

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 #	PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROPER	REC	EIVED:	
		and the second s	ECEIVE y Amy Sc	D ott at 10:21 am, Mar 29, 202
PROJECT DESCRIPTION:		998 Marian (1975) (1986		
Name of Minor Land Division plat: Crooked	d Tree			
APPLICANT INFORMATION:				
Landowner's name: Karin Willroth	Pro-			
Mailing address: 365 Pistol Creek Dr				
City: Sagle				
Telephone: 775-745-8300	THE PARTY NAMED IN COLUMN TWO	State:	ID	Zip code: 83860
E-mail: karinwilltroth@gmail.com		Fax:		
- Control of the cont		Control of the Contro		
REPRESENTATIVE'S INFORMATION:				
Representative's name: Vicki Klemm				
Company name: HMH Engineering				
Mailing address: 3882 N. Schreiber Way, Suite 104	Committee of the Commit			
City: Coeur D'alene		State:	Idaho	
Telephone: 208-755-9766		Fax:	radilo	Zip code: 83815
E-mail: vklemm@hmh-llc.com	P. P. C. W.	The second secon		
ADDITIONAL APPLICANT REPRESENTA	MTTT .			
Name/Relationship to the project:	TIAE 1	INFORMA	TION:	
Company name:	China Control			
Mailing address:				
City:		State:		
Telephone:		mount businessessessessessessessessessesses		Zip code:
E-mail:	Constant production of the Constant of the Con	Fax:		
PARCEI INFORMATION				
PARCEL INFORMATION: Section #:2 Township: 56N			The Carry Carl Carry Carl Carl Carl Carl Carl Carl Carl Carl	
1 - 0 11511111.0011	Range:	3W	Parcel acr	reage: 20
Parcel # (s): RP56N03W025400A	THE WAY STORES			
egal description: A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST	QUARTER OF	THE SOUTHWEST QUARTI	ER IN SECTION 2, TOWNSHI	P 56 NORTH, RANGE 3 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHC
ourrone zoning. 1110			t use: Reside	
What zoning districts border the project sit	e?R5			

North: R5		East: R10
South: R10	1	West: R10
Comprehen	nsive plan designation: Housing - The region is suitab	le to adequately serve residence with sewer & water, fire protection, schools, police and roads and avoidance of hazardous or sensitive area
Uses of the	surrounding land (describe lot siz	es structures useed a water, hire protection, schools, police and roads and avoidance of hazardous or sensitive area
North: Open w	aeant land	es, structures, uses). Residential
South: Lakesh	nore Drive	
East: Residenti	al one house	
West: Residenti	ial two houses	
Within Area	a of City Impact: Yes: No: 🗸	If yes, which city?:
Detailed Dir	rections to Site: Heading north on highway 95, hea	d west at Lakeshore drive right before you get to the longbridge. 5.9 miles along Lakeshore Drive.
		and a Lakeshore universignt before you get to the longbridge. 5.9 miles along Lakeshore Drive.
Province disposal		
Action of the Control		
	AL PROJECT DESCRIPTION:	
Existing pla	at recording information: NA	
This applies	ation is for :	
Proposed lot	:S:	Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 9.992	645/605= 1:1
Lot #2	Proposed acreage: 9.992	650/720= 1:1
Lot #3	Proposed acreage:	000/720- 1.1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the	land division proposal and resulti	ng acreage: Split the parcel into 2 equal division, each parcel acreage 9.992 acres
		TIS delicage
SITE INFOR	MATION:	
	le a detailed description of the follo	
Topography (lay of the land) including actions	wing land features:
Gently sloping proper	rty, containing no significant slopes. Average grade is app	ed maximum slope, rock outcroppings, benches, etc: proximately 3% - 5% There are no major outcrops or benches
	2 0 10	There are no major outcrops or benches
Water course	s (lakes streams rivers % -41 1	1
No standing or flowing	s (lakes, streams, rivers & other b	odies of water):
Springs & wel	1s: No springs or well located on property.	
	200 Property.	
	The state of the s	

E.	xisting structures (size & use): 1 Resident house and 1 Shed	
I o	and cover time.	
	and cover (timber, pastures, etc): Timber & Grasses	
Total common en Actividad de Carlos		
Ar	e wetlands present on site? Yes No ood Hazard Zones located on site: X D A AE	Source of information:
Otl	her pertinent information (attach additional pages if r	DFIRM MAP: needed):
A CONTRACTOR OF THE PARTY OF TH	CESS INFORMATION: ase check the appropriate boxes:	
	Private Easement	etc.), travel way width, road grade and imber for existing easements & name, if
	Public Road <u>Existing Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.) width and name, if existing: Lakeshore road	, travel way width, road grade right-of-way
	Combination of Public Road/Private Easement Describe travel surface (e.g., gravel, dirt, paved, etc of-way/easement width and road name, if existing:	Existing Proposed), travel way width, road grade and right-
s pu	ablic road dedication proposed as part of this minor la	and division?
ist (existing access and utility easements on the subject p	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: х Individual system - List type: Individual septic 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: П П 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: 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.

CROOKED TREE

LOCATED IN THE PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK:	PAGE:	
INST#		

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT KARIN WILLROTH, TRUSTEE OF THE GEORGE SOETJE LIVING TRUST, IS THE SOLE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS CROOKED TREE. LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 2, MONUMENTED WITH A 2-1/2 INCH BRASS CAP PER CP&F INSTRUMENT NUMBER 706620, FROM WHICH THE EAST QUARTER CORNER OF SECTION 2, MONUMENTED WITH A 2 INCH ALUMINUM CAP PER CP&F INSTRUMENT NUMBER 625274, BEARS SOUTH 89°05'04" EAST A DISTANCE OF 5245.88 FEET;

THENCE, ALONG THE QUARTER SECTION LINE, FROM SAID WEST QUARTER CORNER, SOUTH 89°05'04" EAST A DISTANCE OF 751.94 FEET TO THE NORTHWEST CORNER OF LOT 2 AS SHOWN ON THE RECORD OF SURVEY FOR TONY AND RUTH KEHLE, RECORDED AT INSTRUMENT NUMBER 445645;

SAID POINT ALSO BEING KNOWN AS THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, S 89°05'04" E, A DISTANCE OF 644.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 2,

THENCE LEAVING SAID QUARTER SECTION LINE, S 0°35'36" W, A DISTANCE OF 1484.16 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF LAKESHORE DRIVE,

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR COURSES AND DISTANCES;

- 1) ALONG A NON-TANGENT CURVE TO THE RIGHT 33.21 FEET, HAVING A RADIUS OF 675.00 FEET, AND A DELTA ANGLE OF 02°49'09" (CHORD BEARING N68°09'55"W, 33.21'):
- 2) N 66°45'19" W, A DISTANCE OF 404.10 FEET,
- 3) N 64°20'31" W, A DISTANCE OF 231.02 FEET,
- 4) A TANGENT CURVE TO THE LEFT 34.75 FEET, HAVING A RADIUS OF 675.00 FEET, AND A DELTA ANGLE OF 02°57'00" (CHORD BEARING N65°49'02"W, 34.75');

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY, N 0°36'47" E, A DISTANCE OF A DISTANCE OF 1208.35 FEET, TO THE **TRUE POINT OF BEGINNING**;

COMPRISING OF 870,502 S.F., 19.984 ACRES MORE OR LESS.

EASEMENTS SHOWN ARE DEDICATED TO THE LAND OWNERS FOR THE PURPOSES SHOWN.

KAREN WILLROTH,	DATE
TRUSTEE GEORGE SOETJE LIVING TRUST	

NOTARY PUBLIC CERTIFICATE:

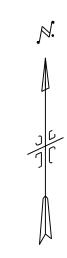
ACKNOWLEDGEMENT

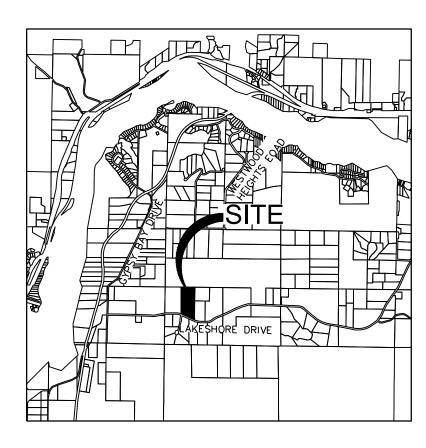
STATE OF IDAHO
COUNTY OF KOOTENAI
S.S.

MALINDA BECKER COMM. #20203294 NOTARY PUBLIC STATE OF IDAHO

ON THIS ______ DAY OF ______, IN THE YEAR OF 2022, BEFORE ME PERSONALLY APPEARED KARIN WILLROTH, TRUSTEE OF THE GEORGE SOETJE LIVING TRUST, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC:	
MY COMMISSION EXPIRES:	





VICINITY MAP N.T.S

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "CROOKED TREE" 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	

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE AT THE REQUEST OF KARIN WILLROTH, TRUSTEE OF THE GEORGE SOETJE LIVING TRUST. I HEREBY CERTIFY THAT ALL CORNERS AND MONUMENTS SHOWN HERON HAVE BEEN ESTABLISHED ON THE GROUND; THAT ALL PROVISIONS OF APPLICABLE SATE LAW AND LOCAL ORDINANCE, HAVE BEEN COMPLIED WITH.

DATED THIS	DAY OF	, 2022.

VICKI	J.	KLEMM,	PLS	19496	



RECORDER'S CERTIFICATE:
FILED THIS DAY OF, 2022,
AT O'CLOCK,M. IN BOOK OF PLATS AT PAGE
AT THE REQUEST OF HMH ENGINEERING
INSTRUMENT NO, FEE:
BONNER COUNTY RECORDER
COUNTY COMMISSIONER'S CERTIFICATE:
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS' OF BONNER COUNTY, IDAHO.
DATED THIS DAY OF, 2022.

PANHANDLE CERTIFICATE:

CHAIRMAN OF THE BOARD OF COMMISSIONERS

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISIFIED.

PLANNING AND ZONING ADMINISTRATOR:	
THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZON AND SUBDIVISION CODES AND APPROVED.	IN
DATED THIS DAY OF, 2022.	
DOMNER COUNTY DI AMMINO DIRECTOR ET AL	
BONNER COUNTY PLANNING DIRECTOR, ET AL	

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

PAGE 1 OF 2

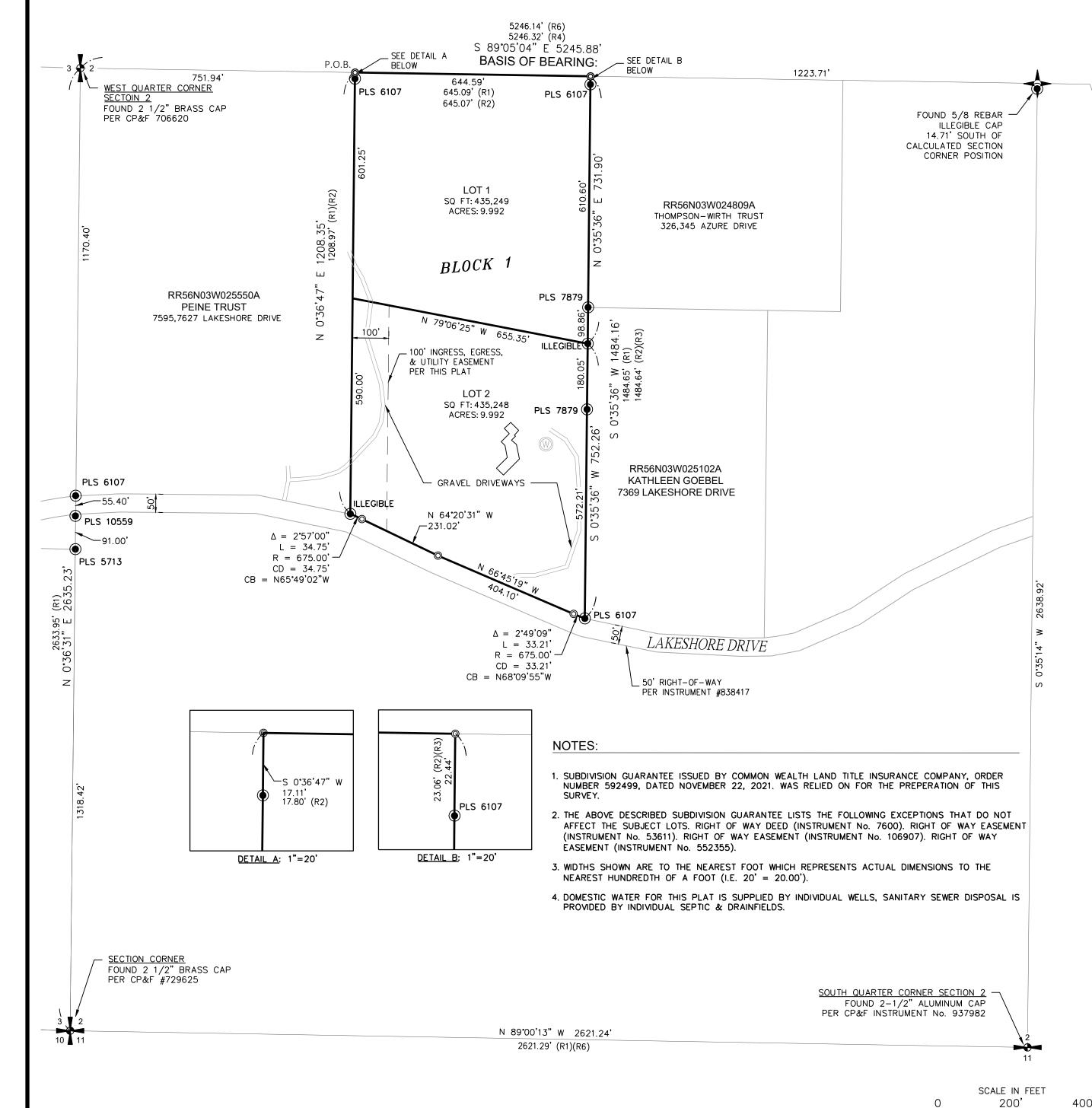


3882 North Schreiber Way Suite 104 Coeur d'Alene, ID 83815 (208) 635-5825

CROOKED TREE

LOCATED IN THE PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

PAGE: BOOK: INST#



EAST QUARTER CORNER 2625.87' (R6) SECTION 2 FOUND 2" BRASS CAP PER CP&F 625274

BASIS OF BEARING:

2625.64

2626.22' (R4)

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 LINES AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001075085.

REFERENCES:

- (R1) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, DATED MAY 19, 1994, RECORDED AS INSTRUMENT No. 445645, BONNER COUNTY RECORDS.
- (R2) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, DATED OCT 25, 2000, RECORDED AS INSTRUMENT No. 571922, BONNER COUNTY RECORDS.
- (R3) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, DATED JAN 24, 2003, RECORDED AS INSTRUMENT No. 617243, BONNER COUNTY RECORDS.
- (R4) RECORD OF SURVEY BY DAN PROVOLT, PLS 7879, DATED JAN 13, 2013, RECORDED AS INSTRUMENT No. 919341, BONNER COUNTY RECORDS.
- (R5) RECORD OF SURVEY BY DAVID P. EVANS, PLS 5087, DATED MAR 22, 2018, RECORDED AS INSTRUMENT No. 838417, BONNER COUNTY RECORDS.
- (R6) RECORD OF SURVEY BY DAVID P. EVANS, PLS 5087, DATED JUNE 19, 2019, RECORDED AS INSTRUMENT No. 940257, BONNER COUNTY RECORDS.
- (W1) WARRANTY DEED, RECORDED SEPTEMBER 15, 2021 AS INSTRUMENT No. 991724, BONNER COUNTY RECORDS.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS MINOR LAND DIVISION IS TO DIVIDE THE PARCEL INTO 2 LOTS WITH EQUAL ACREAGE EACH BEING 10 ACRES, MORE OR LESS. ADDITIONALLY, THIS SURVEY WAS PERFORMED TO LOCATE AND VERIFY THE EXISTING BOUNDARY AND PLSS MONUMENTATION OF RECORD. EXISTING MONUMNETATION WAS FOUND DURING THE PROCESS OF THE SURVEY AND HELD AS SHOWN.

LEGEND:		
		SUBJECT PROPERTY BOUNDARY
		ADJACENT PROPERTY BOUNDARY
		EASEMENT AS DESCRIBED
	•	FOUND BRASS OR ALUMINUM CAP, AS DESCRIBED
	•	FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP, AS DESCRIBED
	©	SET 5/8" X 24" REBAR W/ PURPLE PLASTIC CAP MARKED "HMH-ENG PLS 19496"
	\	CENTER CORNER, AS DESCRIBED.
		QUARTER CORNER, AS DESCRIBED.
	P.O.B.	POINT OF BEGINNING
		WATER WELL

PAGE 2 OF 2 MINOR LAND DIVISION FOR

GEORGE SOETJE LIVING TRUST

S21139 7477 LAKESHORE MLD.DWG

3882 North Schreiber Way Suite 104 Coeur d'Alene, ID 83815 engineering (208) 635-5825