

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 # MLD0043-22	RECEIVED: RECEIVED MAY 04 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Noderer Woods East
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APPLICANT INFORMATION:

Landowner's name: Kyle Noderer and Heidi Femling		
Mailing address: PO Box 8291		
City: Woodland	State: CA	Zip code: 95776
Telephone: 530-908-1456	Fax:	
E-mail: ksnyderer@yahoo.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: GLAHE & ASSOCIATES		
Mailing address: 303 CHURCH ST.		
City: SANDPOINT	State: IADHO	Zip code: 83864
Telephone: (208) 265-4474	Fax: N/A	
E-mail: thaller@glahinc.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 #: 18	Township: 57N	Range: 2W	Parcel acreage: 12.166
Parcel # (s): RP037240000010A			
Legal description: 18-57N-2W PENNELL PLAT LOT 1			
Current zoning: Suburban		Current use: Suburban	
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: A/F-10
Comprehensive plan designation: Suburban	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: a 5 and 15 acre lot; the 15 acre lot is heavily timbered no structures; the 5 acre lot has residential structure	
South: 20 acre parcel for 131-Land-ag/timb w/non-res imp; with small residential structure	
East: ~8 acre lot for 106- Productivity forest land; with structure	
West: 160 acre lot for 107- Bare forest land; no structures	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	
FROM THE CITY OF SANDPOINT, GO NORTH ON DIVISION AVE TO BALDY MOUNTAIN ROAD. GO WEST ON BALDY MOUNTAIN ROAD FOR APPROX. 2 MILES. TURN LEFT (SOUTH) ONTO WOOD VIEW ROAD. THE SUBJECT PROPERTY IS ON THE RIGHT APPROX. 1.5 MILES DOWN WOOD VIEW RD.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 6.062	1:1.5
Lot #2	Proposed acreage: 6.104	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
THE PURPOSE OF THIS LAND DIVISION IS TO CREATE TWO APPROX. 6 ACRE CONFORMING LOTS FROM		
ONE LARGER PARENT PARCEL OF 12.166 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 site is hilly with a few steep areas. Estimated maximum slope is above 30%. A knoll sits about in the middle of Lot 1 and Lot 2 making for good building locations.	
Few rock outcroppings occur.	
Water courses (lakes, streams, rivers & other bodies of water): _____	
N/A	
Springs & wells: _____	
THERE IS AN UNUSED WELL ON SITE WITH WELL HEAD.	

Existing structures (size & use): _____
NO STRUCTURES EXIST ON SITE.

Land cover (timber, pastures, etc): _____
MOST OF THE SITE IS HEAVILY TIMBERED.

Are wetlands present on site? Yes No

Source of information: Wetlands Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0695E

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: _____

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: _____
WOOD VIEW ROAD IS A 60 WIDE PUBLIC, PRIVATELY MAINTAINED GRAVEL EASEMENT PER INST. NO. 433890 REFERENCING ROS INST. NO. 417848.

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.
Utility easements - Inst. No. 182898 and 552990 Access easements - Inst. No. 423411, 433890 AND 1002037

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: _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical individual underground septic 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: A typical independent underground water systems.

Which power company will serve the project site? Avista

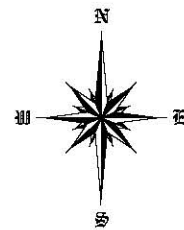
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 3/28/2022
ON BEHALF OF KYLE NODERER

Landowner's signature: _____ Date: _____

NODERER WOODS EAST

A REPLAT OF LOT 1 OF PENNELL PLAT,
A PORTION OF THE SW 1/4 OF SECTION 18,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
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GENERAL NOTES

1. SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
2. WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
3. THE LOTS ARE CATEGORIZED AS ZONE 'D' PER FEMA PANEL 16017C0695E, EFFECTIVE 11/18/2009.

METHOD OF SURVEY

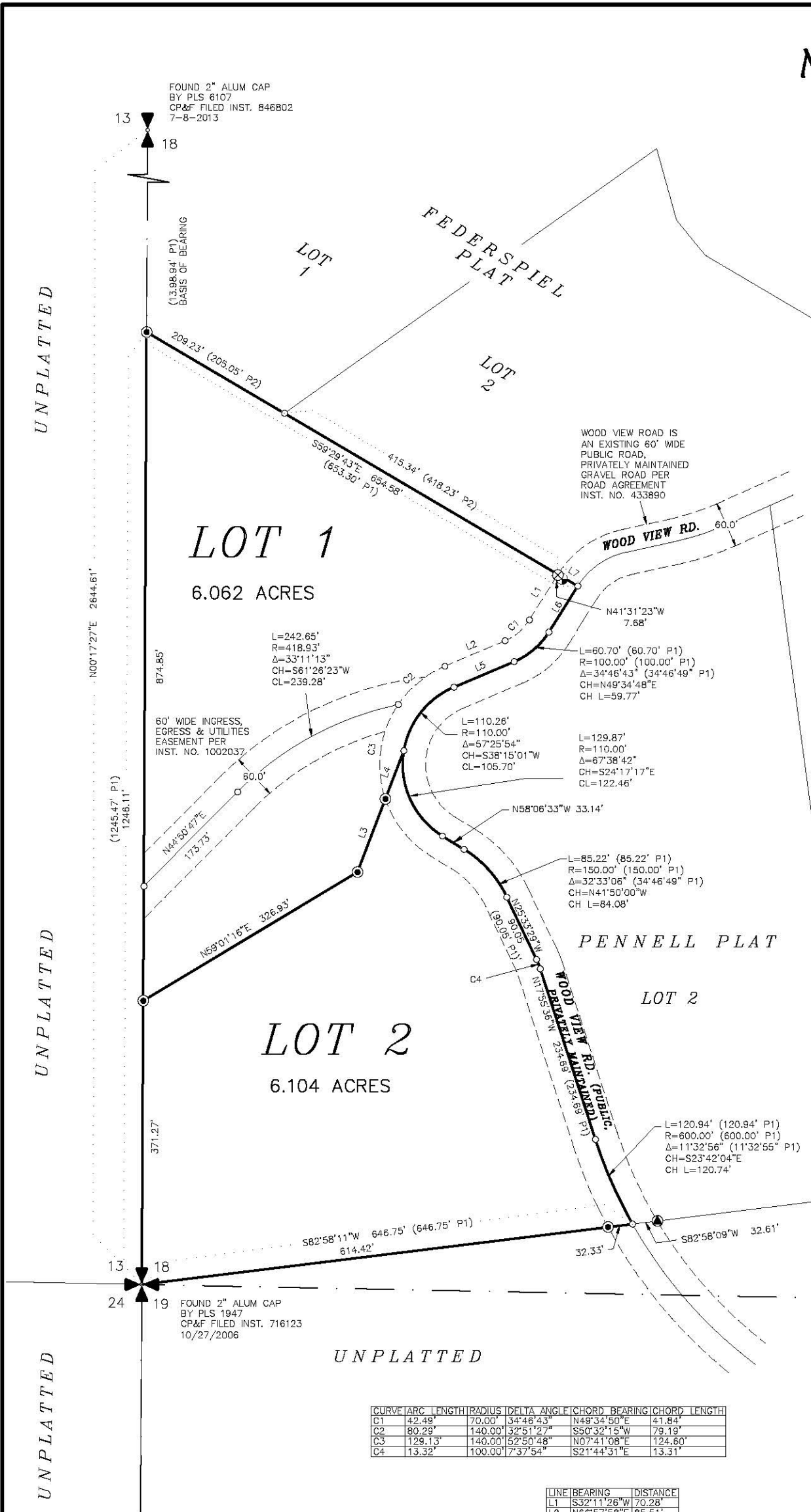
THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

SURVEYOR'S NARRATIVE

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

REFERENCES

- (P1) PLAT OF PENNELL, RECORDED IN BK. 6 OF PLATS, PG. 151, 9/14/2001
- (P2) PLAT OF FEDERSPIEL, RECORDED IN BOOK 7 AT PAGE 133, INST. 659585, 9/16/2004.
- (P3) PLAT OF HUGHES HEIGHTS, RECORDED IN BOOK 8 AT PAGE 120, INST. 72096, 01/16/2007
- (R1) RECORD OF SURVEY BY PLS 6107, INST. NO. 417848, 11/10/1981
- (R2) RECORD OF SURVEY BY PLS 1947, INST. NO. 308658, 9/18/1985



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.49'	70.00'	34°46'43"	N49°34'50"E	41.84'
C2	80.29'	140.00'	32°51'27"	S50°32'15"W	79.19'
C3	129.13'	140.00'	52°50'48"	N07°41'08"E	124.60'
C4	13.32'	100.00'	17°37'54"	S21°44'31"E	13.31'

LINE	BEARING	DISTANCE
L1	S32°11'26"W	70.28'
L2	N66°57'58"E	85.51'
L3	S20°52'29"W	102.36'
L4	S20°52'29"W	67.63'
L5	N66°57'58"E	85.51'
L6	S32°11'26"W	71.16'
L7	S59°29'43"E	30.01'

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 1.0001027506. THE MERIDIAN CONVERGENCE ANGLE IS -0°39'29" AT THE SOUTHWEST CORNER OF SECTION 18, WHICH IS ALSO THE SOUTHWEST CORNER OF LOT 2.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	18	57 N	2 W		
PROJECT # 20-150A NODERER			Plot Date: 4/7/2022		
DRAWING NAME: 20-150A NODERER MLD.DWG					

NODERER WOODS EAST

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-285-4474

Scale: 1"=100'
Checked By: TLAG
Drawn By: TSH
Sheet: 1 of 2

NODERER WOODS EAST

A REPLAT OF LOT 1 OF PENNELL PLAT,
A PORTION OF THE SW 1/4 OF SECTION 18,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KYLE S. NODERER, A SINGLE MAN AND HEIDI R. FEMLING, A MARRIED WOMAN, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "NODERER WOODS EAST", BEING LOT 1 OF "PENNELL PLAT", AS RECORDED IN BK. 6 OF PLATS, PG. 151, RECORDS OF BONNER COUNTY, IDAHO, IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID POINT BEING THE POINT OF BEGINING;
THENCE NORTH 81 DEGREES 49' 28" EAST A DISTANCE OF 950.67 FEET;
THENCE NORTH 08 DEGREES 47' 36" WEST A DISTANCE OF 907.58 FEET; THENCE SOUTH 66 DEGREES 03' 39" WEST A DISTANCE OF 62.41 FEET;
THENCE 70.45 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET (THE CHORD OF WHICH BEARS SOUTH 71 DEGREES 49' 39" WEST, 70.33 FEET);
THENCE SOUTH 77 DEGREES 35' 39" WEST A DISTANCE OF 63.77 FEET;
THENCE 81.24 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET (THE CHORD OF WHICH BEARS SOUTH 54 DEGREES 18' 50" WEST, 79.03 FEET);
THENCE NORTH 60 DEGREES 38' 25" WEST A DISTANCE OF 653.30 FT; THENCE SOUTH 00DEGREES 48' 12" EAST A DISTANCE OF 1245.47 FEET TO THE INITIAL POINT

SUBJECT TO ALL EASEMENTS OF RECORD.

KYLE S. NODERER _____ DATE _____

HEIDI R FEMLING _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KYLE S. NODERER, 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: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HEIDI R. FEMLING, 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 REPLAT 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 REPLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE INSURANCE COMPANY SUBDIVISION GUARANTEE, FILE NO. 2037882, DATED NOVEMBER 4, 2020.

1. A PUBLIC UTILITIES EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. RECORDED 1/7/1977, AS INST. NO. 182898, RECORDS OF BONNER COUNTY, IDAHO. LOCATION WITHIN ROAD RIGHT-OF-WAY, NOT SHOWN.
2. A RECORD OF SURVEY RECORDED 12/31/1992 AS INST. NO. 417848. RECORDS OF BONNER COUNTY, IDAHO. ROAD EASEMENT AS SHOWN.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED 4/23/1993 AS INST. 423410, RECORDS OF BONNER COUNTY, IDAHO.
4. ROAD MAINTENANCE AGREEMENT RECORDED 4/23/1993 AS INST. NO. 423411, RECORDS OF BONNER COUNTY, IDAHO.
5. A RIGHT-OF-WAY FOR ROAD AND UTILITIES AS RECORDED 10/18/1993 AS INST. 433890, RECORDS OF BONNER COUNTY, IDAHO.
6. A PUBLIC UTILITIES EASEMENT GRANTED TO AVISTA CORPORATION RECORDED 11/1/1999, INST. NO. 552990, RECORDS OF BONNER COUNTY, IDAHO.
7. EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS AS SHOWN ON "PENNELL PLAT" AS RECORDED IN BOOK 6 OF PLATS AT PAGE 151, RECORDS OF BONNER COUNTY, IDAHO.
8. THE COMMUNITY INTEREST OF THE SPOUSE OF THE VESTEE NAMED HEREIN AT THE DATE OF ACQUIRING THE TITLE UNDER THE DOCUMENTS SET FORTH HEREIN. RECORDED 10/9/2002, INST. NO. 610344

SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 18, TOWNSHIP 57 NORTH, RANGE 2 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 _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "NODERER WOODS EAST" AND CHECKED THE REPLAT 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 _____

PANHANDLE HEALTH DISTRICT

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 TO BE PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEMS.
SEWER SERVICE: SEWAGE DISPOSAL BY APPROVED INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

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



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	18	57	2		
		N	W		
PROJECT #: 20-150A NODERER MLD			Plat Date: 3/28/2022		
DRAWING NAME: 20-150A NODERER MLD					

NODERER WOODS EAST

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

Scale: N/A
Checked By: TLAG
Drawn By: SWO/TSH
Sheet: 2 of 2