

# 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 #

MLD0044-22

RECEIVED:

RECEIVED  
MAY 10 2022

BONNER COUNTY  
PLANNING DEPARTMENT

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: MAGER TRACTS

### APPLICANT INFORMATION:

Landowner's name: RUSSELL AND KATHY MAGER REVOCABLE TRUST

Mailing address: 506 N SULLIVAN RD F109

City: SPOKANE VALLEY

State: WA

Zip code: 99037

Telephone: 509-280-9957

Fax:

E-mail: RKMAGER@HOTMAIL.COM

### REPRESENTATIVE'S INFORMATION:

Representative's name: ROB STRATTON

Company name: STRATTON LAND SERVICES

Mailing address: 8068 W MAIN ST, UNIT 1

City: RATHDRUM

State: ID

Zip code: 83858

Telephone: 208-687-2854

Fax:

E-mail: ROB@STRATTONLS.COM

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: N/A

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

### PARCEL INFORMATION:

Section #: 27

Township: 61N

Range: 4W

Parcel acreage: 2.26

Parcel # (s): RP059610010020A

Legal description: LOT 2, BLOCK 1 STATE SUB PINTO POINT

Current zoning: RECREATION

Current use: RESORT COMMUNITY

What zoning districts border the project site?

North: FOREST	East: RECREATION
South: RECREATION	West: RECREATION
Comprehensive plan designation: RESORT COMMUNITY	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: STATE LAND	
South: LESS THAN 0.5 AC LOTS, HOUSES AND PRIEST LAKE	
East: 1 TO 0.4 AC LOTS, STATE LAND LOTS AND HOUSES	
West: 2.5 AC, HOUSE AND OUT BUILDINGS	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: from planning dept go SW on Hwy 2 for 21.6 mi, go N on Hwy 57 for 22.4 mi, go NE on Dickensheet 4.5 mi, go NE on Cavanaugh Bay Rd/Shore Rd 11.4 mi, go S on Indian Creek Park Rd 0.2 mi, go SW on Cape Horn Rd 0.6 mi, go W on Indian Creek Bay Rd 0.3 mi, go S on Pinto Point Rd 0.1 mi to site on right	

**ADDITIONAL PROJECT DESCRIPTION:**

**Existing plat recording information:**

**This application is for :**

Proposed lots:	Depth to Width Ratio (D:W)
Lot #1      Proposed acreage: 1.282	0.8 : 1
Lot #2      Proposed acreage: 1.006	0.4 : 1
Lot #3      Proposed acreage:	
Lot #4      Proposed acreage:	
Remainder    Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: \_\_\_\_\_  
 TAKING A 2 AC LOT AND SPLITTING IT INTO TWO 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:

THE SOUTH HALF OF THE LOT IS LESS THAN 2% SLOPE, THE NORTH HALF OF THE LOT IS SLOPED AT ABOUT 10%

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

THE SOUTHERN BOUNDARY IS PRIEST LAKE

Springs & wells: \_\_\_\_\_

NONE

Existing structures (size & use): \_\_\_\_\_  
HOUSE ON PREPOSED LOT 2  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
TIMBER  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?  Yes  No  
Source of information: National Wetlands Map  
Flood Hazard Zones located on site:  X  D  A  AE  
DFIRM MAP: 16017C0225F

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_  
20 FOOT GRAVEL  
\_\_\_\_\_

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

List existing access and utility easements on the subject property.

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
PINTO POINT SEWER DISTRICT

Proposed Community System - List type & proposed ownership: \_\_\_\_\_

Individual system - List type: SEPTIC - LOT 1 ONLY

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: THE WATER IS SUPPLIED BY PRIEST LAKE  
\_\_\_\_\_  
\_\_\_\_\_

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.

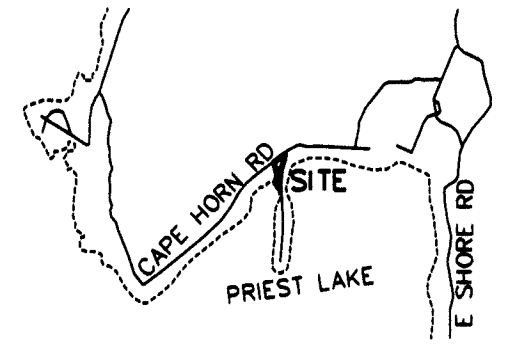
Landowner's signature: Russell C Waayer Date: 4-30-2022

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

# MAGER TRACTS

A REPLAT OF LOT 2, BLOCK 1 STATE SUBDIVISION PINTO POINT  
GOV'T LOTS 4&5 OF SECTION 27, TOWNSHIP 61N, RANGE 4W, BM  
BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
INST # \_\_\_\_\_



VICINITY SKETCH  
NOT TO SCALE

## LEGEND:

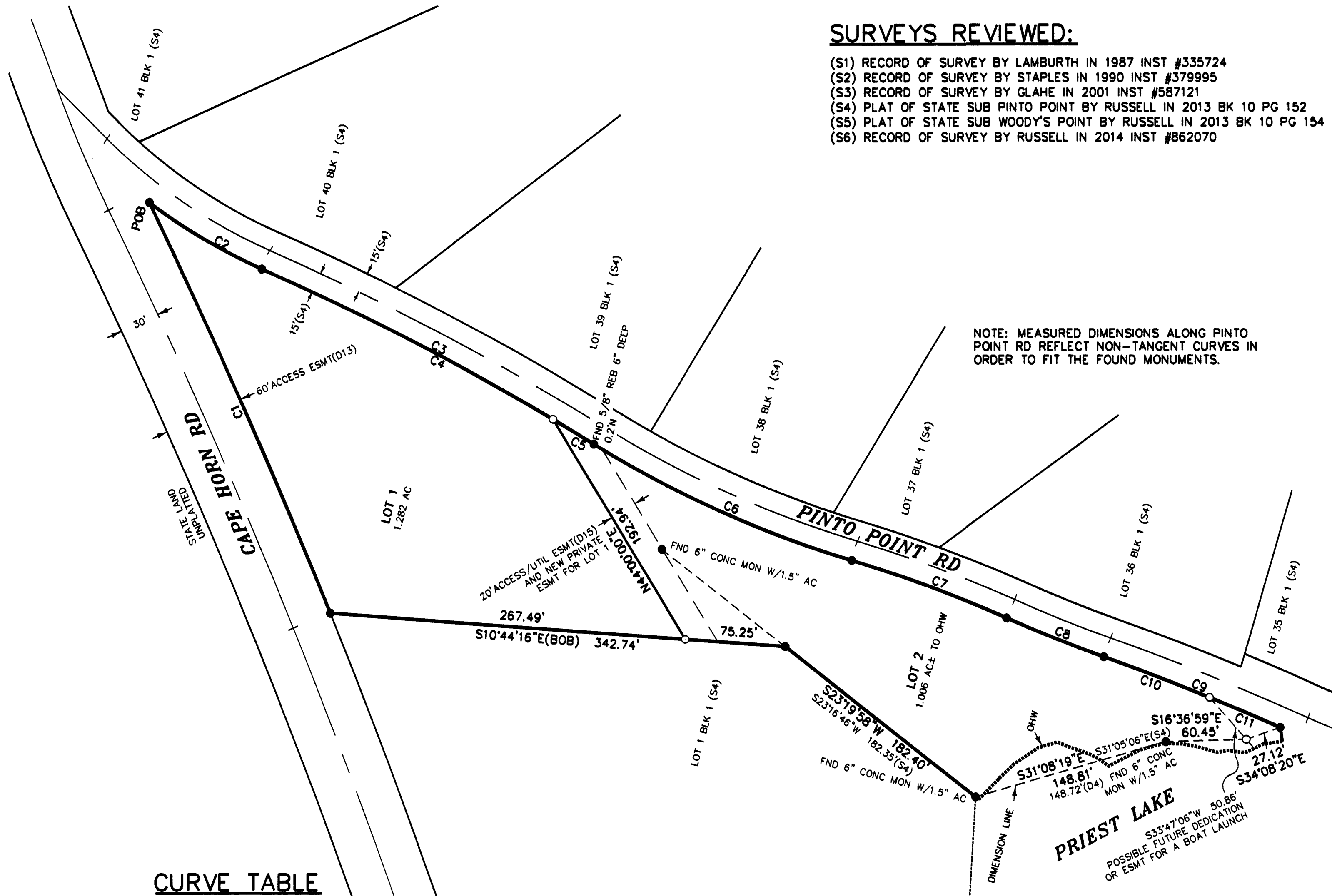
- = FOUND 5/8" '13419' REBAR OR AS DESCRIBED
- = SET 5/8"x24" REBAR W/'STRATTON 10677' CAP
- (BOB) = BASIS OF BEARING
- POB = POINT OF BEGINNING
- OHW = APPROXIMATE ORDINARY HIGH WATER LINE AS DETERMINED 7/21

## SURVEYS REVIEWED:

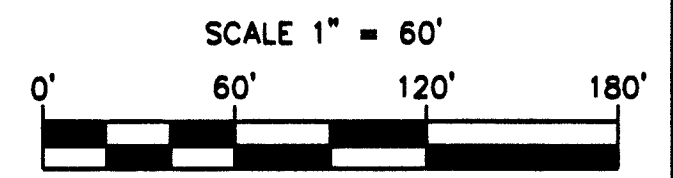
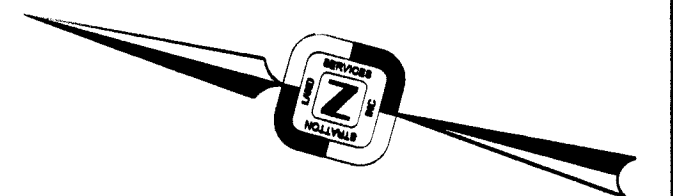
- (S1) RECORD OF SURVEY BY LAMBURTH IN 1987 INST #335724
- (S2) RECORD OF SURVEY BY STAPLES IN 1990 INST #379995
- (S3) RECORD OF SURVEY BY GLAHE IN 2001 INST #587121
- (S4) PLAT OF STATE SUB PINTO POINT BY RUSSELL IN 2013 BK 10 PG 152
- (S5) PLAT OF STATE SUB WOODY'S POINT BY RUSSELL IN 2013 BK 10 PG 154
- (S6) RECORD OF SURVEY BY RUSSELL IN 2014 INST #862070

## DOCUMENTS REVIEWED:

- (D1) INST #173469 STATE OF ID TO NORTHERN LIGHTS 3/7/1976 BK 61 PG 86
- (D2) INST #552359 ENCROACHMENT PERMIT TO POLLOCK 9/22/1999
- (D3) INST #797995 POLLOCK TO MAGER 9/1/2010
- (D4) INST #811265 ENCROACHMENT PERMIT TO MAGER
- (D5) INST #833667 STATE OF ID TO PINTO POINT SEWER DIST 10/9/2012
- (D6) INST #839539 CCR's 2/8/2013
- (D7) INST #839540 ADDENDUM TO CCR's 2/8/2013
- (D8) INST #861608 AFFIDAVIT OF EASEMENT 7/11/2014
- (D9) INST #861620 STATE OF ID TO PINTO POINT SEWER DIST 7/11/2014
- (D10) INST #861624 STATE OF ID TO BONNER CO 7/11/2014
- (D11) INST #861629 STATE OF ID TO GENERAL TELEPHONE CO 7/11/2014
- (D12) INST #864955 SCRIVNER'S ERROR AFFIDAVIT 10/2/2014
- (D13) INST #865275 STATE OF ID TO PINTO POINT 10/10/2014
- (D14) INST #865280 STATE OF ID TO PINTO POINT 10/10/2014
- (D15) INST #877425 STATE OF ID TO PINTO POINT 8/7/2015
- (D16) INST #877715 STATE OF ID TO GENERAL TELEPHONE CO 8/13/2015
- (D17) INST #910860 MAGER TO MAGER 9/5/2017
- (D18) TITLE REPORT BY FIRST AMERICAN TITLE ORDER #703199-S DATED 7/31/2019



NOTE: MEASURED DIMENSIONS ALONG PINTO POINT RD REFLECT NON-TANGENT CURVES IN ORDER TO FIT THE FOUND MONUMENTS.



**BASIS OF BEARINGS:**  
STATE SUB PINTO POINT BK 10 PG 152  
AS SHOWN HEREON  
**EQUIPMENT USED:**  
RTK GPS  
5" TOTAL STATION

## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	RADIUS	LENGTH	DELTA	CHORD
C1	5030.00'	336.73'	3°50'08"	N51°10'36"E 336.67'	5030.00'	336.79'	3°50'11"	N51°09'13"E 336.73' (S4)
C2	415.00'	98.36'	13°34'47"	S15°29'39"W 98.13'	415.00'	98.46'	13°35'35"	S15°29'20"W 98.22' (S4)
C3	1985.00'	282.26'	8°08'50"	N12°46'03"E 282.02'	1985.00'	282.33'	8°08'57"	N12°46'02"E 282.09' (S4)
C4	1985.00'	246.28'	7°06'32"	N12°14'54"E 246.13'				
C5	1985.00'	35.98'	1°02'18"	N16°19'19"E 35.98'				
C6	815.00'	213.20'	14°59'18"	S09°21'32"W 212.59'	815.00'	213.12'	14°58'58"	S09°21'01"W 212.52' (S4)
C7	985.00'	124.32'	7°13'53"	N05°29'59"E 124.24'	985.00'	124.36'	7°14'02"	N05°28'33"E 124.28' (S4)
C8	1015.00'	78.87'	4°27'08"	S06°51'08"W 78.85'	1015.00'	78.85'	4°27'04"	S06°52'02"W 78.83' (S4)
C9	1985.00'	142.73'	4°07'11"	N06°45'30"E 142.70'	1985.00'	142.80'	4°07'18"	N06°42'09"E 142.76' (S4)
C10	1985.00'	84.98'	2°27'10"	N05°55'29"E 84.97'				
C11	1985.00'	57.75'	1°40'01"	N07°59'05"E 57.75'				

	<b>SURVEY FOR:</b>	<b>MAGER</b>	<b>INDEX</b>		<b>STRATTON LAND SERVICES, INC.</b> 8088 W. MAIN ST. UNIT 1 RATHDRUM, ID 83888 (208) 687-2884 WWW.STRATTONLS.COM						
	PRELIMINARY	20013-6.DWG DATE: 4/11/22 DRAWN BY: RFL	<table border="1" style="width: 100%;"> <tr> <th>1/4, 1/4</th> <th>SEC</th> <th>T.</th> <th>R.</th> </tr> <tr> <td style="text-align: center;"> </td> <td style="text-align: center;">27</td> <td style="text-align: center;">61N</td> <td style="text-align: center;">4W</td> </tr> </table>			1/4, 1/4	SEC	T.	R.		27
1/4, 1/4	SEC	T.	R.								
	27	61N	4W								

# MAGER TRACTS

A REPLAT OF LOT 2, BLOCK 1 STATE SUBDIVISION PINTO POINT  
GOV'T LOTS 4&5 OF SECTION 27, TOWNSHIP 61N, RANGE 4W, BM  
BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
INST # \_\_\_\_\_

### OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE RUSSELL AND KATHY MAGER REVOCABLE TRUST, HEREBY CERTIFIES THAT IT IS THE 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 'MAGER WATERS' AND DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1 OF STATE SUBDIVISION PINTO POINT AS RECORDED WITH BONNER COUNTY IN BOOK 10 OF PLATS AT PAGE 152, AND AFFIDAVIT OF CORRECTION RECORDED OCTOBER 2, 2014 AS INSTRUMENT NO. 864955, LOCATED IN GOV'T LOTS 4 AND 5 OF SECTION 27, TOWNSHIP 61 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD OR IN VIEW.

DOMESTIC WATER TO BE PROVIDED BY INDIVIDUAL WELLS.  
DOMESTIC SEWER TO BE BY INDIVIDUAL SEPTIC SYSTEMS.

-----  
RUSSELL MAGER TRUSTEE

-----  
KATHY MAGER TRUSTEE

### ACKNOWLEDGMENT:

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

THIS RECORD WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY RUSSELL MAGER AND KATHY MAGER, AS TRUSTEES OF THE RUSSELL AND KATHY MAGER REVOCABLE TRUST.

-----  
NOTARY PUBLIC

-----  
RESIDING AT

-----  
COMMISSION EXPIRES

### SURVEYOR'S NARRATIVE:

PORTIONS OF THIS NARRATIVE WERE ADDED TO HELP EXPLAIN DECISIONS I MADE THAT MAY NOT BE APPARENT FROM THE DRAWING ITSELF. THESE PORTIONS ARE INDICATED WITH LARGER, BOLD TEXT. OTHER PORTIONS OF THIS NARRATIVE WERE ADDED TO COMPLY WITH IDAHO CODE BUT ARE SELF EVIDENT OR OTHERWISE NOT NECESSARY FOR THE UNDERSTANDING OF THE DECISIONS MADE HEREON. THESE PORTIONS ARE INDICATED WITH SMALLER, LIGHTER, ITALIC TEXT.

PURPOSE OF SURVEY:  
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE SUBJECT PARCEL.

BOUNDARY DETERMINATION:  
THE EXTERIOR BOUNDARY WAS DETERMINED BY HOLDING FOUND MONUMENTS AS INDICATED HEREON.

EASEMENTS:  
EASEMENTS WERE REVIEWED PER (D18) AND ARE DEPICTED HEREON.

IMPROVEMENTS:  
IMPROVEMENTS ARE NOT SHOWN ON THIS SURVEY.

POINT OF BEGINNING:  
THE POB IS SHOWN HEREON TO COMPLY WITH STATE LAW BUT HAS NO RELEVANCE TO THE SURVEY OR DESCRIPTION.

### ESMT NOTES:

- (D1)/(D8) GRANTS A 40' POWER EASEMENT IN A DEFINED LOCATION BUT FAILS TO ESTABLISH A BASIS FOR BEARINGS. MAY AFFECT SUBJECT PARCEL.
- PARCEL IS SUBJECT TO AN ENCROACHMENT PERMIT (D2), (D3) AND (D4) FOR A PIER AND WATERLINE.
- (D5)/(D9) GRANTS A 30' SEWER EASEMENT IN A DEFINED LOCATION BUT FAILS TO ESTABLISH A BASIS FOR BEARINGS. MAY AFFECT SUBJECT PARCEL.
- THIS PLAT IS SUBJECT TO CCRs (D6) AND (D7). CONTAINS SETBACKS AND OTHER PROVISIONS.
- (D11) GRANTS A 10' TELEPHONE EASEMENT IN A DEFINED LOCATION BUT FAILS TO ESTABLISH A BASIS FOR BEARINGS. MAY AFFECT SUBJECT PARCEL.
- (D16) GRANTS A 10' TELEPHONE EASEMENT IN A DEFINED LOCATION BUT FAILS TO ESTABLISH A BASIS FOR BEARINGS. MAY AFFECT SUBJECT PARCEL.
- (S4) CONTAINS A BLANKET EASEMENT FOR EXISTING UTILITIES THAT MAY IMPACT LOTS THEREIN.

### PLANNING DIRECTOR'S CERTIFICATE:

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

-----  
BONNER COUNTY PLANNING DIRECTOR

### COUNTY COMMISSIONERS' APPROVAL:

THIS PLAT IS 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

### 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 20\_\_\_\_, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

-----  
BONNER COUNTY TREASURER

### 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.

### COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF 'MAGER WATERS' 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 RECORDER'S CERTIFICATE:

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M IN BOOK \_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF ROBERT STRATTON.

-----  
BONNER COUNTY RECORDER INST# \_\_\_\_\_ FEE \_\_\_\_\_

### SURVEYOR'S CERTIFICATE:

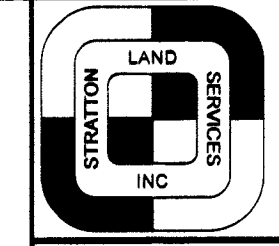
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 27, TOWNSHIP 61 NORTH, RANGE 4 WEST, B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

-----  
ROBERT L. STRATTON, PLS # 10677



SURVEY FOR:

**MAGER**



**STRATTON LAND SERVICES, INC.**  
8068 W. MAIN ST. UNIT 1  
RATHDRUM, ID 83858  
(208) 687-2854  
WWW.STRATTONLS.COM

20013-6.DWG	
DATE: 2/27/22	SHT. 2 OF 2
DRAWN BY: RFL	PROJ # 20013