

# 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 #  MLD0014-22	RECEIVED:  February 10, 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:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
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 private sewage 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 private well system.

Which power company will serve the project site? Northern Lights

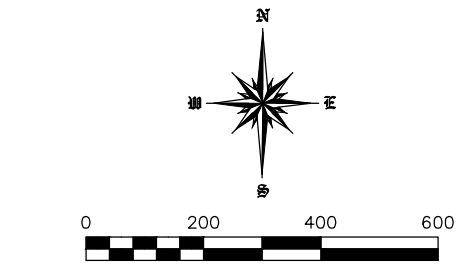
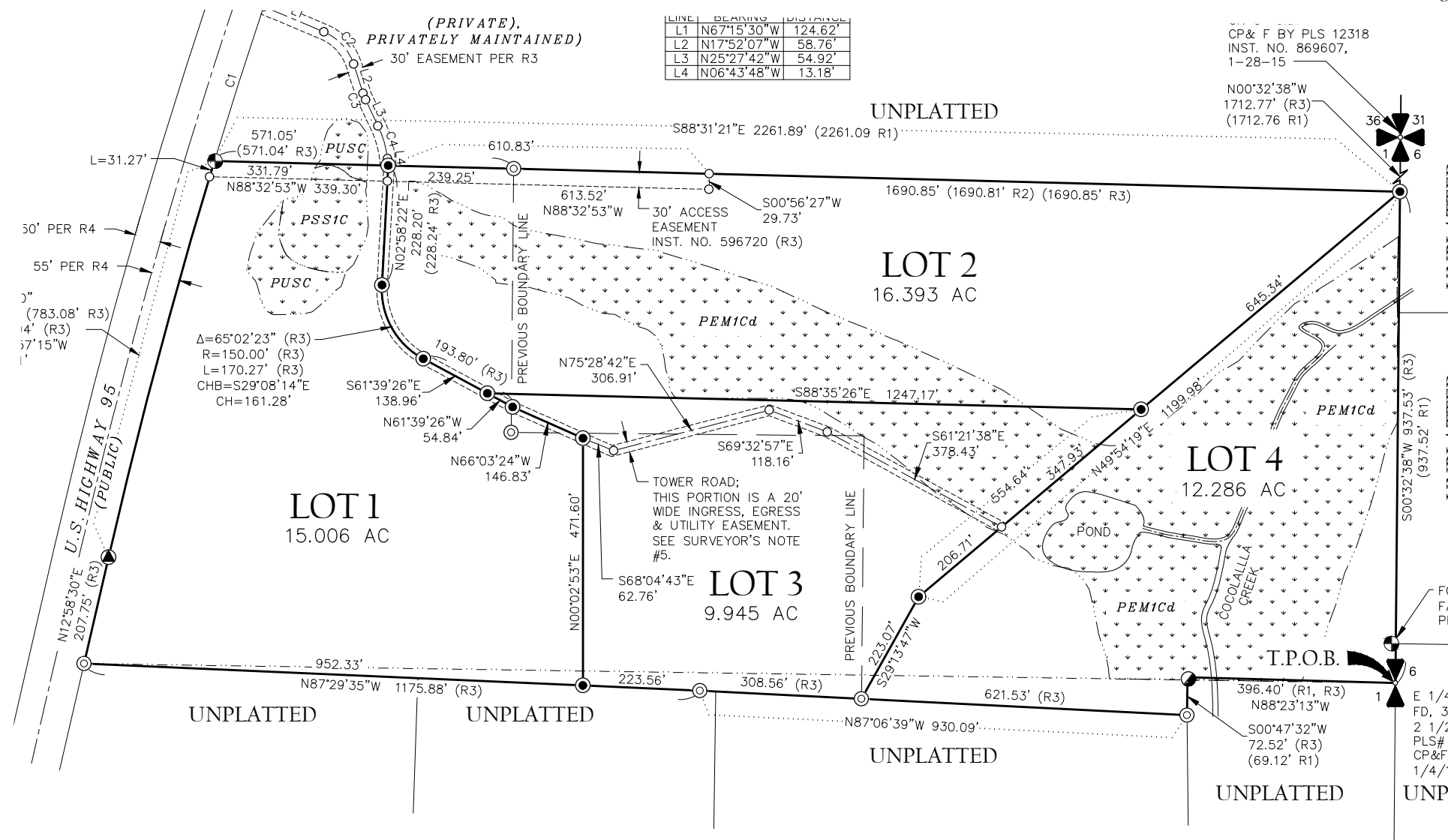
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 2/10/2022  
*ON BEHALF OF JOHN GEDDES*

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

# CAREYWOOD ASPEN RANCH

LYING IN A PORTION OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 54 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 6107.
- FOUND 3 1/4" ALUMINUM CAP, PLS 748.
- FOUND IRON PIPE.
- FOUND 5/8" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 6107, INST. NO. 938168, 5/7/2019.
- (R2) RECORD OF SURVEY BY PLS 10559, INST. NO. 763072, 12/1/2008.
- (R3) RECORD OF SURVEY BY PLS 5713, INST. NO. 718125, 12/1/2006.
- (R4) RECORD OF SURVEY BY PLS 9114, INST. NO. 679793, 6/23/2005.

### METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, 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

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 1.0001040526. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°39'23" AT THE EAST QUARTER CORNER OF SECTION 1.

### SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO DIVIDE TWO UNPLATTED PARCELS INTO 4 PLATTED LOTS.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. A FRESHWATER FORESTED/SHRUB WETLAND (PSS1C) AND FRESHWATER POND (PUSC) ARE SHOWN ON THE WEST SIDE OF PROPERTY AND A FRESHWATER EMERGENT WETLAND (PEM1Cd) WHICH INCLUDES COCOLALLA CREEK.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1150E, EFFECTIVE 11/18/2009.
- 5) ADDITION 20 FT. OF INGRESS, EGRESS AND UTILITY EASEMENT IS HEREBY GRANTED TO LOT 4 AND WILL EXTEND TOWER ROAD, A PRIVATE ROAD AND PRIVATELY MAINTAINED ROAD.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	1	54 N	3 W		
PROJECT #: 21-234 GEDDES, JOHN DRAWING NAME: 21-234 GEDDES MLD.DWG					

**CAREYWOOD ASPEN RANCH**

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

Scale: 1" = 200'

Checked By: TLAG  
 Date: 2/10/2022

Drawn By: JP/TRP  
 Sheet: 1 of 2

PLACE RECORDING LABEL HERE

# CAREYWOOD ASPEN RANCH

LYING IN A PORTION OF THE  
NORTHEAST QUARTER  
OF SECTION 1, TOWNSHIP 54 NORTH,  
RANGE 3 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT COCOLALLA MOUNTAIN MEADOWS L.L.C., A LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS 'CAREYWOOD ASPEN RANCH' BEING A PORTION OF SECTION 1, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 1 ;  
THENCE NORTH 88°23'13" WEST, 396.40 FEET;  
THENCE SOUTH 00°47'32" WEST, 72.52 FEET;  
THENCE NORTH 87°06'39" WEST, 930.09 FEET;  
THENCE NORTH 87°29'35" WEST, 1175.88 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 95;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:  
1) NORTH 12°58'30" EAST, 207.75 FEET;  
2) THENCE 783.07 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11334.94 FEET AND A DELTA ANGLE OF 03°57'30" (CHORD NORTH 14°57'15" EAST, 782.91 FEET);  
THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 88°31'21" EAST, 2261.89 FEET TO THE EAST LINE OF SAID SECTION 1;  
THENCE ALONG SAID EAST LINE, SOUTH 00°32'38" WEST, 937.53 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

\_\_\_\_\_  
COCOLALLA MOUNTAIN MEADOWS L.L.C.; JOHN GEDDES, MANAGING MEMBER

\_\_\_\_\_  
DATE

## ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN GEDDES, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF COCOLALLA MOUNTAIN MEADOWS L.L.C. WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID L.L.C.

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

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE PLAT CLTA GUARANTEE NO. G-0000639502458, ORDER NO. N-59851, DATED NOVEMBER 2, 2021.

1. A POWER LINE EASEMENT GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL, INC. RECORDED APRIL 29, 1939 AS INST. NO. 98059, RECORDS OF BONNER CO., IDAHO. NO EXACT LOCATION GIVEN OTHER THAN ALONG ROADWAYS.
2. RIGHT OF WAY DEED FOR STATE HIGHWAY INCLUDING COVENANTS, CONDITIONS & RESTRICTIONS OR CC&RS RECORDED MAY 18, 1949 AS INST. NO. 30938, RECORDS OF BONNER CO., IDAHO. CC&RS INCLUDE BUT ARE NOT LIMITED TO NO STRUCTURES OR BUILDINGS CLOSER THAN 20 FT. FROM HIGHWAY RIGHT OF WAY LINE, NO ADVERTISING OR OTHER SIGNS PERMITTED CLOSER THAN 100 FT. FROM RIGHT OF WAY LINE.
3. A QUIT CLAIM DEED FOR STATE HIGHWAY, INCLUDING CC&RS RECORDED JUN. 4, 1949 AS INST. NO. 31110, RECORDS OF BONNER CO., IDAHO. CC&RS INCLUDE BUT ARE NOT LIMITED TO NO STRUCTURES OR BUILDINGS CLOSER THAN 20 FT. FROM HIGHWAY RIGHT OF WAY LINE.
4. A RECORD OF SURVEY RECORDED JUL. 28, 1980 AS INST. NO. 230773, RECORDS OF BONNER CO., IDAHO. PROPERTY SHARING SOUTH LINE OF SUBJECT PROPERTY.
5. A POWER LINE EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED MAY 20, 1982 AS INST. NO. 255335, RECORDS OF BONNER CO., IDAHO. NO EXACT LOCATION GIVEN.
6. A POWER LINE EASEMENT GRANTED TO NORTHERN LIGHTS IN A DEED RECORDED NOV. 17, 1982 AS INST. NO. 262491, RECORDS OF BONNER CO. IDAHO. NO EXACT LOCATION GIVEN.
7. A ROAD MAINTENANCE AGREEMENT RECORDED JAN. 20, 1993 AS INST. NO. 418784, RECORDS OF BONNER CO., IDAHO. ROADWAY EASEMENT IS 30 FT. WIDE AS SET FORTH ON A RECORD OF SURVEY BY LANCE MILLER, WHICH APPEARS TO HAVE NOT BEEN RECORDED AS DESCRIBED IN AGREEMENT. DESCRIBES PARTIES SHARING OF ROAD MAINTENANCE, PAYMENT AND COSTS.
8. AN AGREEMENT FOR WELL USAGE RECORDED JAN. 20, 1993 AS INST. NO. 418785, RECORDS OF BONNER CO., IDAHO. AGREEMENT INCLUDES USE, COSTS AND LIMITS FOR SAID USAGE OF WELL.
9. A POWER LINE RIGHT-OF-WAY EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED MAR. 5, 1998 IN INST. NO. 520111, RECORDS OF BONNER CO., IDAHO. NO EXACT LOCATION GIVEN, INCLUDES MAINTENANCE OF EASEMENT.
10. A POWER LINE EASEMENT GRANTED TO NORTHERN LIGHTS, INC. IN DEED RECORDED NOV. 13, 2002 AS INST. NO. 612426, RECORDS OF BONNER CO., IDAHO. SERVES SUBJECT PROPERTY INCLUDES MAINTENANCE OF EASEMENT.
11. A RECORD OF SURVEY RECORDED DEC. 1, 2006 AS INST. NO. 718125, RECORDS OF BONNER CO., IDAHO. BOUNDARY AND IMPROVEMENTS OF SUBJECT PROPERTY IN 2006.
12. A RECORD OF SURVEY RECORDED MAY 7, 2019 AS INST. NO. 938168, RECORDS OF BONNER CO., IDAHO. INCLUDES BOUNDARY OF SUBJECT PROPERTY.
13. A 20 FT. WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITIES EASEMENT, CENTERLINE AS DESCRIBED IN WARRANTY DEED RECORDED MAR. 16, 2011 AS INST. NO. 807110, RECORDS OF BONNER CO., IDAHO SHOWN ON MAP.

## 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 1, TOWNSHIP 54 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. GLAHE, PLS 14879

\_\_\_\_\_  
DATE

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "CAREYWOOD ASPEN RANCH" 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

## 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

## PANHANDLE HEALTH DISTRICT

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 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
	1	54 N	3 W		
PROJECT #: 21-234 GEDDES, JOHN DRAWING NAME: 21-234 GEDDES MLD.DWG					

CAREYWOOD ASPEN RANCH

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

Scale: N/A  
Checked By: TLAG  
Drawn By: TRP  
Plot Date: 2/10/22  
Sheet: 2 of 2