



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 #

MLD0019-22

RECEIVED:

RECEIVED

By tyson.lewis at 9:27 am, Feb 28, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Glengary Point Lots

APPLICANT INFORMATION:

Landowner's name: Peter & Shelagh Kaseburg

Mailing address: 6680 NW 179th Street

City: Ridgefield

State: WA

Zip code: 98642

Telephone: 360-931-4979

Fax:

E-mail: aloha@pacifier.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: jrwppls@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 #: 8

Township: 56N

Range: 1E

Parcel acreage: 9.86

Parcel # (s): RP02168000010A

Legal description: Kaseburg Subdivision

Current zoning: R-5 per ZC0021-21

Current use: residential

What zoning districts border the project site? R-10

North: R-10	East: Lake Pend Oreille
South: R-10	West: R-10
Comprehensive plan designation: Rural residential 5-10 acre	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Residential lakefront with 2.5 and 3.67 acre tax lots	
South: Residential lakefront land on a 1.4 acre lot	
East: Lake Pend Oreille	
West: Tiberland on a 5 acre parcel	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____ From SR95 take Sagle Road +/-10 miles east to Glengary Road, +/-1 mile south to McLean Drive and north 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: 3.8	538' road frontage width/3.8 acre=308' depth; (D:W)=0.6
Lot #2	Proposed acreage: 4.0	656' road frontage width/4.0 acre=266, depth: (D:W)=0.4
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ Divide the existing 9.86 acre into two lots that will be 3.8 acres and 4.0 acres above the summer pool as approved by Administrative Variance See VA0031-21 attached with this plat submittal		

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: _____ The very western edge of the property has slopes approaching 30%, then slope decreases rapidly easterly through parcel into gentle slopes and flat near lake
Water courses (lakes, streams, rivers & other bodies of water): _____ Lake Pend Oreille on the east side of parcel
Springs & wells: <u>none</u>

Existing structures (size & use): _____

Small residential cabin approx. 200 sf and separate garage/cabin approx 830 sf

Land cover (timber, pastures, etc): light timber

medium density timber

Are wetlands present on site? Yes No

Source of information: USFWS Wetlands Map

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1000E

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: _____

McLean Drive is a gravel road on a 30 foot wide easement per Instruments No.s 278458, 452549 and 745717. Road grade 5% or less

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.

Instruments No.s 278458, 452549 and 745717 - Northern Lights

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: _____

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: _____

Current parcel operating under permitted draw from Lake Pend Oreille ERL-96-2-23. New parcel to be served by a new lake permit

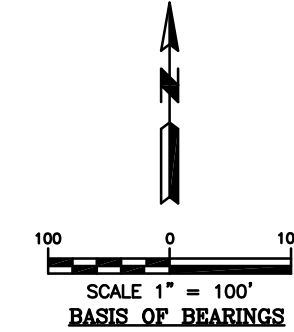
Which power company will serve the project site? Northern Light Inc

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: [Signature] Date: 2/27/22

Landowner's signature: Shelagh Kaselung Date: 2/27/22

GLENGARY POINT LOTS
 A PORTION OF GOVERNMENT LOT 1
 SECTION 8, TOWNSHIP 56 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
 BONNER COUNTY, IDAHO



THE BEARING OF S01°15'45"W ALONG THE WEST LINE OF THE NW1/4 OF SECTION 8 PER SR3 WAS USED FOR THIS SURVEY.

SURVEY REFERENCES

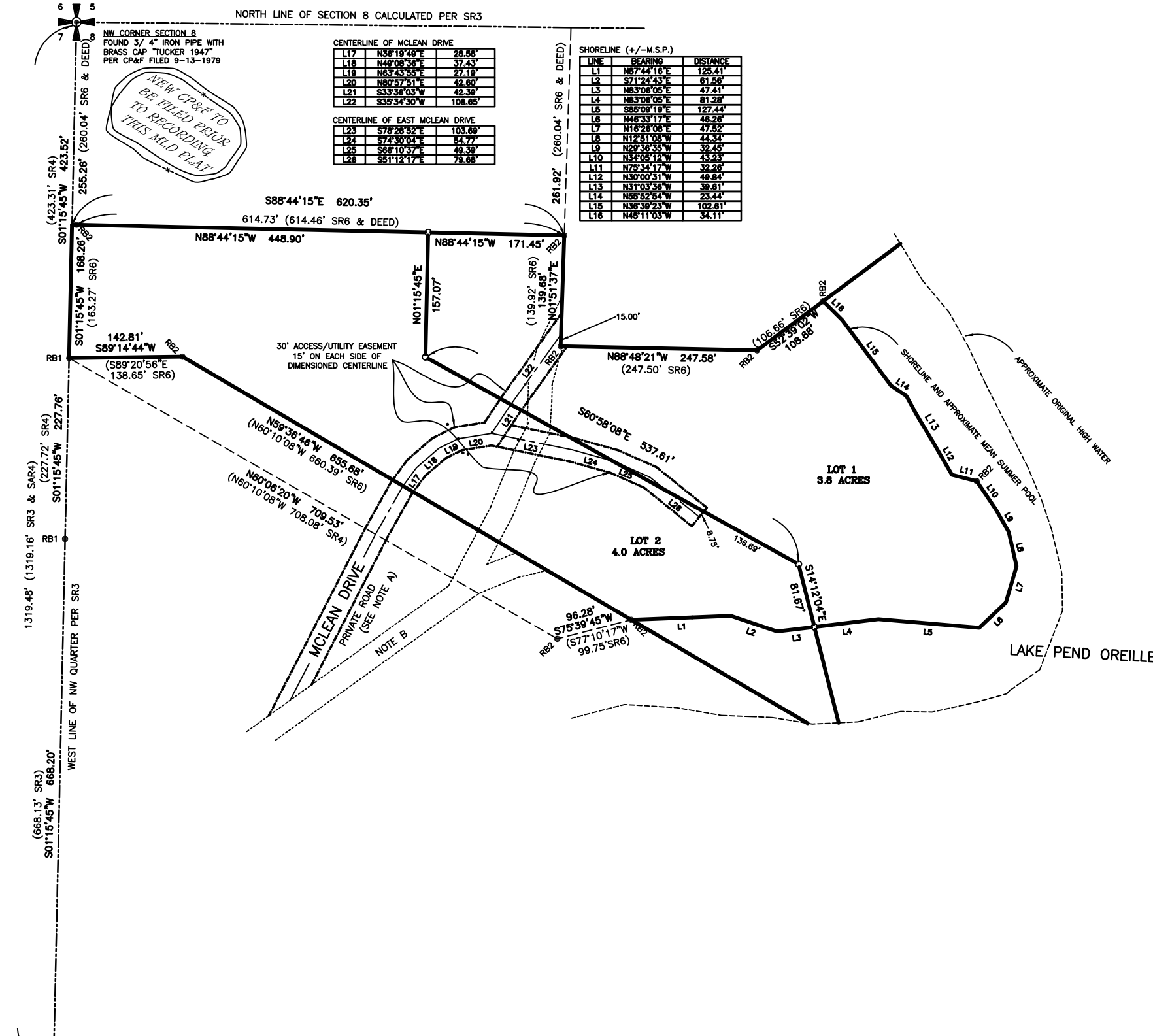
- SR1 RECORD OF SURVEY, INSTRUMENT NO. 210438, TUCKER, PE 1947, 1978
- SR2 RECORD OF SURVEY, INSTRUMENT NO. 316993, WEATHERLY, PE/PLS 2896, 1986
- SR3 RECORD OF SURVEY, INSTRUMENT NO. 453656, MEIGS, PLS 5576, 1994
- SR4 RECORD OF SURVEY, INSTRUMENT NO. 678113, BRISTOL, PLS 882, 2005
- SR5 PLAT OF "BLUEJAY RIDGE", BK 8, PG 154, MILLER, PLS 6107, 2007
- SR6 RECORD OF SURVEY, INSTRUMENT NO. 744106, BRISTOL, PLS 882, 2008
- SR7 PLAT OF "KASEBURG SUBDIVISION", BK 9, PG 197, BRISTOL, PLS 882, 2009

LEGEND

- SET 5/8" x 30" REBAR WITH PLASTIC CAP STAMPED "WILEY LS 7156"
- RB1 ● FOUND 5/8" REBAR & "MEIGS LS 5576" PLASTIC CAP
- RB2 ● FOUND 5/8" REBAR & "BRISTOL LS 882" PLASTIC CAP

PLAT NOTES

- 1) WATER TO BE PROVIDED BY INDIVIDUAL WATER SOURCE
 - 2) SEWAGE DISPOSAL TO BE INDIVIDUAL SEPTIC SYSTEM
 - 3) EXISTING SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
 - 4) THIS PLAT IS FOR RESIDENTIAL PURPOSES
 - 5) SUBJECT TO TERMS AND CONDITIONS SET FORTH BY INGRESS/EGRESS/UTILITY EASEMENTS:
 INSTRUMENT NO. 422551 (9/20/1994)
 INSTRUMENT NO. 678418 (5/11/2005)
 INSTRUMENT NO. 745717 (2/6/2008)
 - 6) SUBJECT TO UTILITY EASEMENT IN FAVOR OF NORTHERN LIGHTS INC, INSTRUMENT NO. 802995 (12/13/2010)
 - 7) SUBJECT TO EASEMENT FOR WATERLINE SHOWN ON INSTRUMENT NO. 899499 (12/19/2016)
- A) CENTERLINE OF EXISTING ACCESS ROAD(MCLEAN DRIVE).
 B) LOCATION RELOCATED FROM DEEDED EASEMENT LOCATION PRIOR TO 2009 (PER CLIENT TESTIMONY).



CENTERLINE OF MCLEAN DRIVE		
L17	N35°19'49"E	28.58'
L18	N48°08'38"E	57.43'
L19	N63°43'55"E	27.19'
L20	N80°57'51"E	42.60'
L21	S33°36'03"W	42.39'
L22	S35°34'30"W	108.65'

CENTERLINE OF EAST MCLEAN DRIVE		
L23	S78°28'52"E	103.69'
L24	S74°30'04"E	54.77'
L25	S86°10'37"E	48.39'
L26	S81°12'17"E	79.68'

SHORELINE (+/-M.S.P.)		
L1	N87°44'16"E	125.41'
L2	S71°24'43"E	61.56'
L3	N83°06'05"E	47.41'
L4	N83°06'05"E	81.28'
L5	S85°09'19"E	127.44'
L6	N48°33'17"E	46.26'
L7	N18°28'08"E	47.52'
L8	N12°51'08"W	44.34'
L9	N29°36'35"W	32.45'
L10	N34°05'12"W	43.23'
L11	N79°34'17"W	32.26'
L12	N30°00'31"W	49.84'
L13	N31°03'36"W	39.81'
L14	N55°52'54"W	23.44'
L15	N36°39'23"W	102.61'
L16	N48°11'03"W	34.11'

SURVEYOR'S NARRATIVE

IT IS APPARENT THAT WELCH ENGINEERING, INC WAS THE PREDOMINANT, OR PERHAPS THE ONLY, SURVEYORS INVOLVED IN THE LANDS OF THE DOUGLAS MCLEAN ESTATE SINCE THE EARLY 1990'S. THIS INCLUDES THE SUBJECT PARCEL AND PARCELS TO THE NORTH AND SOUTH. THIS IS SHOWN ON THE THREE RECORDS OF SURVEY AND ONE SUBDIVISION PLAT, ALL STAMPED BY EITHER MEIGS (LS5576) OR BRISTOL (LS882), BOTH EMPLOYEES OF WELCH ENGINEERING. ALSO, DEEDS FOR PARCELS AND EASEMENTS HAVE HELD THE BEARINGS AND DISTANCES OF THESE AFOREMENTIONED SURVEYS. THE 2008 SURVEY BY BRISTOL (SHOWN HEREON AS SR6) MONUMENTS THE SUBJECT PARCEL AS WELL AS TAX PARCEL NO.S 55, 48 AND 29. IT APPEARS TO ME THAT THE PLACEMENT OF THE MONUMENTS IN THE FIELD BECAME ROTATED OFF OF THE DOCUMENTED AND DIMENSIONED POSITION. THESE CORNERS FIT CLOSELY TO EACH OTHER BUT NOT AS CLOSE TO THE MONUMENTATION FOUND ON THE WEST SECTION LINE. IN ANALYSIS, I HAVE ACCEPTED THE MONUMENTS AS SET. THESE CORNERS ARE ALL CLEARLY WITNESSES AND HAVE BEEN ACCEPTED BY THE EXISTING AND PREVIOUS LANDOWNERS. I DID NOT FIND THE ERROR OF PLACEMENT GROSS ENOUGH TO CONSIDER ANY OTHER OPTIONS.



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

INDEX DATA KEY	
BONNER COUNTY	
SECTION	8
TOWNSHIP	T56N
RANGE	R01E BM
PORTION	NW 1/4
JOB NO: 210846	

GLENGARY POINT LOTS

A PORTION OF GOVERNMENT LOT 1
SECTION 8, TOWNSHIP 56 NORTH, RANGE 1 EAST,
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 "GLENGARY POINT LOTS" 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 PETER KASEBURG AND SHELAGH KASEBURG; TRUSTEES OF THE KASEBURG FAMILY TRUST, ARE THE OWNERS OF RECORD OF THE REAL PROPERTY (CURRENTLY KNOWN AS KASEBURG SUBDIVISION) DESCRIBED IN THE CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "GLENGARY POINT LOTS" LOCATED IN THE THAT PART OF GOVERNMENT LOT 1 OF SECTION 8, TOWNSHIP 56 NORTH, RANGE 1 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 8; THENCE SOUTH 01°15'45" WEST 423.52 FEET, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, TO A FOUND 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "MEIGS LS 5576" AND THE POINT OF BEGINNING (INITIAL POINT);

THENCE NORTH 89°14'44" EAST 142.81 FEET, TO A FOUND 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "BRISTOL LS 882"; THENCE SOUTH 59°36'46" EAST 855.68 FEET, TO A FOUND 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "BRISTOL LS 882" AND THE EXISTING SHORELINE OF LAKE PEND OREILLE; THENCE EASTERLY AND NORTHWESTERLY ALONG SAID EXISTING SHORELINE THE FOLLOWING SIXTEEN (16) COURSES:

- 1) NORTH 87°44'16" EAST 125.41 FEET;
- 2) SOUTH 71°24'43" EAST 61.56 FEET;
- 3) NORTH 83°06'05" EAST 128.69 FEET;
- 4) SOUTH 85°09'19" EAST 127.44 FEET;
- 5) NORTH 46°33'17" EAST 46.26 FEET;
- 6) NORTH 16°26'08" EAST 47.52 FEET;
- 7) NORTH 12°51'08" WEST 44.34 FEET;
- 8) NORTH 29°36'35" WEST 32.45 FEET;
- 9) NORTH 34°05'12" WEST 43.23 FEET;
- 10) NORTH 75°34'17" WEST 32.26 FEET;
- 11) NORTH 30°00'31" WEST 49.84 FEET;
- 12) NORTH 31°03'36" WEST 39.61 FEET;
- 13) NORTH 28°27'22" WEST 25.29 FEET;
- 14) NORTH 55°52'54" WEST 23.44 FEET;
- 15) NORTH 36°39'23" WEST 102.61 FEET;
- 16) NORTH 45°11'03" WEST 34.11 FEET, TO A FOUND 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "BRISTOL LS 882";

THENCE SOUTH 53°22'00" WEST 103.82 FEET, TO A FOUND 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "BRISTOL LS 882"; THENCE NORTH 88°48'21" WEST 247.58 FEET, TO A FOUND 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "BRISTOL LS 882"; THENCE NORTH 01°51'37" EAST 139.68 FEET, TO A FOUND 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "BRISTOL LS 882"; THENCE NORTH 88°44'15" WEST 614.73 FEET, TO A FOUND 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "BRISTOL LS 882"; THENCE CONTINUING NORTH 88°44'15" WEST 6.62 FEET, TO SAID WEST LINE OF GOVERNMENT LOT 1; THENCE SOUTH 01°15'45" WEST, ALONG SAID WEST LINE, 168.28 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THAT LAND LYING EAST OF THE DESCRIBED PARCEL EXTENDING TO THE ORIGINAL HIGH WATERLINE OF LAKE PEND OREILLE, THE NORTH AND SOUTH BOUNDARIES ARE EXTENSIONS OF THE ABOVE DESCRIBED SIDELINES.

IN WITNESS WHEREOF I HAVE SET MY HAND.

PETER KASEBURG, TRUSTEE

SHELAGH KASEBURG, TRUSTEE

ACKNOWLEDGMENT

STATE OF IDAHO, SS
COUNTY OF BONNER

ON THIS _____ DAY OF _____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, PETER KASEBURG AND SHELAGH KASEBURG; TRUSTEES OF THE KASEBURG FAMILY TRUST, 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

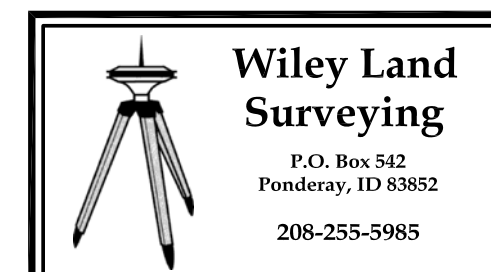
I, JEFF R. WILEY, PLS 7156, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF "GLENGARY POINT LOTS" AS SHOWN HEREON, WAS PREPARED FROM AN ACTUAL SURVEY LOCATED IN SECTION 8, TOWNSHIP 56 NORTH, RANGE 1 EAST BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY 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 _____, 2022



JEFF R. WILEY, PLS 7156

SHEET 2 OF 2



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