet to the north right of way line of Selle Road; thence along said north right of way line, the following six (6) courses: 1) North 85°53'23" West 48.84 feet 2) North 82°34'40" West 100.73 feet 3) North 88°38'33" West 150.50 feet 4) North 89°06'32" West 150.19 feet 5) South 85°00'45" West 100.50 feet 6) North 89°16'37" West 1744.62 feet to said east right of way line of U.S. Highway 95; thence along said east right of way line, the following two (2) courses: 1) North 03°03'02" East 104.68 feet 2) North 03°03'15" West 112.13 feet to the Point of Beginning.

IN WITNESS WHEREOF I HAVE SET MY HAND.

\_\_\_\_\_  
 DONALD H. CRAWFORD

\_\_\_\_\_  
 LEONA A. CRAWFORD

**ACKNOWLEDGMENT**

STATE OF IDAHO, SS  
 COUNTY OF BONNER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, DONALD H. CRAWFORD AND LEONA A. CRAWFORD, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO

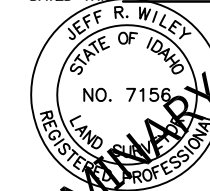
\_\_\_\_\_  
 NOTARY PUBLIC

RESIDING AT \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, JEFF R. WILEY, PLS 7156, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF "SELLE CRAWFORD ESTATES" AS SHOWN HEREON, WAS PREPARED FROM AN ACTUAL SURVEY LOCATED IN SECTION 24, TOWNSHIP 58 NORTH, RANGE 2 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 SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020



PRELIMINARY

JEFF R. WILEY, PLS 7156

SHEET 2 OF 2

**Wiley Land Surveying**  
 P.O. Box 542  
 Ponderay, ID 83852  
 208-255-5985

INDEX DATA KEY	
BONNER COUNTY	
SECTION	15
TOWNSHIP	T54N
RANGE	R05W BM
PORTION	NW1/4
JOB NO: 170542	