

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 #

MLD0018-22

RECEIVED:

RECEIVED

By Amy Scott at 2:25 pm, Feb 25, 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 sewer 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 underground water well

Which power company will serve the project site? NLI

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.

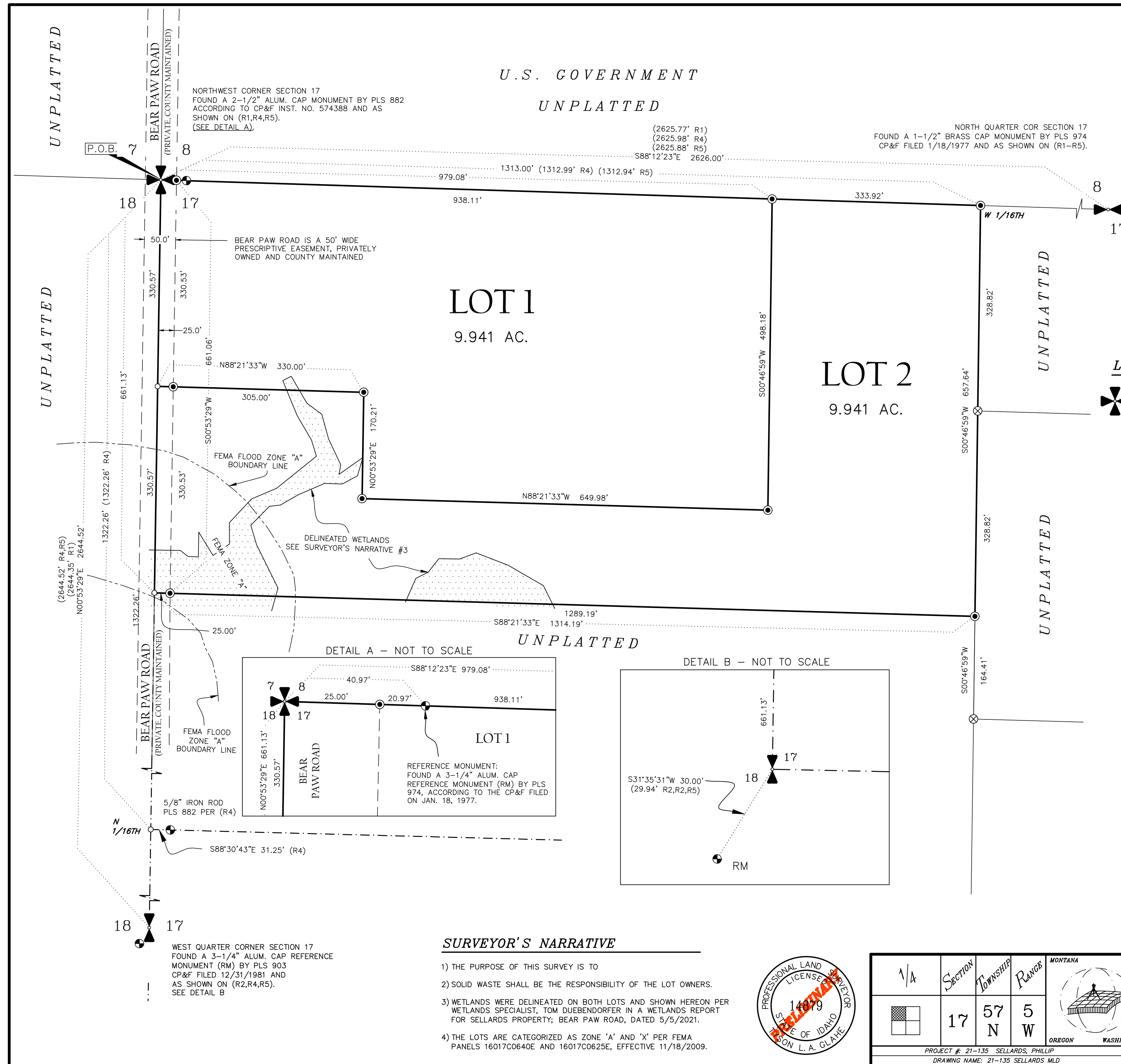
Landowner's signature:  Date: 2/24/2022

Landowner's signature: _____ Date: _____

TAMARACK TRAILS

LYING IN A PORTION OF THE
NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 57 NORTH,
RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

U.S. GOVERNMENT
UNPLATTED



NORTHWEST CORNER SECTION 17
FOUND A 2-1/2" ALUM. CAP MONUMENT BY PLS 882
ACCORDING TO CP&F INST. NO. 574388 AND AS
SHOWN ON (R1,R4,R5).
(SEE DETAIL A).

NORTH QUARTER COR SECTION 17
FOUND A 1-1/2" BRASS CAP MONUMENT BY PLS 974
CP&F FILED 1/18/1977 AND AS SHOWN ON (R1-R5).

BEAR PAW ROAD IS A 50' WIDE
PRESCRIPTIVE EASEMENT, PRIVATELY
OWNED AND COUNTY MAINTAINED

LOT 1
9.941 AC.

LOT 2
9.941 AC.

LEGEND

- SECTIONAL CORNER, AS NOTED.
-
- FOUND MONUMENTATION, AS NOTED.
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 974, INST. NO. 183090, 01/1977.
- (R2) RECORD OF SURVEY BY PLS 5576, INST. NO. 451835, 09/1994.
- (R3) RECORD OF SURVEY BY PLS 4343, INST. NO. 458829, 1/1995.
- (R4) RECORD OF SURVEY BY PLS 882, INST. NO. 571029, 10/2000.
- (R5) RECORD OF SURVEY BY PLS 8792, INST. NO. 700762, 03/2006.
- (R6) RECORD OF SURVEY BY PLS 57138108, INST. NO. 828484, 07/2012.

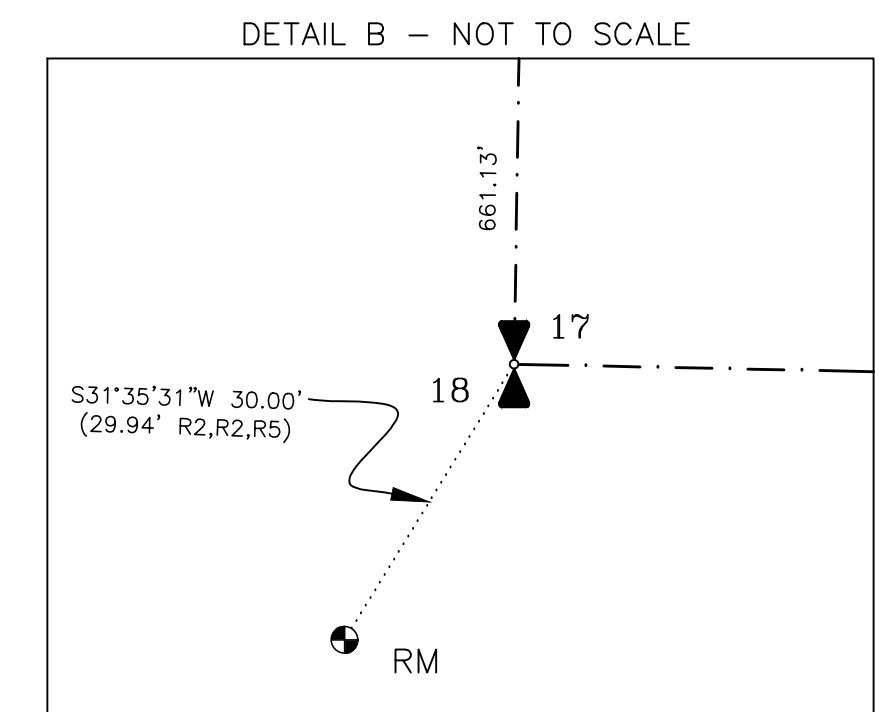
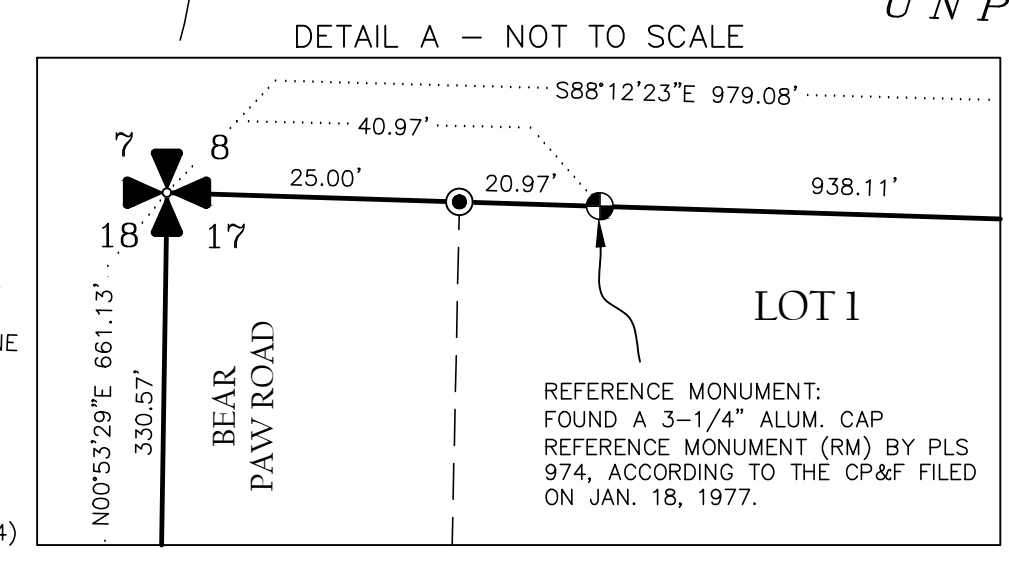
METHOD OF SURVEY

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 1.000072545. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°55'34" AT THE AT THE CENTER 1/4 OF SAID SECTION 17.



SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS WERE DELINEATED ON BOTH LOTS AND SHOWN HEREON PER WETLANDS SPECIALIST, TOM DUEBENDORFER IN A WETLANDS REPORT FOR SELLARDS PROPERTY; BEAR PAW ROAD, DATED 5/5/2021.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'A' AND 'X' PER FEMA PANELS 16017C0640E AND 16017C0625E, EFFECTIVE 11/18/2009.



1/4	Section	Township	Range	MONTANA	IDAHO
	17	57 N	5 W		
PROJECT #: 21-135 SELLARDS, PHILLIP DRAWING NAME: 21-135 SELLARDS MLD					

TAMARACK TRAILS

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'

Checked By: TLAG
Date: 2/25/2022

Drawn By: TRP/TSH
Sheet: 1 of 2

PLACE RECORDING LABEL HERE

TAMARACK TRAILS

LYING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 57 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT PHILLIP B. SELLARDS AND CAROL J. SELLARDS, 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 1-2, THE SAME TO BE KNOWN AS 'TAMARACK TRAILS' BEING A PORTION OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17 AND BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 954734, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID SECTION 17 SOUTH 88°12'23" EAST, A DISTANCE OF 1313.00 FEET TO THE WEST 1/16TH CORNER;

THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST 1/16TH LINE OF SAID SECTION 17 SOUTH 00°46'59" WEST, A DISTANCE OF 657.64 FEET;

THENCE LEAVING SAID WEST 1/16TH LINE NORTH 88°21'33" WEST, A DISTANCE OF 1314.19 FEET TO THE EAST LINE OF SAID SECTION 17;

THENCE ALONG SAID EAST LINE, NORTH 00°53'29" EAST, A DISTANCE OF 661.13 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

PHILLIP B. SELLARDS DATE _____

CAROL J. SELLARDS DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PHILLIP B. SELLARDS, 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 CAROL J. SELLARDS, 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

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE PLAT CERTIFICATE, FILE NO. 21415417, DATED JUNE 17, 2021.

1. AN EASEMENT AND RIGHT OF WAY GRANTED BY HUMBIRD LUMBER CO. TO THE UNITED STATES BY THE SECRETARY OF AGRICULTURE RECORDED DEC. 16, 1922 AS INST. NO. 53682, RECORDS OF BONNER CO., IDAHO.
2. EASEMENTS AND RIGHTS OF WAY GRANTED BY HUMBIRD LUMBER COMPANY TO E.C. OLSON OF THE COUNTY OF SPOKANE ON MAR. 3, 1934 IN WARRANTY DEED RECORDED AS INST. NO. 84773, BK 53 OF DEEDS AT PAGE 483, RECORDS OF BONNER CO., IDAHO.
3. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OBLIGATIONS CONTAINED IN BARGAIN AND SALE DEED RECORDED FEB. 9, 1960 AS INST. NO. 74610, RECORDS OF BONNER CO., IDAHO.
4. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED NOV. 22, 1974 AS INST. NO. 161963, RECORDS OF BONNER CO., IDAHO.
5. RESERVATIONS AS CONTAINED IN WARRANTY DEED RECORDED APR. 20, 1976 AS INST. NO. 174394, RECORDS OF BONNER CO., IDAHO.
6. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED JAN. 28, 2021 AS INST. NO. 975214, RECORDS OF BONNER CO., IDAHO.
7. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON RECORD OF SURVEY RECORDED FEB. 5, 2021 AS INST. NO. 975821, RECORDS OF BONNER CO., IDAHO.

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 17, TOWNSHIP 57 NORTH, RANGE 5 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 "TAMARACK TRAILS" 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 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		TAMARACK TRAILS
	17	57 N	5 W	OREGON	WASHINGTON		
PROJECT #: 21-135 SELLARDS, PHILLIP DRAWING NAME: 21-135 SELLARDS MLD							GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474
							Scale: N/A Checked By: TLAG Drawn By: TRP/TSH Plot Date: 2/25/22 Sheet: 2 of 2