

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 #

MLD0004-22

RECEIVED:

RECEIVED

By Amy Scott at 4:45 pm, Jan 05, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #:

Township:

Range:

Parcel acreage:

Parcel # (s):

Legal description:

Current zoning:

Current use:

What zoning districts border the project site?

North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes: No: If yes, which city?:	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:	
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

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:

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

Springs & wells:

Existing structures (size & use): _____

Land cover (timber, pastures, etc): _____

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

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

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: _____

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.

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: Syringa Heights
- 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: Syringa Heights Water District to serve both lots. See Will Serve letter.

Which power company will serve the project site? Avista

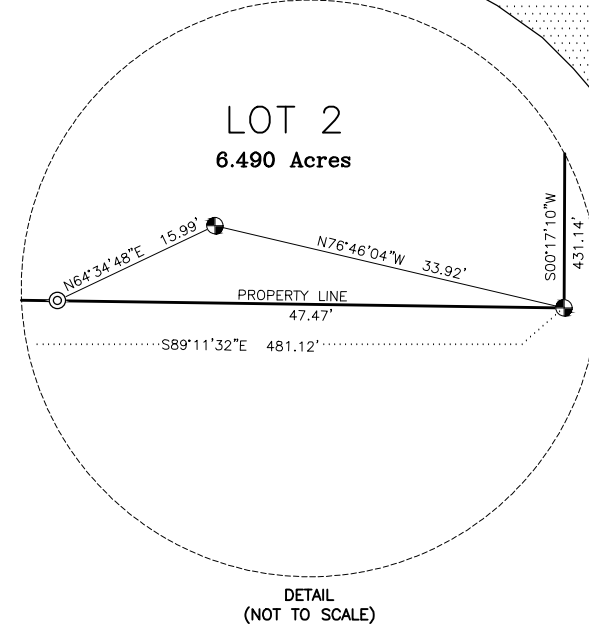
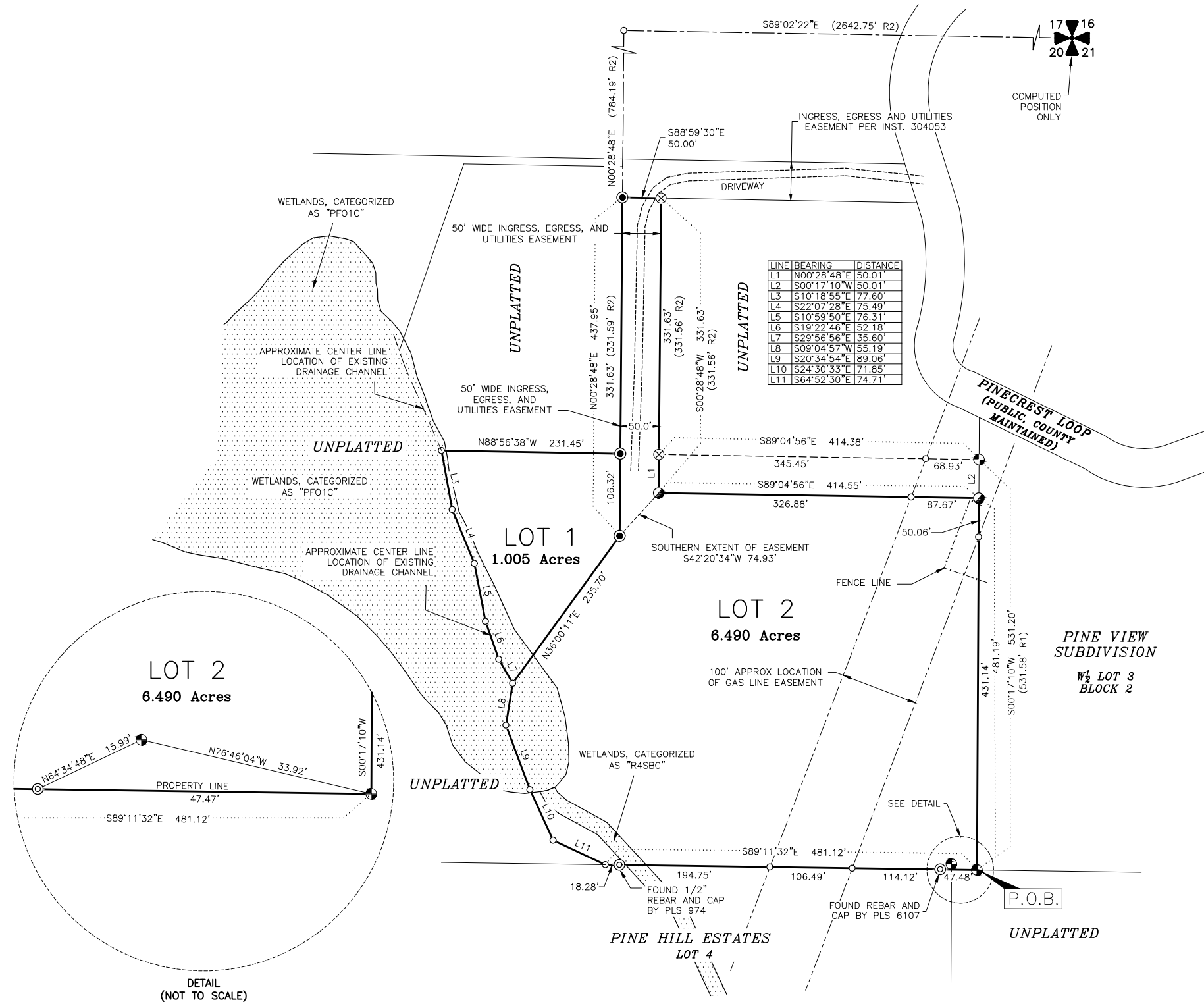
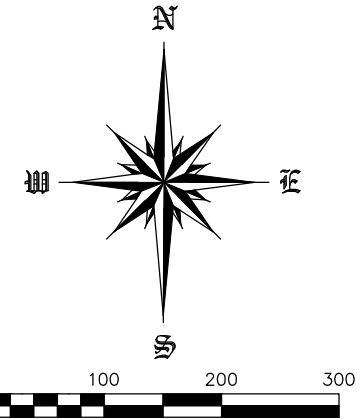
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 1/5/2022

Landowner's signature: _____ Date: _____

J BAR D

LYING IN A PORTION OF THE
NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R8, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING

BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. THE PROJECT GPS CONTROL COORDINATES WERE DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000).
 GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'50" AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

LEGEND

- SECTION CORNER, AS NOTED.
- SET 5/8"x 24" REBAR & CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 6603
- FOUND 1/2" IRON PIPE
- FOUND MONUMENT AS NOTED
- CALCULATED POINT, NOTHING SET
- (R1) PLAT OF PINE VIEW SUBDIVISION LOT 3, BLOCK 2, BOOK 3, PG 145.
- (R2) RECORD OF SURVEY BY PLS 6603, INST. NO. 557640, 12/30/1999.
- (R3) RECORD OF SURVEY BY PLS 14879, INST. NO. 881108, 10/22/2015.

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF ___, 2022, AT ___ O'CLOCK __.M., AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____

\$ FEE _____

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE TWO LOTS FROM AN EXISTING PARCEL.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	20	57N	2W		
PROJECT #: 21-204 FREE DRAWING NAME: 21-204 FREE MLD				OREGON	WASHINGTON
				Plot Date:	1/5/2022
J BAR D					Scale: 1:100
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					Checked By: TLAG Drawn By: TSH
					Sheet: 1 of 2

J BAR D

LYING IN A PORTION OF THE
NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JEFF M. FREE AND DARLA G. FREE, TRUSTEES OF THE JEFF AND DARLA FREE LIVING TRUST, 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 AND 2, THE SAME TO BE KNOWN AS 'J BAR D', BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF LOT 3, BLOCK 2 AS DESCRIBED IN QUITCLAIM DEED, INST. NO. 689735 AND AS SHOWN ON REPLAT OF PINE VIEW SUBDIVISION LOT 3, BLOCK 2, AS RECORDED IN BOOK 3 OF PLATS, PAGE 145, RECORDS OF BONNER COUNTY, IDAHO;

THENCE NORTH 89°11'32" EAST, A DISTANCE OF 481.12 FEET, TO THE CENTERLINE OF AN EXISTING DRAINAGE CHANNEL;

THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 64°52'30" WEST, A DISTANCE OF 74.71 FEET;
- 2) NORTH 24°30'33" WEST, A DISTANCE OF 71.85 FEET;
- 3) NORTH 20°34'54" WEST, A DISTANCE OF 89.06 FEET;
- 4) NORTH 09°04'57" EAST, A DISTANCE OF 55.19 FEET;
- 5) NORTH 29°56'56" WEST, A DISTANCE OF 35.60 FEET;
- 6) NORTH 19°22'46" WEST, A DISTANCE OF 52.18 FEET;
- 7) NORTH 10°59'50" WEST, A DISTANCE OF 76.31 FEET;
- 8) NORTH 22°07'28" WEST, A DISTANCE OF 75.49 FEET;
- 9) NORTH 10°18'55" WEST, A DISTANCE OF 77.60 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 88°56'38" EAST, A DISTANCE OF 231.45 FEET;

THENCE NORTH 00°28'48" EAST, A DISTANCE OF 437.95 FEET;

THENCE SOUTH 88°59'30" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00°28'48" WEST, A DISTANCE OF 331.63 FEET;

THENCE SOUTH 89°04'56" EAST, A DISTANCE OF 414.55 FEET;

THENCE SOUTH 00°17'10" WEST, A DISTANCE OF 481.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

JEFF M. FREE TRUSTEE OF THE JEFF AND DARLA FREE LIVING TRUST

DATE

DARLA G. FREE, TRUSTEE OF THE JEFF AND DARLA FREE LIVING TRUST

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFF M. FREE, KNOWN OR IDENTIFIED TO ME TO BE TRUSTEE OF THE JEFF AND DARLA FREE LIVING TRUST AND 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

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DARLA G. FREE, KNOWN OR IDENTIFIED TO ME TO BE TRUSTEE OF THE JEFF AND DARLA FREE LIVING TRUST AND THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

PLANNING DIRECTOR

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

PLANNING DIRECTOR

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 20, TOWNSHIP 57 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 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 HEREIN PLAT "J BAR D" 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 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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY SYRINGA HEIGHTS WATER DISTRICT
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATE INDIVIDUAL SEPTIC SYSTEM

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN 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

PLACE RECORDING LABEL HERE

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	J BAR D	
	20	57N	2W				
PROJECT # 21-204 FREE DRAWING NAME: 21-204 FREE MLD				Plot Date: 1/5/2022		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
						Scale: N/A	
						Checked By: TLAG	Drawn By: TSH
						Sheet: 2 of 2	