

BONNER COUNTY PLANNING DEPARTMENT

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

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # <p style="font-size: 24pt; font-family: cursive;">MLD0040-22</p>	RECEIVED: <div style="text-align: center; font-size: 36pt; font-family: serif; color: blue;"> RECEIVED APR 27 2022 BONNER COUNTY PLANNING DEPARTMENT </div>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Mullen's Freeman Lake Lots
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APPLICANT INFORMATION:

Landowner's name: Mullen Trust		
Mailing address: 3635 Freeman Lake Road		
City: Oldtown	State: ID	Zip code: 83822
Telephone: 509-590-8488	Fax:	
E-mail: molehole8181@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jennifer Owens		
Company name: James A. Sewell & Associates		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: jowens@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 #: 12	Township: 56N	Range: 06W	Parcel acreage: 60
Parcel # (s): RP56N06W120002A			
Legal description: 12-56N-6W E2E2NE & E2NESE			
Current zoning: Rural 10		Current use: Rural 5-10 AC	
What zoning districts border the project site?			

North:Ag/Forest 20	East:Ag/Forest 20
South:Rural 10	West:Rural 10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Ag/Forest 20	
South:Residential	
East:Ag/Forest 20	
West:Residential	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:Take HWY 2 westbound, turn North on Freeman Lake Rd, follow around until sharp bend in road, continue North on Freeman Lake Rd, parcel will be on first the right at the before the left hand turn.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:2		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:9.76	
Lot #2	Proposed acreage:9.75	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>2 lots being created with an unplatted remainder of 38.67 acres.</u>		

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: Steep slopes, rock outcropping and buildable benches.	
Water courses (lakes, streams, rivers & other bodies of water): Freeman Lake roughly 700 feet from North- East of Unplatted remainder	
Springs & wells: <u>N/A</u>	

Existing structures (size & use): There is a home and an outbuilding that will remain on Lot 1

Land cover (timber, pastures, etc): Timbered with some open spaces.

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

Flood Hazard Zones located on site: X D A AE | DFIRM MAP: 16017C0850E

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: Existing driveway to be expanded to allow for a 60" ingress, egress to unplatted lot.

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: _____

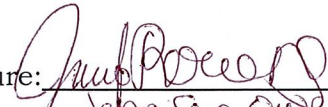
Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.
N/A

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 & drainfield</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <small>Per each lot with PHD Standards</small> _____ _____	
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: <small>Per State Guidelines</small> _____ _____	
Which power company will serve the project site? <u>Avista</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: 4/27/2009
J. A. Sewell & Associates

Landowner's signature: _____ Date: _____

MULLEN'S FREEMAN LAKE LOTS

SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "MULLEN'S FREEMAN LAKE LOTS", 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, JEFF MULLEN AND ELLEN L. MULLEN, TRUSTEES OF MULLEN LIVING TRUST DATED JUNE 23, 2021 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 "MULLEN'S FREEMAN LAKE LOTS", LOCATED IN A PORTION OF SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

LESS A STRIP OF LAND 25 FEET WIDE ALONG THE SOUTH SIDE THEREOF, CONVEYED TO BONNER COUNTY BY RIGHT OF WAY DEED, RECORDED IN BOOK 36 OF DEEDS, PAGE 610, RECORDS OF BONNER COUNTY, IDAHO.

THE 60' WIDE INGRESS, EGRESS AND UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE UNPLATTED REMAINDER, BEING THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12.

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

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

JEFF MULLEN
TRUSTEE, MULLEN LIVING TRUST

ELLEN L. MULLEN
TRUSTEE, MULLEN LIVING TRUST

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 JEFF MULLEN, KNOWN OR IDENTIFIED TO ME TO BE A TRUSTEE OF MULLEN LIVING TRUST DATED JUNE 23, 2021, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF: _____

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 ELLEN L. MULLEN, KNOWN OR IDENTIFIED TO ME TO BE A TRUSTEE OF MULLEN LIVING TRUST, DATED JUNE 23, 2021, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF: _____

RESIDING AT: _____ MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

PER PRELIMINARY RESEARCH REPORT ISSUED BY TITLEONE A TITLE & ESCROW CO. FILE NO. 22448277, DATED 3-7-22.

LESS A STRIP OF LAND 25 FEET WIDE ALONG THE SOUTH SIDE, CONVEYED TO BONNER COUNTY BY RIGHT OF WAY DEED, RECORDED IN BOOK 36 OF DEEDS, PAGE 610, RECORDS OF BONNER COUNTY, IDAHO.

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

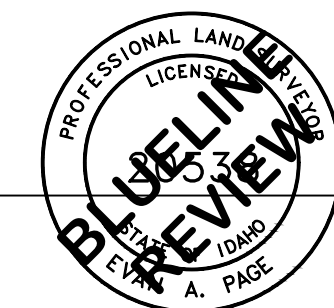
RECORDER'S
CERTIFICATE

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 12, TOWNSHIP 56 NORTH, RANGE 6 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 12, TWP 56N, RNG 6W, B.M.	SHEET TITLE: MULLEN'S FREEMAN LAKE LOTS	DATE: 4-18-22
		SCALE: NONE
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB
		CHECKED: EAP
		PROJ. NO.: 13455-22-001
		CAD FILE NO.: MULLEN-MLD-2022
		SHT. 1 OF 3

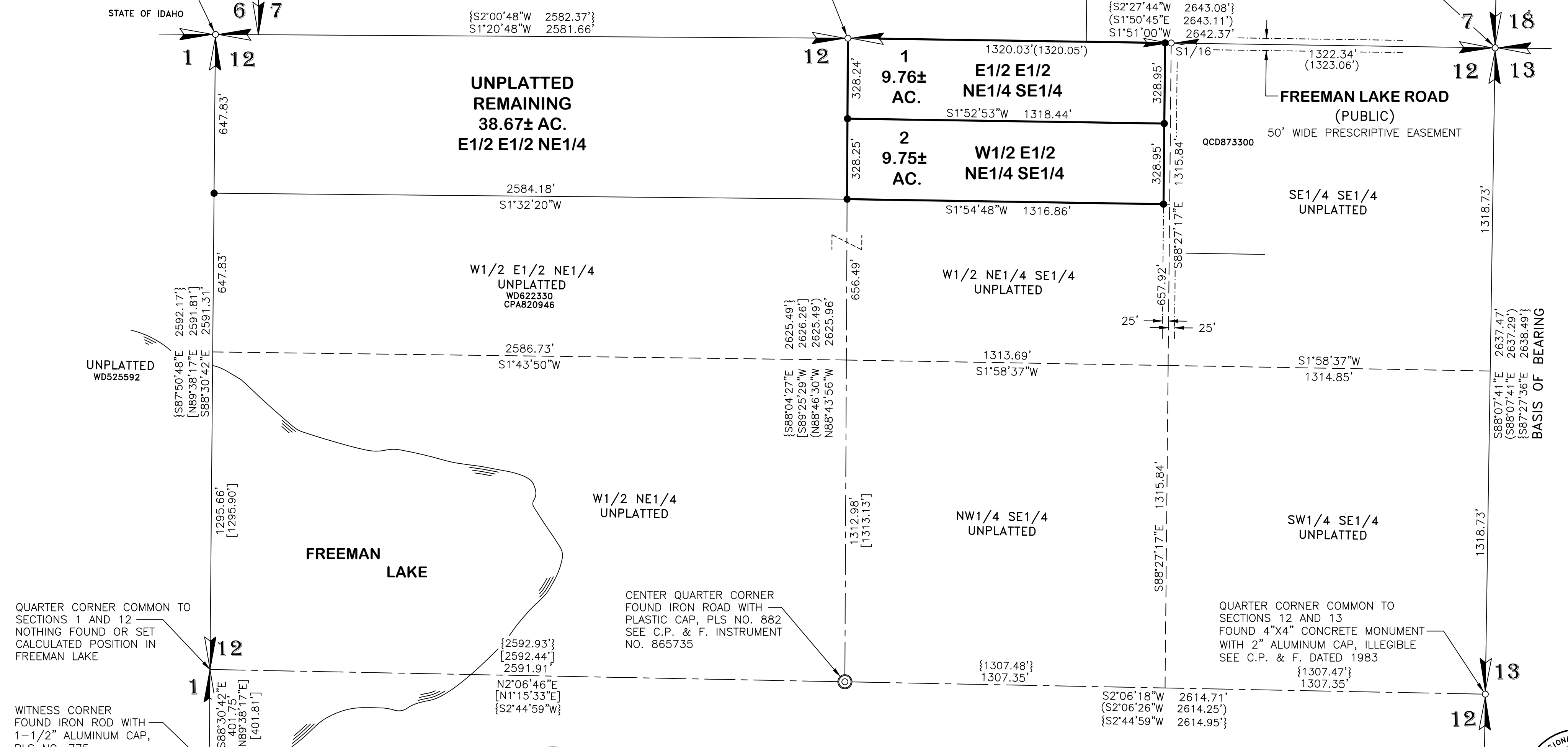
MULLEN'S FREEMAN LAKE LOTS

SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO

SECTION CORNER COMMON TO SECTIONS 1 AND 12
 FOUND 4"x4" CONCRETE MONUMENT
 WITH 1-1/2" ALUMINUM CAP, BY PLS NO. 775
 SEE C.P. & F. INSTRUMENT
 NO. 865731

QUARTER CORNER SECTION 12
 FOUND 4"x4" CONCRETE MONUMENT WITH
 1-1/2" ALUMINUM CAP, PLS NO. 775
 SEE C.P. & F. INSTRUMENT NO. 865729

SECTION CORNER COMMON TO SECTIONS 7, 12, 13 AND 18
 FOUND 4"x4" CONCRETE MONUMENT WITH 1-1/2"
 ALUMINUM CAP, PLS NO. 974
 SEE C.P. & F. RECORDED ON
 JANUARY 3RD, 1990



QUARTER CORNER COMMON TO SECTIONS 1 AND 12
 NOTHING FOUND OR SET
 CALCULATED POSITION IN
 FREEMAN LAKE

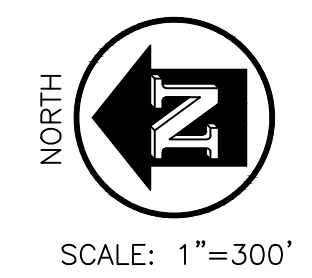
WITNESS CORNER
 FOUND IRON ROD WITH
 1-1/2" ALUMINUM CAP,
 PLS NO. 775
 SEE C.P.&F. INSTRUMENT
 NO. 865734

CENTER QUARTER CORNER
 FOUND IRON ROAD WITH
 PLASTIC CAP, PLS NO. 882
 SEE C.P. & F. INSTRUMENT
 NO. 865735

QUARTER CORNER COMMON TO SECTIONS 12 AND 13
 FOUND 4"x4" CONCRETE MONUMENT
 WITH 2" ALUMINUM CAP, ILLEGIBLE
 SEE C.P. & F. DATED 1983

LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538
- FOUND REBAR WITH YELLOW PLASTIC CAP, PLS NO. 974, UNLESS OTHERWISE NOTED
- () INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 8962, RECORDED AS INSTRUMENT NO. 572579. RECORDS OF BONNER COUNTY, IDAHO.
- [] INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 6374, RECORDED AS INSTRUMENT NO. 870913. RECORDS OF BONNER COUNTY, IDAHO.
- { } INFORMATION AS SHOWN RECORD OF SURVEY BY PLS. NO. 775, RECORDED AS INSTRUMENT NO. 362981. RECORDS OF BONNER COUNTY, IDAHO.



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS IDENTIFY AND MONUMENT THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N06W120002A AND TO DIVIDE SAID PARCEL INTO TWO (2) INDIVIDUAL LOTS WITH AN UNPLATTED REMAINDER AS SHOWN HEREON.

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GM-52 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

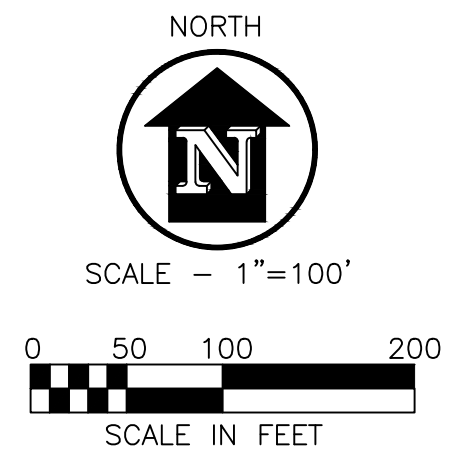
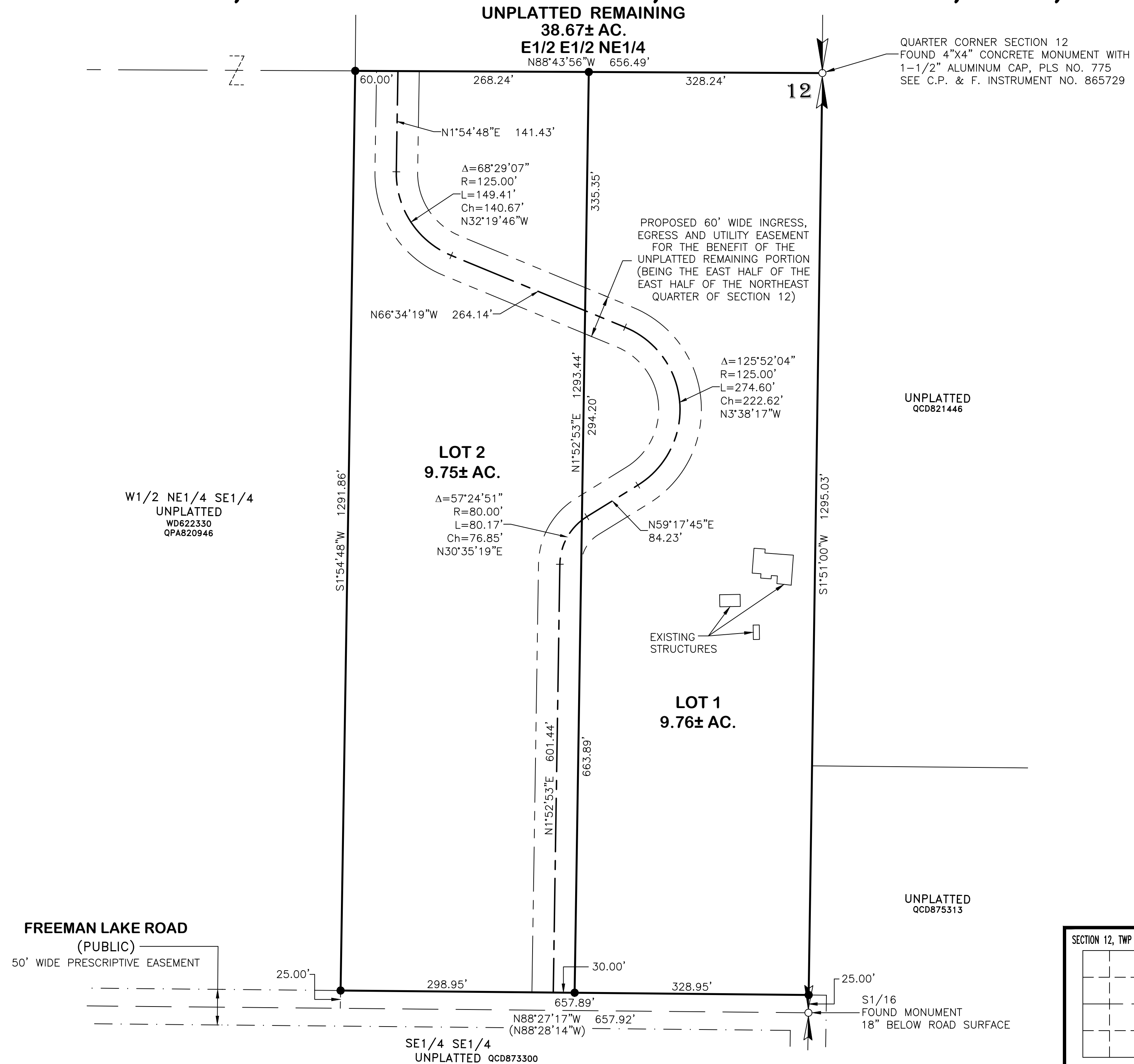
THE BEARING FROM THE SOUTH QUARTER CORNER TO THE SOUTHEAST SECTION CORNER OF SECTION 12 AS SHOWN ON RECORD OF SURVEY BY PLS NO. 8962. RECORDED NOVEMBER 9TH, 2000 AS INSTRUMENT NO. 572579. RECORDS OF BONNER COUNTY, IDAHO.



SECTION 12, TWP 56N, RNG 6W, B.M.	SHEET TITLE: MULLEN'S FREEMAN LAKE LOTS	DATE: 4-18-22
	James A. Sewell and Associates, LLC	SCALE: NONE
	CONSULTING ENGINEERS	DRAWN: JMB
	NEWPORT, WASHINGTON, 99156, (509)447-3626	CHECKED: EAP
		PROJ. NO.: 13455-22-001
		CAD FILE NO.: MULLEN-MLD-2022
		SHT. 2 OF 3

MULLEN'S FREEMAN LAKE LOTS

SECTION 12, TOWNSHIP 56 NORTH, RANGE 6 WEST, B.M., BONNER COUNTY, IDAHO



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			SHT. 3 OF 3	