

Current zoning:

What zoning districts border the project site?

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

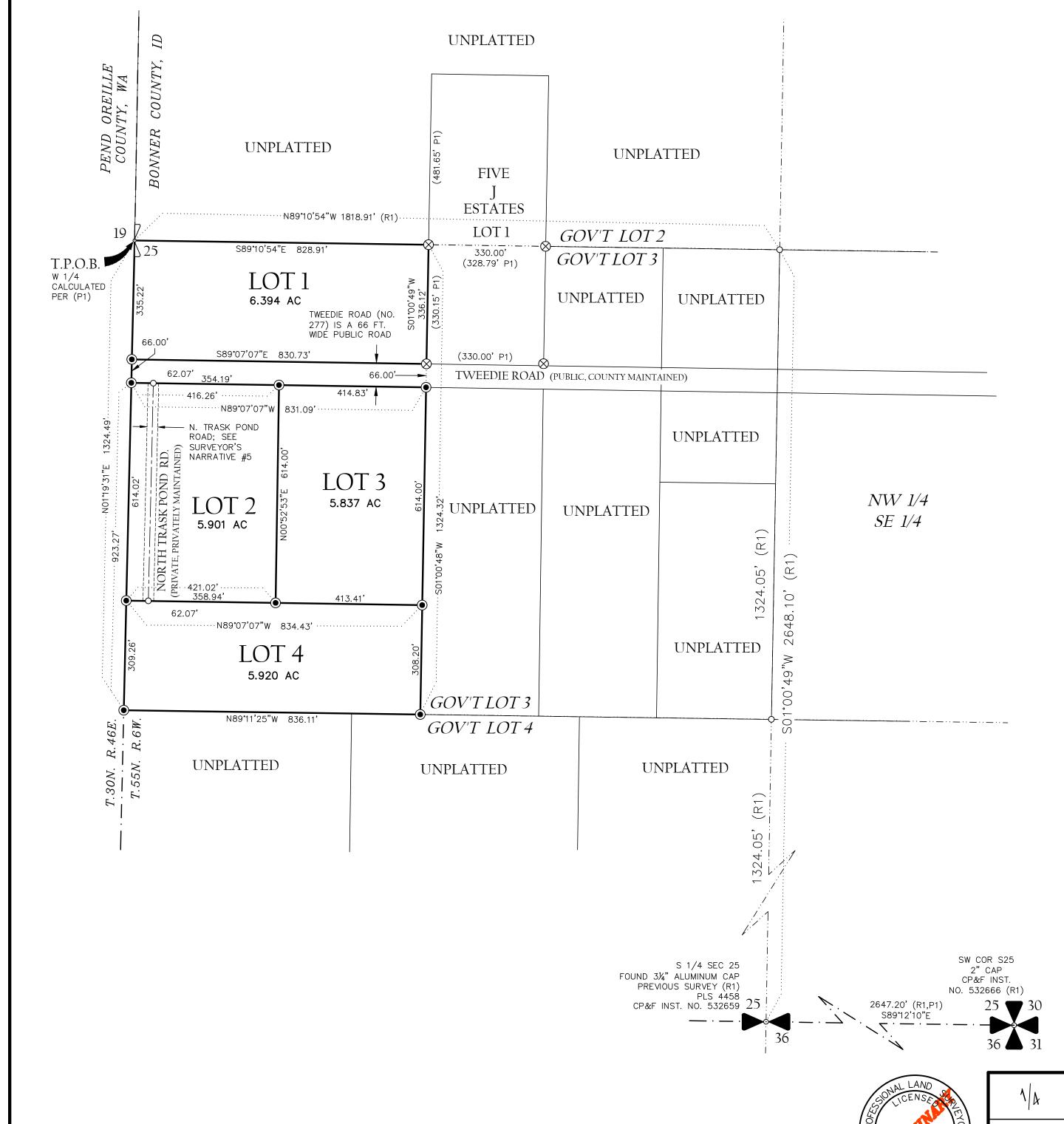
FOR OFFICE USE ONLY: FILE # **RECEIVED:** RECEIVED MLD0025-22 By Amy Scott at 1:01 pm, Mar 15, 2022 PROJECT DESCRIPTION: Name of Minor Land Division plat: APPLICANT INFORMATION: Landowner's name: Mailing address: City: State: Zip code: Telephone: Fax: E-mail: REPRESENTATIVE'S INFORMATION: Representative's 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 use:

North:		East:
South:		West:
-	nsive plan designation:	
	e surrounding land (describe lot sizes, s	tructures, uses):
North:		
South:		
East:		
West:		
Within Are	a of City Impact: Yes: No: If ye	es, which city?:
Detailed Di	irections to Site:	
	AL PROJECT DESCRIPTION:	
	lat recording information:	
	cation is for:	
Proposed lo		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:	
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder		N/A
Describe th	ne land division proposal and resulting	acreage:
-		
	PRMATION:	1 10
	vide a detailed description of the followi	
Topograph	y (lay of the land), including estimated	maximum slope, rock outcroppings, benches, etc:
Watan	uses (leless etmoores mirrors 9- ethon bes	line of motors.
water cour	rses (lakes, streams, rivers & other bot	lies of water):
Comings 0	woller	
Springs &	WCII5.	

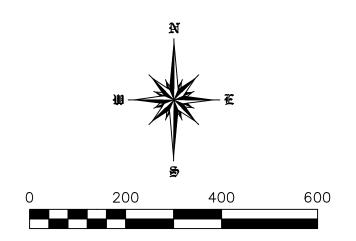
Б.					
Exis	sting structures (size & use):				
Lan	d cover (timber, pastures, etc):				
	wetlands present on site? Yes No Source of information:				
	od Hazard Zones located on site: \[\textstyle X \] D \[\textstyle A \textstyle A \textstyle DFIRM MAP:				
——	ner pertinent information (attach additional pages if needed):				
ACC	CESS INFORMATION:				
Plea	ase 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, it existing:				
	Public Road				
	Combination of Public Road/Private Easement				
Is n	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: $|\mathsf{x}|$ Individual system – List type: Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical private 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: Proposed Community System - List type & proposed ownership: Х 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? 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: 3/14/2023 Landowner's signature:______ Date:______



CHUCK'S DREAM

BEING A PORTION OF GOV'T LOT 3 IN SECTION 25, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.

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FOUND REBAR AND CAP, PLS 5713

CALCULATED POINT, NOTHING SET

(R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 968275, 10/22/2020.

(P1) PLAT OF FIVE J ESTATES, BK. 9 OF PLATS AT PG. 164, INST. 773729, BY PLS 5713, 6/10/2009.

SET 5/8" X 24" REBAR AND CAP, PLS 14879

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

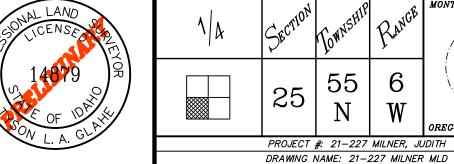
THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2001)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) — US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000611291. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°57'40" AT THE SOUTHWEST CORNER OF SECTION 25.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO CREATE FOUR PLATTED LOTS FROM ONE UNPLATTED PARCEL DIVIDED BY TWEEDIE ROAD.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1075E, EFFECTIVE 11/18/2009.
- 5) A 30' WIDE STRIP OF LAND OVER AN EXISTING DIRT ROAD, NAMED NORTH TRASK POND ROAD, IS HEREBY DEDICATED TO LOT 4 FOR INGRESS, EGRESS AND UTILITIES.





MONTANA	IDAH0
/ <u>milhim</u>	
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OREGON	WASHINGTON

CHUCK'S DREAM

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

RS	1"=200'				
1.0	Checked By: TLAG	Drawn By: TRP			
	Plot Date: 3/14/2022	Sheet: 1 of 2			

CHUCK'S DREAM

BEING A PORTION OF GOV'T LOT 3 IN SECTION 25, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE	DOCUMENTS AND EASEMENTS OF RECORD:	COUNTY SURVEYOR'S CERTIFICATE
KNOWN ALL MEN BY THESE PRESENTS THAT FRANCIS J. MILNER, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1-4, THE SAME TO BE KNOWN AS 'CHUCK'S DREAM' BEING A PORTION OF SECTION 25, TOWNSHIP 55 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SECTION 25; THENCE SOUTH 89*10'54" EAST, 828.91 FEET;	THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE PLAT CERTIFICATE, FILE NO. 1021758—S, GUARANTEE NO. 501055—1021758—S, DATED DECEMBER 10, 2021. 1. PROVISIONS IN DEED FROM NORTHERN PACIFIC RAILWAY CO TO OWNERS OF DESCRIBED LANDS RECORDED JULY 26, 1915 IN BOOK 30 OF DEEDS, PAGE 560, RECORDS OF BONNER COUNTY, IDAHO. DOES NOT INCLUDE SUBJECT PROPERTY.	I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "CHUCK'S DREAM" 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.
THENCE SOUTH 01°00'48" WEST, 1324.32 FEET; THENCE NORTH 89°11'25" WEST, 836.11 FEET; THENCE NORTH 01°19'31" EAST, 1324.49 FEET TO THE POINT OF BEGINNING. LESS 66 FT. WIDE RIGHT-OF-WAY FOR TWEEDIE ROAD, COUNTY ROAD NO. 267.	 AN EASEMENT GRANTED BY HUMBIRD LUMBER CO. TO WASHINGTON WATER POWER CO. FOR ONE TRANSMISSION LINE AS RECORDED JUNE 17, 1911 IN BOOK 3 OF MISC., PAGE 301, RECORDS OF BONNER COUNTY, IDAHO. NO EXACT LOCATION, NOT SHOWN. PROVISIONS IN DEED FOR ALL OF FRACTIONAL SECTION 25 FROM HUMBIRD LUMBER CO. TO F.L. POIRIER OF BONNER COUNTY AND STATE OF IDAHO AS 	BONNER COUNTY SURVEYOR
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD. FRANCIS J. MILNER DATE	RECORDED OCTOBER 3, 1936 IN BOOK 55 OF DEEDS, PAGE 562, RECORDS OF BONNER COUNTY, IDAHO. RESERVES RIGHTS OF PUBLIC FOR ALL PUBLIC ROADS ESTABLISHED OR EXISTING. 4. POSSIBLE EASEMENT GRANTED TO PEND OREILLE ELECTRIC COOPERATIVE, INC. AS DISCLOSED IN DEED RECORDED JULY 3, 1971 IN BOOK 71 OF DEEDS, PAGE 504, RECORDS OF BONNER COUNTY, IDAHO. NO LOCATION GIVEN, NOT SHOWN.	
TRANCIS 6. WIENER	COUNTY COMMISSIONERS' CERTIFICATE THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.	SANITARY RESTRICTIONS SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTI WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIE
	DATED THIS DAY OF, 2022. CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS	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
ACKNOWLEDGMENT STATE OF COUNTY OF ON THIS DAY OF, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANCES J. MILNER, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT. NOTARY PUBLIC	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 25, TOWNSHIP 55 NORTH, RANGE 6 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.	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
NOTARY PUBLIC FOR THE STATE OF RESIDING AT: MY COMMISSION EXPIRES:	TYSON L.A. GLAHE, PLS 14879 DATE DATE CENSES OF THE SECOND CENSES OF	RECORDER'S CERTIFICATE FILED THIS DAY OF, 2022, AT O'CLOCKM., IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO COUNTY RECORDER BY DEPUTY \$





1/2	SECTION	TOWNSHIL	RANGE	OREGON WASHINGTON	CHUCK'S DREAM		
	25	55 N	6 W		PROFESSIONAL LAND SURVEYORS 303 Church Street		T/A Drawn By: TRP
PROJECT #: 21-227 MILNER, JUDITH					Sheet:		
DRAWING NAME: 21—227 MILNER MLD			208-265-4474 3/14		2 of 2		