

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyd.gov (email) www.bonnercountyd.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0028-22	RECEIVED: RECEIVED By Amy Scott at 12:13 pm, Mar 21, 2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Fleck Mountain Acres
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APPLICANT INFORMATION:

Landowner's name: Ron Fleck		
Mailing address: PO Box 866		
City: Blanchard	State: ID	Zip code: 83804
Telephone: 509-540-1025	Fax:	
E-mail: ronwfleck@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jennifer Owens		
Company name: James A. Sewell & Associates, LLC		
Mailing address: 1319 North Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: mvader@jasewell.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 #: 4	Township: 54N	Range: 5W	Parcel acreage: 40
Parcel # (s): RP54N05W043600A			
Legal description: 4-54N-5W SWNW			
Current zoning: Agricultural/forestry 20 (A/f-20)		Current use: Ag/Forest Land (10-20 AC), 534-Resid improv on cat 12	
What zoning districts border the project site?			

North: Agricultural/forestry 20 (A/f-20)	East: Agricultural/forestry 20 (A/f-20)
South: Agricultural/forestry 20 (A/f-20)	West: Agricultural/forestry 20 (A/f-20)
Comprehensive plan designation: Ag/forest Land (10-20 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Ag/Forest Land (10-20 AC)	
South: Ag/Forest Land (10-20 AC)	
East: Ag/Forest Land (10-20 AC)	
West: Ag/Forest Land (10-20 AC)	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Blanchard, ID travel north on ID-41 N 1.2 miles, slight right onto Stone Road and travel north 1.0 miles, turn left onto Tower Mountain Road and travel northwest for 1.5 miles, the property is on both sides of the property.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots: 2		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 20.20	
Lot #2	Proposed acreage: 20.19	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: The proposed division will divide the 40 acre unplatted parcel RP54N05W043600A into 2, 20 acre lots to be know as Flecks Mountain Acres.		

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 property exists north of Blanchard on hilly terrain with maximum slopes of ~25% to a drainage area on the west side of the property.
Water courses (lakes, streams, rivers & other bodies of water): A drainage area classified by National Wetlands Inventory as Riverine Habitat runs from north to south on the western side of the property.
Springs & wells: NONE

Existing structures (size & use): _____
NONE

Land cover (timber, pastures, etc): _____
Treed timberland.

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C1100E

Other pertinent information (attach additional pages if needed): _____
Area of minimal flood hazard

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: 60' wide private road easement for Tower Mountain Road.

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: _____

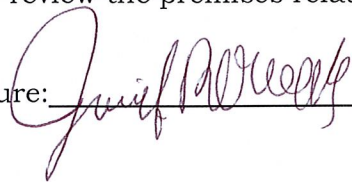
Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.
60' wide access and utility easements for Tower Mountain Road and 30' private access easement

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>Septic</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Individual, privately maintained septic systems.</u> _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Individual, privately maintained wells.</u> _____ _____	
Which power company will serve the project site? <u>NLI</u>	

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: 3/18/2022

Landowner's signature: _____ Date: _____

FLECKS MOUNTAIN ACRES

SECTION 4, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "FLECKS MOUNTAIN ACRES", 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

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT TAXES ON THIS PLAT HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____. DATED THIS ___ DAY OF _____, 2022.

BONNER COUNTY TREASURER

PANHANDLE HEALTH DISTRICT 1

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.

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO, THIS ___ DAY OF _____, 2022.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT, RONALD W. FLECK II AND JAMIE RAE FLECK, HUSBAND AND WIFE (AS TO RESULTANT LOT 1) & RONALD W. FLECK AND MARIA S. FLECK, HUSBAND AND WIFE (AS TO RESULTANT LOT 2); ARE THE RECORD OWNERS OF THE REAL PROPERTIES DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "FLECKS MOUNTAIN ACRES", LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4.

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS.

RONALD W. FLECK II
(AS TO RESULTANT LOT 1)

RONALD W. FLECK
(AS TO RESULTANT LOT 2)

JAMIE RAE FLECK
(AS TO RESULTANT LOT 1)

MARIA S. FLECK
(AS TO RESULTANT LOT 2)

OWNER'S ACKNOWLEDGMENT

STATE OF: _____
COUNTY OF: _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RONALD W. FLECK II AND JAMIE RAE FLECK, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY HE EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNER'S ACKNOWLEDGMENT

STATE OF: _____
COUNTY OF: _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RONALD W. FLECK AND MARIA S. FLECK, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THEY HE EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO. FILE NO. 939031-C, DATED 9-24-2020.

131978	MINERAL RIGHTS DEED DATED JULY 12, 1966 RECORDED: MARCH 3, 1971 (EXPIRED)
178832	DEED AND SELLERS ASSIGNMENT OF REAL ESTATE CONTRACT W/ 60' WIDE INGRESS, EGRESS & UTILITY EASEMENT RECORDED: AUGUST 27, 1976
178833	QUITCLAIM DEED W/ 60' WIDE INGRESS, EGRESS & UTILITY EASEMENT RECORDED: AUGUST 27, 1976
842159	PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED: APRIL 3, 2013
923091	NON-EXCLUSIVE 30' WIDE EASEMENT RECORDED: JUNE 13, 2018 (NON-PLOTTABLE)
923092	NON-EXCLUSIVE 30' WIDE EASEMENT RECORDED: JUNE 13, 2018
1000231	INGRESS, EGRESS & UTILITY EASEMENT RECORDED: FEBRUARY 4, 2022

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2022, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. UNDER RECORDER'S No. _____

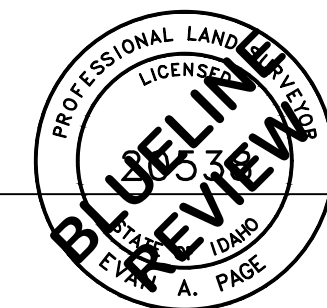
BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 4, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M., 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.

DATE



EVAN A. PAGE
PLS No. 20538

SECTION 4, TWP 54N, RNG 5W, B.M. 	SHEET TITLE: FLECKS MOUNTAIN ACRES	DATE: 3-16-22
		SCALE: NONE
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	CHECKED: EAP
		PROJ. NO.: 06167-21-001
		CAD FILE NO.: FLECK-MLD-2022
		SHT. 1 OF 2

FLECKS MOUNTAIN ACRES

SECTION 4, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

SURVEYOR'S NOTE

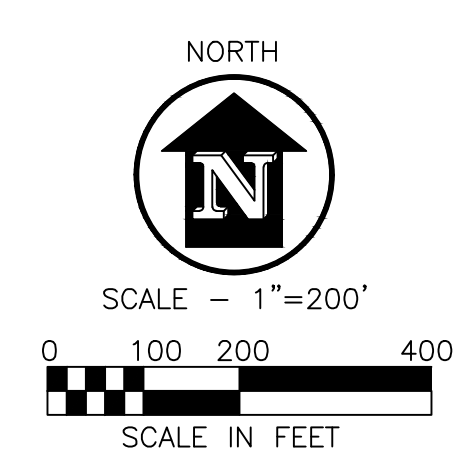
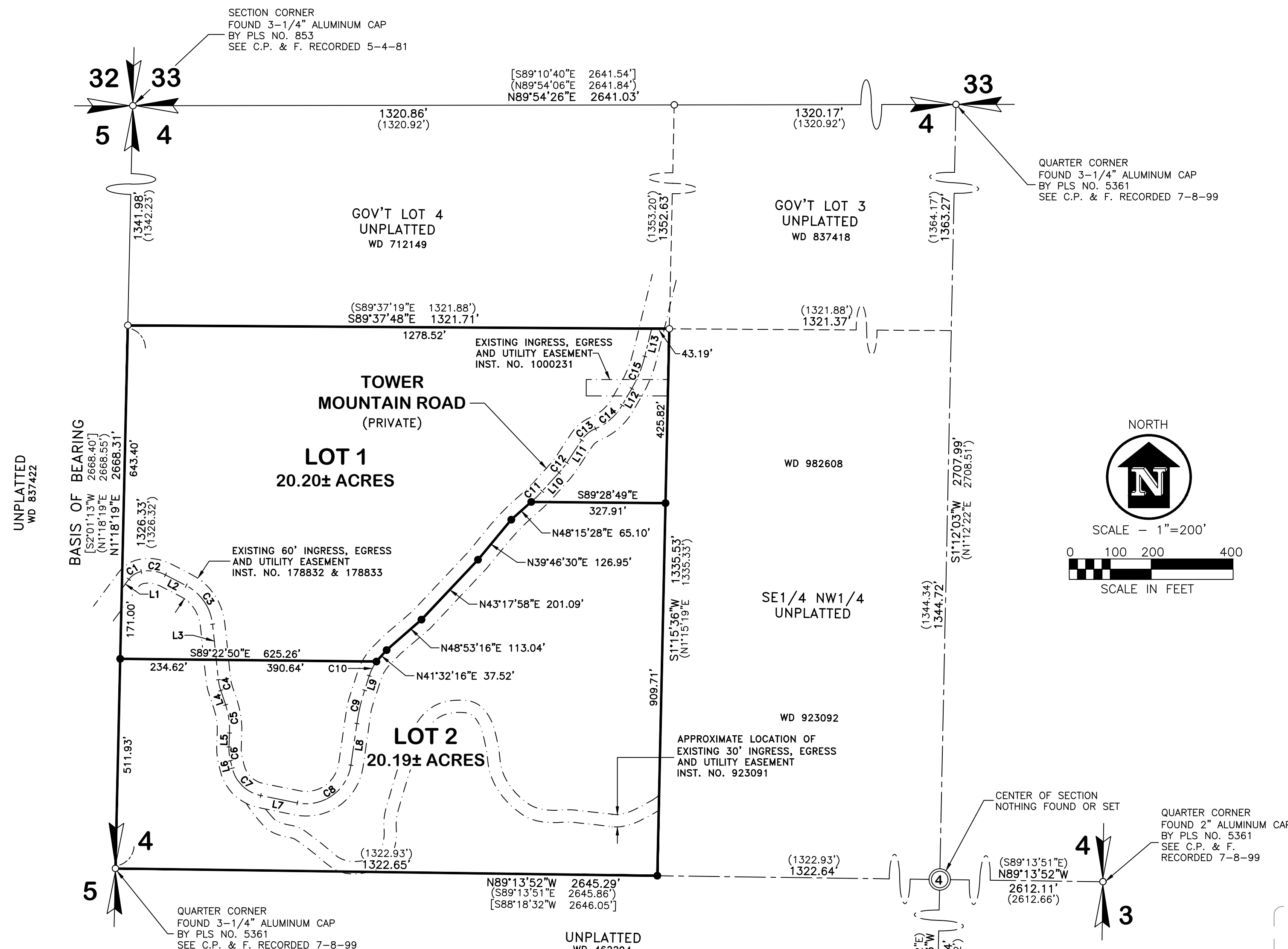
THIS SURVEY WAS PERFORMED UTILIZING A NIKON DTM-522 TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE OF THE RANDOM TRAVERSE, PRIOR TO ANY ADJUSTMENT, MEETS OR IS LESS THAN THE REQUIREMENTS OF THE STATE OF IDAHO.

BASIS OF BEARING

THE BEARING FROM THE WEST QUARTER CORNER TO THE NORTHWEST SECTION CORNER OF SECTION 4 AS SHOWN ON RECORD OF SURVEY BY PLS NO. 5361, RECORDED JUNE 17TH, 2004 AS INSTRUMENT NO. 652639, RECORDS OF BONNER COUNTY, IDAHO.

Line #	Length	Direction	Line #	Length	Direction
L1	28.96'	N36°45'41"E	L8	102.72'	N8°13'20"E
L2	57.08'	S62°38'47"E	L9	37.05'	N17°48'48"E
L3	136.58'	S6°01'35"E	L10	61.18'	N42°11'02"E
L4	37.07'	S18°47'19"E	L11	65.93'	N33°21'42"E
L5	34.53'	S2°07'42"W	L12	47.04'	N30°01'50"E
L6	19.00'	S13°51'43"E	L13	69.73'	N13°50'23"E
L7	91.12'	S78°34'05"E			

Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	36.57'	50.00'	41°54'23"	N57°42'53"E	35.76'
C2	60.77'	90.00'	38°41'09"	S81°59'21"E	59.62'
C3	118.58'	120.00'	56°37'11"	S34°20'11"E	113.82'
C4	26.84'	120.00'	12°48'57"	S12°26'04"E	26.79'
C5	69.47'	200.00'	19°54'02"	S7°49'19"E	69.12'
C6	33.49'	120.00'	15°59'25"	S5°52'01"E	33.38'
C7	101.64'	90.00'	64°42'22"	S46°12'54"E	96.32'
C8	178.95'	110.00'	93°12'35"	N54°49'38"E	159.86'
C9	83.70'	500.00'	9°35'27"	N13°01'04"E	83.60'
C10	38.72'	125.64'	17°39'20"	N26°40'34"E	38.56'
C11	37.80'	300.00'	7°13'06"	N45°47'35"E	37.77'
C12	30.80'	200.00'	8°49'21"	N37°46'22"E	30.77'
C13	44.64'	75.00'	34°06'05"	N50°24'44"E	43.98'
C14	88.20'	135.00'	37°25'57"	N48°44'48"E	86.64'
C15	84.77'	300.00'	16°11'26"	N21°56'07"E	84.49'



LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS NO. 5361, UNLESS OTHERWISE NOTED
- () INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 5361, RECORDED AS INSTRUMENT NO. 652639, RECORDS OF BONNER COUNTY, IDAHO.
- [] INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 5713, RECORDED AS INSTRUMENT NO. 829667, RECORDS OF BONNER COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS IDENTIFY AND MONUMENT THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP54N05W043600A (ALSO BEING THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4) AS SHOWN IN QUITCLAIM DEED INSTRUMENT NO. 957643 AND TO DIVIDE SAID PARCEL INTO TWO (2) INDIVIDUAL LOTS AS SHOWN HEREON.

RECORDER'S CERTIFICATE



SECTION 4, TWP 54N, RNG 5W, B.M.	SHEET TITLE:	3-16-22
	FLECKS MOUNTAIN ACRES	SCALE: 1"=200'
	DATE:	3-16-22
	SCALE:	1"=200'
	DRAWN:	JMB
	CHECKED:	EAP
	PROJ. NO.:	06167-21-001
	CAD FILE NO.:	FLECK-MD-2022
	SHT. 2 OF 2	