

# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0032-22	RECEIVED:  <b>RECEIVED</b> By Amy Scott at 2:39 pm, Mar 30, 2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: L.L. Acres
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### APPLICANT INFORMATION:

Landowner's name: Devon Holder		
Mailing address: 17813 E. Appleway		
City: Spokane Valley	State: WA	Zip code: 99016
Telephone: 501-554-5277	Fax:	
E-mail: devonholder@me.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe		
Company name: Glahe & Associates		
Mailing address: 303 Church St.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: tglahe@glaheinc.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 #: 36	Township: 60N	Range: 5W	Parcel acreage: 10
Parcel # (s): RP05356000010A			
Legal description: 36-60N-5W LARK LANE LOT 1			
Current zoning: Suburban	Current use: Neighborhood Commercial (<=2.5 AC), vacant		
What zoning districts border the project site?			

North: Suburban (S)	East: Suburban (S)
South: Forest 40 (F)	West: Forest 40 (F)
Comprehensive plan designation: Neighborhood Commercial (<=2.5 AC),	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: unplatted parcels, from 16 to 20 acres, residential uses with out buildings	
South: Forested U.S. Government land	
East: Lark Lane (private road), vacant 10 acre platted lot, 5 acre unplatted parcel with single family residence	
West: Forested U.S. Government land	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:	
From intersection of Outlet Bay Rd. & Hwy. 57, proceed north on 57 ~1.4 mi., turn left on Courtein St. ~350 ft., right on Ryan Rd. ~0.3 mi, left on Roberts Rd. ~328 ft, left on Williams Dr. ~0.2 mi, right on Lark Lane 0.1 mi. to subject lot on the left.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> Lark Lane Plat, Bk. 7, Pg. 75, Inst. No. 639433, 11/24/2003																		
<b>This application is for :</b> Subdividing one existing 10 acre lot into 2 conforming lots.																		
Proposed lots:																		
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:15%;">Lot #</th> <th style="width:45%;">Proposed acreage:</th> <th style="width:40%;">Depth to Width Ratio (D:W)</th> </tr> </thead> <tbody> <tr> <td>Lot #1</td> <td>Proposed acreage: 7.4</td> <td>3.21:1 *width is greater than 300' (317.61')</td> </tr> <tr> <td>Lot #2</td> <td>Proposed acreage: 2.6</td> <td>1.33:1</td> </tr> <tr> <td>Lot #3</td> <td>Proposed acreage:</td> <td></td> </tr> <tr> <td>Lot #4</td> <td>Proposed acreage:</td> <td></td> </tr> <tr> <td>Remainder</td> <td>Proposed acreage:</td> <td>N/A</td> </tr> </tbody> </table>	Lot #	Proposed acreage:	Depth to Width Ratio (D:W)	Lot #1	Proposed acreage: 7.4	3.21:1 *width is greater than 300' (317.61')	Lot #2	Proposed acreage: 2.6	1.33:1	Lot #3	Proposed acreage:		Lot #4	Proposed acreage:		Remainder	Proposed acreage:	N/A
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Lot #3	Proposed acreage:																	
Lot #4	Proposed acreage:																	
Remainder	Proposed acreage:	N/A																
Describe the land division proposal and resulting acreage: _____ Subdividing one existing 10 acre lot into 2 conforming lots. Proposed Lot 1 will be 7.4 ac. Proposed Lot 2 will be 2.6 ac.																		

**SITE INFORMATION:**

Please provide a detailed description of the following land features:
<b>Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:</b> Land is on the side of a relatively steep hill sloping toward the northeast. Estimated maximum slope of 40.5%. Average slope of 28.5%
<b>Water courses (lakes, streams, rivers &amp; other bodies of water):</b> _____ A seasonal spring flows over a southerly portion of Lot 1.
<b>Springs &amp; wells:</b> <u>None</u>

Existing structures (size & use): \_\_\_\_\_  
Internet radio tower exists on NW portion of the lot.  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
Land is heavily treed. A dirt road runs from NE corner (Lark Lane) to the internet radio tower on the west.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?  Yes  No Source of information: USFWS

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 16017C0200F

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: Direct access to lark Lane to the NE; a paved 15' wide travel way within a 60' wide private right-of-way (Inst. No. 452389 & 458802).  
Proposed 40' wide access and utilities easement benefitting proposed Lots 1 & 2 and utility providers.  
\_\_\_\_\_  
\_\_\_\_\_

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.  
Inst. No. 106760, 114681, 452389, 458802, 971054

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
Outlet Bay Water and Sewer District

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: Existing community sewer 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: Lots will be serviced by standard individual wells.

Which power company will serve the project site? Northern Lights

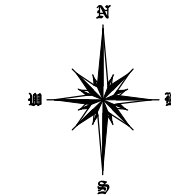
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Devon Elder Date: 3/27/22

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

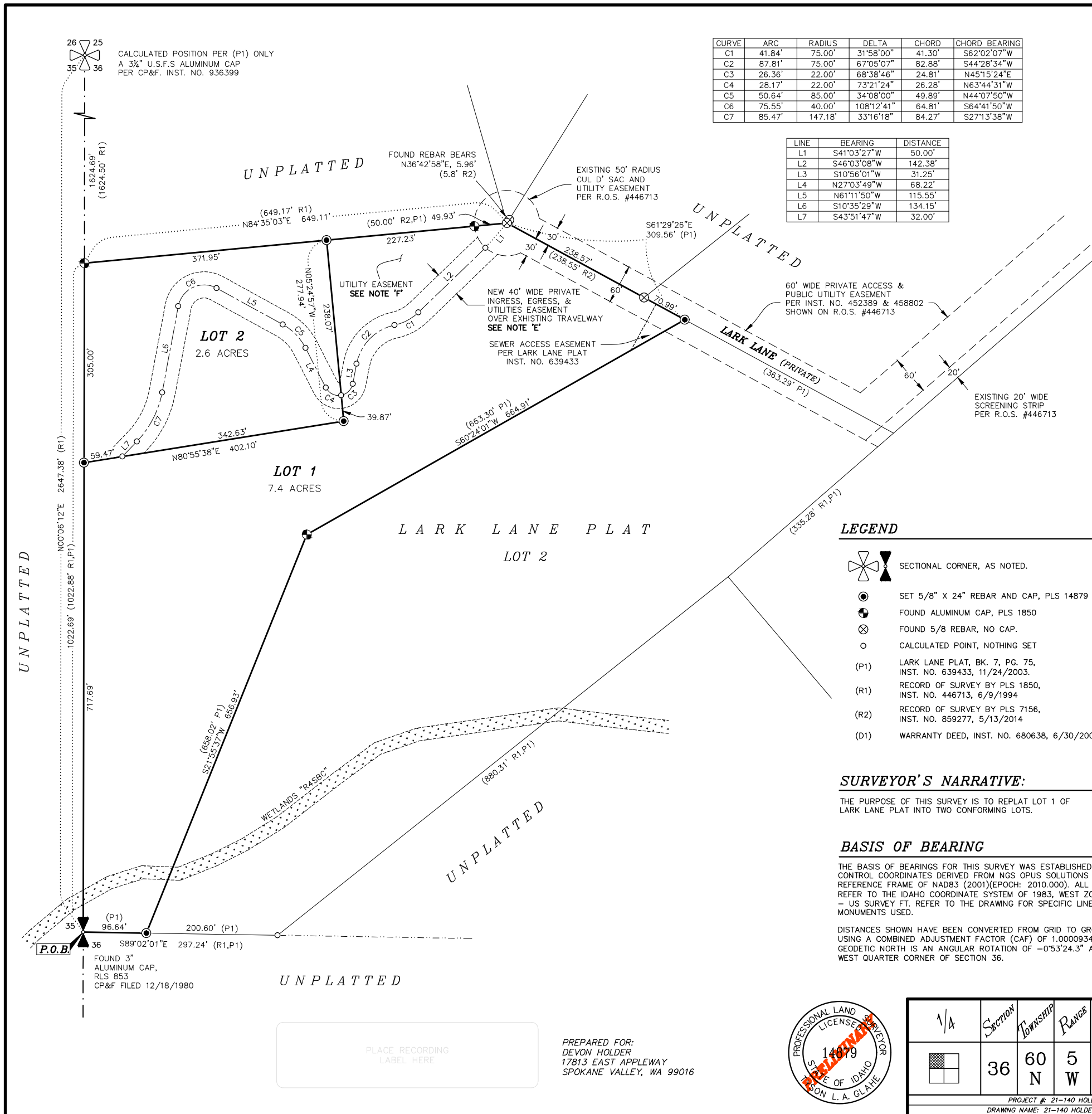
# L.L. ACRES

A REPLAT OF LOT 1 OF LARK LANE PLAT,  
IN A PORTION OF THE NW 1/4 OF SECTION 36,  
TOWNSHIP 60 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	41.84'	75.00'	31°58'00"	41.30'	S62°02'07"W
C2	87.81'	75.00'	67°05'07"	82.88'	S44°28'34"W
C3	26.36'	22.00'	68°38'46"	24.81'	N45°15'24"E
C4	28.17'	22.00'	73°21'24"	26.28'	N63°44'31"W
C5	50.64'	85.00'	34°08'00"	49.89'	N44°07'50"W
C6	75.55'	40.00'	108°12'41"	64.81'	S64°41'50"W
C7	85.47'	147.18'	33°16'18"	84.27'	S27°13'38"W

LINE	BEARING	DISTANCE
L1	S41°03'27"W	50.00'
L2	S46°03'08"W	142.38'
L3	S10°56'01"W	31.25'
L4	N27°03'49"W	68.22'
L5	N61°11'50"W	115.55'
L6	S10°35'29"W	134.15'
L7	S43°51'47"W	32.00'



### DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND AND TITLE INSURANCE COMPANY, ORDER NO. 563436, GUARANTEE NO. 7195-36-563436-2021.81075-223928841, DATED JUNE 3, 2021.

- RIGHT-OF-WAY EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR PUBLIC UTILITIES JUNE 30, 1966. INSTRUMENT NO. 106760. NOT SHOWN HEREON (BLANKET EASEMENT)
- RIGHT-OF-WAY EASEMENT GRANTED TO NORTHERN LIGHTS, INC. FOR PUBLIC UTILITIES FEBRUARY 7, 1968. INSTRUMENT NO. 114681. NOT SHOWN HEREON (BLANKET EASEMENT)
- EASEMENTS, RESERVATIONS, AND DEDICATIONS AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 446713, 6/9/1994.
- INGRESS, EGRESS, AND UTILITIES EASEMENT, SEPTEMBER 16, 1994. INSTRUMENT NO. 452389. AS SHOWN HEREON.
- 60' ROAD EASEMENT PER WARRANTY DEED JANUARY 12, 1995. INSTRUMENT NO. 458802. AS SHOWN HEREON.
- ROAD MAINTENANCE AGREEMENT, SEPTEMBER 1, 2017. INSTRUMENT NO. 910788.
- RIGHT-OF-WAY GRANTED TO NORTHERN LIGHTS INC. FOR PUBLIC UTILITIES NOVEMBER 27, 2020. INSTRUMENT NO. 971054. NOT SHOWN HEREON (BLANKET EASEMENT OVER LOT 1, LARK LANE PLAT)

### GENERAL NOTES:

- PER (P1), "LARK LANE PLAT" IS SUBJECT TO COMPLIANCE WITH I.C. SECTION 50-1334, LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS CATEGORIZED AS "R4SBC," ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL, AND ARE SHOWN APPROXIMATELY.
- THE LOTS ARE CATEGORIZED AS ZONE 'D' PER FEMA PANEL 16017C0200F, EFFECTIVE 7/7/2014.
- THE NEW 40' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT AS SHOWN HEREON IS HEREBY GRANTED TO ALL LOT OWNERS AND UTILITY PROVIDERS OF THIS PLAT.
- A BLANKET UTILITY EASEMENT OVER, UNDER, AND ACROSS THAT PORTION OF LOT 1 LAYING NORTHWESTERLY OF THE 40' WIDE INGRESS, EGRESS, & UTILITIES EASEMENT (DESCRIBED IN NOTE 'E') IS HEREBY GRANTED TO LOT 2 FOR ELECTRIC UTILITIES, INCLUDING AN ELECTRIC GENERATOR AND PROPANE TANK.

### LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND ALUMINUM CAP, PLS 1850
- FOUND 5/8" REBAR, NO CAP.
- CALCULATED POINT, NOTHING SET
- (P1) LARK LANE PLAT, BK. 7, PG. 75, INST. NO. 639433, 11/24/2003.
- (R1) RECORD OF SURVEY BY PLS 1850, INST. NO. 446713, 6/9/1994
- (R2) RECORD OF SURVEY BY PLS 7156, INST. NO. 859277, 5/13/2014
- (D1) WARRANTY DEED, INST. NO. 680638, 6/30/2005

### SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 1 OF LARK LANE PLAT INTO TWO CONFORMING LOTS.

### 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 1.000093419. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°53'24.3" AT THE WEST QUARTER CORNER OF SECTION 36.

PLACE RECORDING LABEL HERE

PREPARED FOR:  
DEVON HOLDER  
17813 EAST APPLEWAY  
SPOKANE VALLEY, WA 99016



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	36	60 N	5 W		
PROJECT # 21-140 HOLDER DRAWING NAME: 21-140 HOLDER REPLAT					

**L.L. ACRES**

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

Scale: **1"=100'**  
Checked By: **TLAG** Drawn By: **SWO**  
Plot Date: **3/30/2022** Sheet: **1 of 2**

# L.L. ACRES

A REPLAT OF LOT 1 OF LARK LANE PLAT,  
IN A PORTION OF THE NW ¼ OF SECTION 36,  
TOWNSHIP 60 NORTH, RANGE 5 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DEVON L. HOLDER, A MARRIED MAN, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2. THE SAME TO BE KNOWN AS 'L.L. ACRES' BEING LOT 1 OF LARK LANE PLAT AS RECORDED IN BOOK 7 OF PLATS, PG. 75, INST. NO. 639433, 11/24/2003, IN SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST ¼ CORNER OF SAID SECTION 36, COMMON WITH THE SOUTHWEST CORNER OF SAID LOT 1 OF LARK LANE PLAT, MARKED WITH A 3 INCH DIAMETER ALUMINUM CAP BY RLS 853;

THENCE ALONG THE WEST LINE OF SAID SECTION 36 AND ALONG THE WEST LINE OF SAID LOT 1, NORTH 00°06'12" EAST, 1022.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, MARKED WITH AN ALUMINUM CAP BY PLS 1850;

THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 1, NORTH 84°35'03" EAST, 649.11 FEET TO THE CENTERLINE OF LARK LANE, A PRIVATE ROAD, AND THE CENTER OF A 50 FOOT RADIUS TURNAROUND AS SHOWN ON SAID PLAT OF LARK LANE, AND MARKED WITH A 5/8 INCH DIAMETER REBAR;

THENCE LEAVING SAID NORTH LINE, ALONG SAID ROAD CENTERLINE, AND ALONG THE NORTHEAST LINE OF SAID LOT 1, SOUTH 61°29'26" EAST, 309.56 FEET;

THENCE LEAVING SAID ROAD CENTERLINE AND SAID NORTHEAST LINE AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, SOUTH 60°24'01" WEST, 664.91 FEET TO AN ALUMINUM CAP BY PLS 1850;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY, SOUTH 21°55'37" WEST, 656.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, COMMON WITH THE EAST-WEST CENTERLINE OF SAID SECTION 36;

THENCE LEAVING SAID EASTERLY BOUNDARY, ALONG SAID EAST-WEST CENTERLINE AND ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89°02'01" WEST, 96.64 FEET TO THE **POINT OF BEGINNING**.

\_\_\_\_\_  
DEVON L. HOLDER

\_\_\_\_\_  
DATE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DEVON L. HOLDER, 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

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
PLANNING DIRECTOR

## 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 36, TOWNSHIP 60 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



PREPARED FOR:  
DEVON HOLDER  
NKA LARK LN  
PRIEST RIVER, ID 83856

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	36	60 N	5 W		
PROJECT #: 21-140 HOLDER				OREGON	WASHINGTON
DRAWING NAME: 21-140 HOLDER REPLAT					

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "L.L. 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

## 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.

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELLS  
SEWER SERVICE: SEWAGE DISPOSAL BY OUTLET BAY WATER AND SEWER DISTRICT

## 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

# L.L. ACRES

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

Scale: N/A  
Checked By: TLAG  
Drawn By: SWO  
Plot Date: 3/30/2022  
Sheet: 2 of 2