

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 #

MLD0038-22

RECEIVED:

RECEIVED
APR 18 2022

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Wolf Gardens

APPLICANT INFORMATION:

Landowner's name: Karin Willroth

Mailing address: 365 Pistol Creek Dr

City: Sagle

State: ID

Zip code: 83860

Telephone: 775-745-8300

Fax:

E-mail: karinwillroth@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Vicki Klemm

Company name: HMM Engineering

Mailing address: 3882 N. Schreiber Way, Suite 104

City: Coeur D'alene

State: Idaho

Zip code: 83815

Telephone: 208-755-9766

Fax:

E-mail: vklemm@hmm-llc.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 #: 3

Township: 56N

Range: 3W

Parcel acreage: 20

Parcel # (s): RP56N03W038100A

Legal description: A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH HALF AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 3, TOWNSHIP 56 NORTH, RANGE 3 WEST OF THE BOISE MERIDIAN, BONNER COUNTY.

Current zoning: R5

Current use: Residential

What zoning districts border the project site? R5

North: R5	East: R5
South: R5	West: R5
Comprehensive plan designation: Housing - The region is suitable to adequately serve residence with sewer & water, fire protection, schools, police and roads and avoidance of hazardous or sensitive areas.	
Uses of the surrounding land (describe lot sizes, structures, uses): Residential	
North: Residential one house and Timber on the lot to the east	
South: Lakeshore Drive	
East: Residential one house	
West: Gypsy Bay Road	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Heading north on highway 95, head west at Lakeshore drive right before you get to the longbridge. 6.4 miles along Lakeshore Drive.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: NA

This application is for :

Proposed lots:	Depth to Width Ratio (D:W)
Lot #1 Proposed acreage: 7.034	624/493= 1:1.26
Lot #2 Proposed acreage: 5.874	620/411= 1:1.51
Lot #3 Proposed acreage: 5.86	619/412= 1:1.51
Lot #4 Proposed acreage:	
Remainder Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: Split the parcel into 3 lots.

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:

Gently sloping property, containing no significant slopes. Average grade is approximately 3% - 5% There are no major outcrops or benches

Water courses (lakes, streams, rivers & other bodies of water): _____

No standing or flowing surface water was observed. Wetlands map attached

Springs & wells: No springs, 2 Wells 1 serving Lot 1 & 2, 1 Serving Lot 2

Existing structures (size & use): 2 Resident houses and 1 Garage, 1 Shed, 1 Animal barn

Land cover (timber, pastures, etc): Timber & Grasses

Are wetlands present on site? Yes No Source of information: US Wetlands inventory

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

Other pertinent information (attach additional pages if needed): _____
Map attached

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: Existing gravel and paved driveways.

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: Lakeshore road Gypsy Bay Rd

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.
Northern lights ROW easement inst no 654630

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: Individual septic 3 existing on property _____

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: 2 existing wells - possible installation of third well

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: Karen Wilboth, TTE Date: April 18, 2022

Landowner's signature: _____ Date: _____

WOLF GARDENS

BEING THE S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO
2022

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. THE SAME TO BE KNOWN AS WOLF GARDENS AND BEING A PORTION OF THE S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 3, MONUMENTED BY A 2 INCH BRASS CAP PER CP&F INSTRUMENT NUMBER 667209.

FROM WHICH THE CENTER QUARTER CORNER OF SECTION 3, PER RECORD OF SURVEY 287959, BEARS NORTH 0°21'38" EAST, A DISTANCE OF 2618.91 FEET;

THENCE, FROM SAID SOUTH QUARTER CORNER ON THE NORTH/SOUTH MIDSECTION LINE, NORTH 0°21'38" EAST A DISTANCE OF 1309.68 FEET TO THE CENTER-SOUTH 1/16TH CORNER OF SAID SECTION 3;

THENCE CONTINUING NORTH 0°21'38" EAST, A DISTANCE OF 32.57 FEET TO A POINT COMMON WITH THE NORTHERLY RIGHT OF WAY OF LAKESHORE DRIVE, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 0°21'38" EAST, A DISTANCE OF 622.01 FEET ON THE NORTH/SOUTH MIDSECTION LINE TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 AS SHOWN ON RECORD OF SURVEY No. 547471;

THENCE SOUTH 88°22'38" EAST, A DISTANCE OF 1318.09 FEET;

THENCE SOUTH 0°29'06" WEST, A DISTANCE OF 619.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF LAKESHORE DRIVE;

THENCE NORTH 88°28'39" WEST, A DISTANCE OF 1316.39 FEET ON SAID NORTHERLY RIGHT OF WAY TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED CONTAINS 817,722 SQ.FT. (±18.772 ACRES)

KAREN WILLROTH, TRUSTEE _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT
STATE OF IDAHO } SS
COUNTY OF KOOTENAI }

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 ARE 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: _____

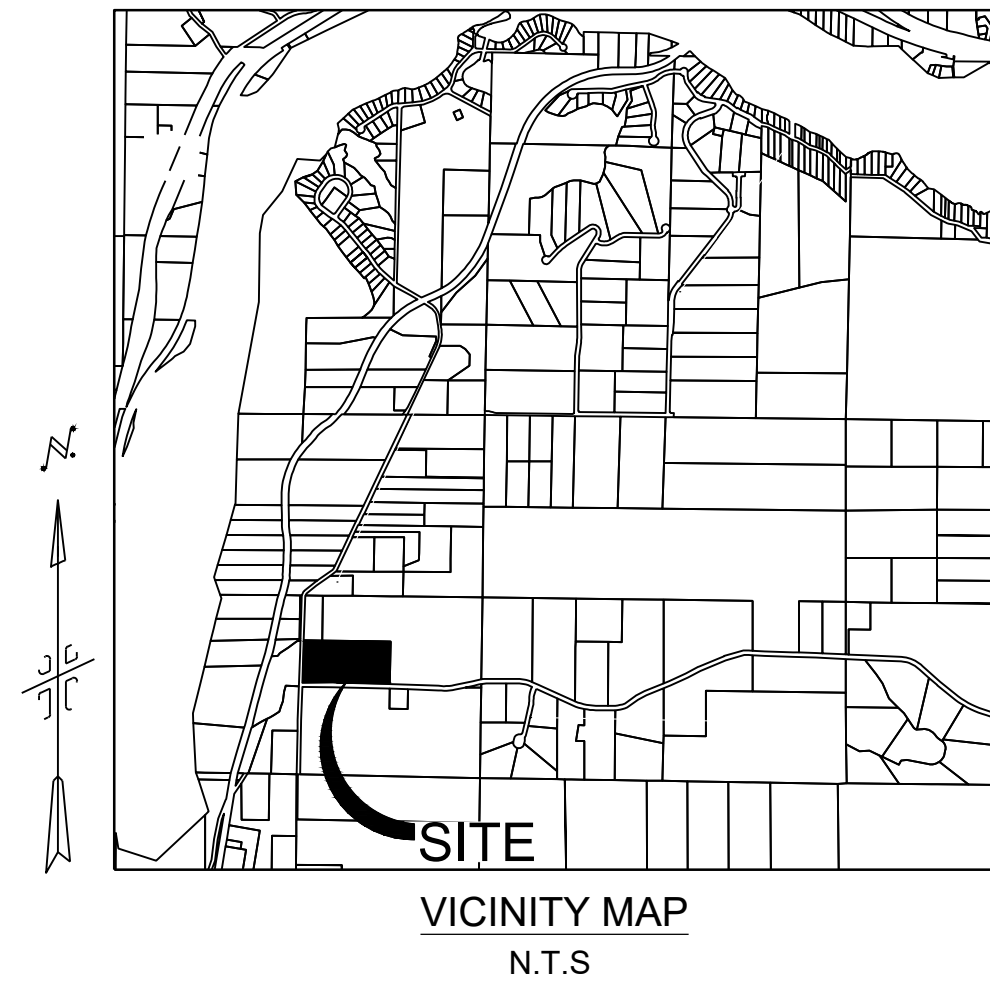
MY COMMISSION EXPIRES: _____

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "WOLF GARDENS" 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



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 _____, IN THE YEAR OF 2022.

_____ CHAIRMAN OF THE BOARD OF COMMISSIONERS

PANHANDLE CERTIFICATE:

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 FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

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 STATE LAW AND LOCAL ORDINANCE, HAVE BEEN COMPLIED WITH.

DATED THIS ___ DAY OF _____, 2022.

_____ VICKI J. KLEMM, PLS 19496



S21138 8031 LAKESHORE MLD DL.DWG

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2022.

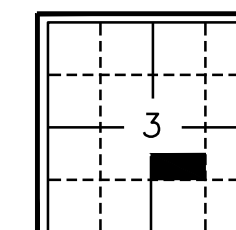
_____ BONNER COUNTY PLANNING DIRECTOR, ET AL

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



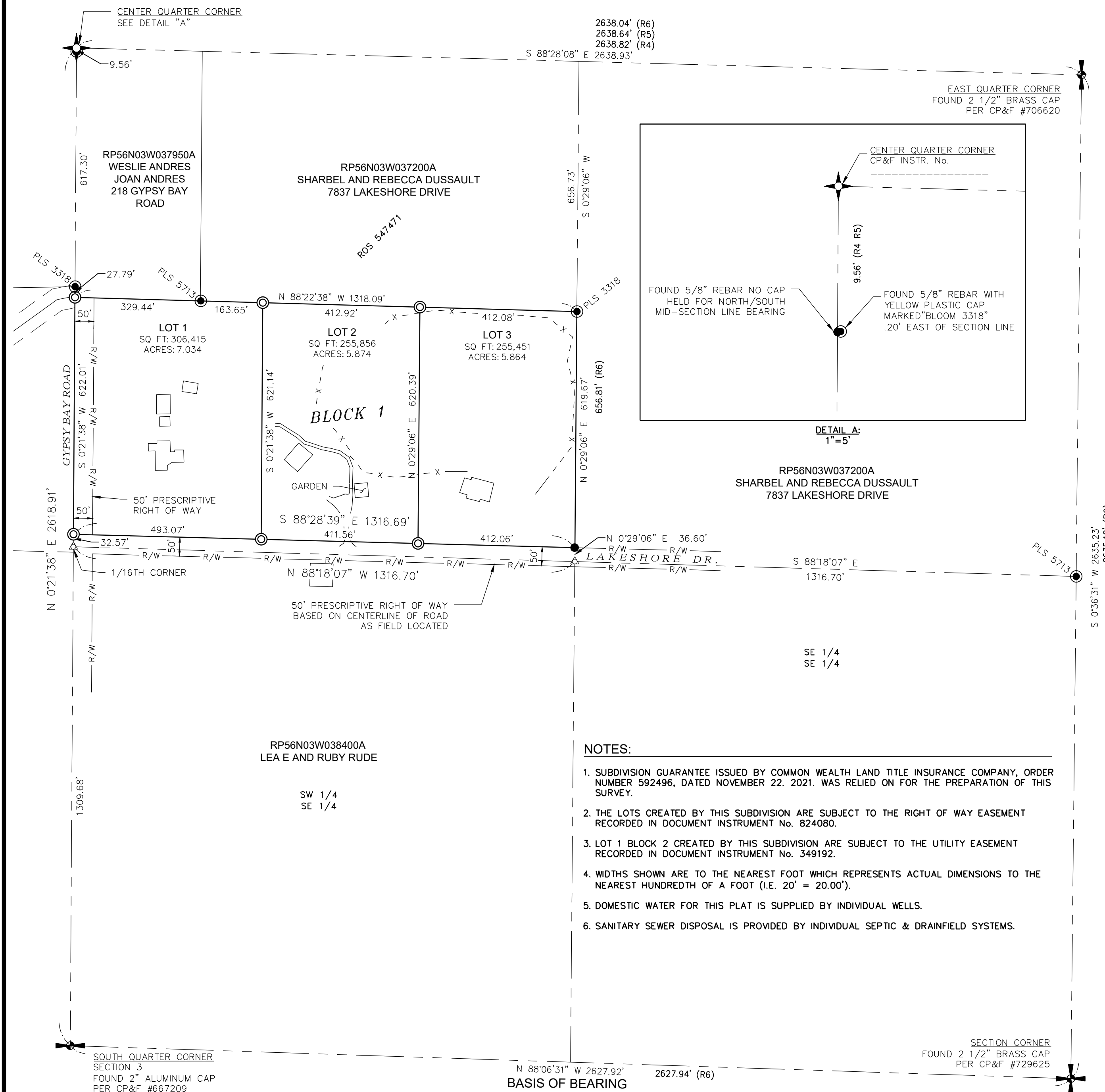
HMH engineering
3882 North Schreiber Way Suite 104
Coeur d'Alene, ID 83815
(208) 635-5825

WOLF GARDENS

BEING THE S 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 3,
TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK: _____ PAGE: _____

INST# _____



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: 2021.7831) ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001075085. MEASURED BETWEEN SOUTH 1/4 SECTION 3 MOUNUMENTED BY ALUMINUM CAP PER CP&F 667209

REFERENCES:

- (R1) RECORD OF SURVEY BY PHILLIP BLOOM, PLS 3318 AND ROBERT BRISTOL, PLS 882, DATED JUNE 20TH, 1984, RECORDED AS INSTRUMENT No. 287959, BONNER COUNTY RECORDS.
- (R2) RECORD OF SURVEY BY JAMES R. STAPLES, PLS 3628, DATED JANUARY 16, 1989, RECORDED AS INSTRUMENT No. 357878, BONNER COUNTY RECORDS.
- (R3) RECORD OF SURVEY BY CHARLES D. CUDDY, PLS 885, DATED SEPTEMBER 14, 1995, RECORDED AS INSTRUMENT No. 472197, BONNER COUNTY RECORDS.
- (R4) RECORD OF SURVEY BY CHARLES D. CUDDY, PLS 885, DATED JUNE 2, 1996, RECORDED AS INSTRUMENT No. 487743, BONNER COUNTY RECORDS.
- (R5) RECORD OF SURVEY BY CHARLES D. CUDDY, PLS 885, DATED JANUARY 8, 1997, RECORDED AS INSTRUMENT No. 497507, BONNER COUNTY RECORDS.
- (R6) RECORD OF SURVEY BY LAWRENCE A. GLAHE, PLS 5713, DATED DECEMBER 29, 1999, RECORDED AS INSTRUMENT No. 547471, BONNER COUNTY RECORDS.
- (R7) RECORD OF SURVEY BY LANCE G. MILLER, PLS 6107, DATED JUNE 21, 2005, RECORDED AS INSTRUMENT No. 679671, BONNER COUNTY RECORDS.
- (R8) RECORD OF SURVEY BY LAWRENCE A. GLAHE, PLS 5713, DATED JULY 24, 2006, RECORDED AS INSTRUMENT No. 708938, BONNER COUNTY RECORDS.
- (D1) PERSONAL REPRESENTATIVES DEED, RECORDED JAN 10, 2022 INSTRUMENT No. 998817.

SURVEYOR'S NARRATIVE:

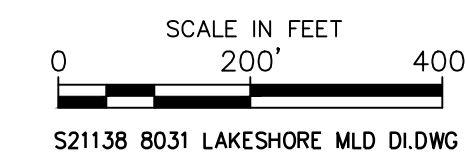
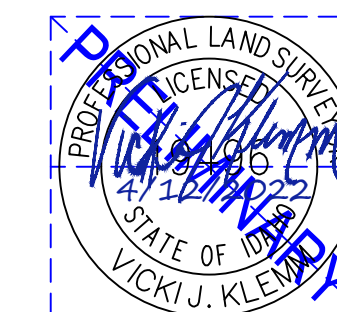
THIS SURVEY IS BEING PERFORMED AT THE REQUEST OF GEORGE SOETJE LIVING TRUST TO DIVIDE THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, INTO 3 LOTS, AS DEPICTED HEREON. THE BASIS OF BEARING WAS ESTABLISHED FROM FOUND MONUMENTS AT THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 3. FOUND MONUMENTS SET ON RECORD OF SURVEY INSTRUMENT No. 547471 WERE HELD TO CONTROL THE NORTH OF THE SUBJECT PROPERTY. A RECORD DISTANCE OF 1309.68 FEET WAS HELD BETWEEN THE C/S 1/16TH AND THE SOUTH QUARTER CORNER.

LEGEND:

	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	RIGHT-OF-WAY
	FENCE
	SECTION LINE
	EASEMENT
	FOUND BRASS OR ALUMINUM CAP, AS DESCRIBED
	FOUND 5/8" REBAR W/ PLASTIC CAP, AS DESCRIBED
	FOUND 5/8" REBAR, NO CAP
	SET 5/8" X 24" REBAR W/ PURPLE PLASTIC CAP MARKED "HMH-ENG PLS 19496"
	CENTER CORNER, AS DESCRIBED.
	QUARTER CORNER, AS DESCRIBED.
	SECTION CORNER, AS DESCRIBED.

NOTES:

1. SUBDIVISION GUARANTEE ISSUED BY COMMON WEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER 592496, DATED NOVEMBER 22, 2021. WAS RELIED ON FOR THE PREPARATION OF THIS SURVEY.
2. THE LOTS CREATED BY THIS SUBDIVISION ARE SUBJECT TO THE RIGHT OF WAY EASEMENT RECORDED IN DOCUMENT INSTRUMENT No. 824080.
3. LOT 1 BLOCK 2 CREATED BY THIS SUBDIVISION ARE SUBJECT TO THE UTILITY EASEMENT RECORDED IN DOCUMENT INSTRUMENT No. 349192.
4. WIDTHS SHOWN ARE TO THE NEAREST FOOT WHICH REPRESENTS ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT (I.E. 20' = 20.00').
5. DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS.
6. SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELD SYSTEMS.



MINOR SUBDIVISION
for
GEORGE SOETJE LIVING TRUST

HMH engineering
3882 North Schreiber Way Suite 104
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(208) 635-5825