

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 # MLD0052-22	RECEIVED: RECEIVED MAY 19 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Mountain View Kraly

APPLICANT INFORMATION:

Landowner's name: Stan Kraly		
Mailing address: 10521 Colburn Culver Road		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-610-5303	Fax:	
E-mail: stankraly@yahoo.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: thaller@glaheinc.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Jake Wray (new lot recipient)		
Company name: Old German Baptist Church		
Mailing address:		
City:	State:	Zip code:
Telephone: 208-610-9572	Fax:	
E-mail: jake@sonrayenterprises.com		

PARCEL INFORMATION:

Section #: 4	Township: 57N	Range: 1W	Parcel acreage: 18.4
Parcel # (s): RP57N01W040002A			
Legal description: 4-57N-1W LOT 1 E OF COLBURN CULVER RD			
Current zoning: Ag/Forest 10	Current use: Residential		
What zoning districts border the project site?			

North: Ag/Forest 20	East: Ag/Forest 10
South: Ag/Forest 10	West: Ag/Forest 10 / Commercial
Comprehensive plan designation: Ag/Forest Land	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 119 acre parcel with 132-Land-ag/timb w/non-res imp land use, with structure	
South: 1 acre parcel with us of 512-Land Resid rural tract vac; no structures	
East: 10 & 32 ac parcel for ag purposes; with no structures	
West: 7.3, 9.0 & 12.5 acre parcels; all have residences. One parcel is commercial and has business on it.	
Within Area of City Impact: Yes: No: If yes, which city?:	
Detailed Directions to Site: _____	
From Kootenai, go East on SH-200 towards Montana. Continue approximately 3.8 miles, turn left onto Colburn Culver Road.	
Project site is on the right at the corner with French Road.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : creating a new 2.5 acre parcel for a larger parent parcel		
Proposed lots: 2		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 2.5	2:1
Lot #2	Proposed acreage: 15.9	2.5:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
An approved CUP allows a new 2.5 lot to be created from a larger 18+ acre parcel. This land division will create two lots at 2.5 and 15.9 acres respectively.		
The 2.5 acre lot will be create from the north section of the parent parcel alongside Colburn Culver and French Road.		

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 flat, 0%-2% slopes.	

Water courses (lakes, streams, rivers & other bodies of water): _____	
No water courses flow over or near the project site.	

Springs & wells: _____	
No springs or wells exist on site.	

Existing structures (size & use): _____
An approximate 2000sq. ft. residence is on site. A detached garage that is approximately 1000 sq. ft. also is on site.

Land cover (timber, pastures, etc): _____
The parcel has been cleared for agricultural purposes. Very few trees exist on site and are for landscaping purposes.

Are wetlands present on site? Yes No

Source of information: Wetlands Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0730E

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: _____
Colburn-Culver Road is paved 80' wide public road that is county maintained. French Road is a paved 50' wide public road that is county maintained.

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.

Bk. 31, page 119; Bk. 64, page 502; Bk. 17, page 394; Inst. No. 126135

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 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: Oden Water Association


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: Typical public water system.

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: 5-18-2022

Landowner's signature: _____ Date: _____

UNPLATTED

UNPLATTED

MOUNTAIN VIEW KRALY

BEING A PORTION OF GOV'T LOT 1 OF SECTION 4, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

SECTION CORNER:
SE SEC. 34 / SW SEC. 35
FOUND RAILROAD SPIRE
CP&F ON FILE
BY P.E./L.S. 2896
11/8/1985

FRENCH ROAD IS A 50'
WIDE PUBLIC, COUNTY
MAINTAINED ROAD.

LOT 1
2.50 ACRES

SECTION CORNER:
NE SEC. 4 / NW SEC. 3
FOUND REBAR W/NO CAP
RECORD: 2" ALUMINUM CAP
CP&F ON FILE
BY P.E./L.S. 2896
11/8/1985

T.P.O.B.



UNPLATTED

UNPLATTED

LEGEND

- SECTIONAL CORNER, AS NOTED.
-
- FOUND REBAR & CAP, PLS 14879
- FOUND REBAR & CAP, PE 1947
- FOUND REBAR & CAP, PLS 974
-
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 7879, INST. NO. 716296, 10/31/2006
- (R2) RECORD OF SURVEY BY PLS 14879, INST. NO. 1004655, 4/29/2022
- (R3) RECORD OF SURVEY BY PLS 7879, INST. NO. 716296, 10/31/2006
- (R4) RECORD OF SURVEY BY PLS 14879, INST. NO. 1004655, 4/29/2022
- (R5) RECORD OF SURVEY BY PLS 14879, INST. NO. 1004655, 4/29/2022

SURVEYOR'S NARRATIVE

- A. THE PURPOSE OF THIS SURVEY IS TO CREATE A NEW 2.5 ACRE LOT FOR A LARGER PARENT PARCEL, AS DETERMINED IN A CONDITION USE PERMIT, INST. NO. _____ RECORDED _____.
- B. SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- C. WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- D. THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C0730E, 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.

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 1.0001326576. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°30'49" AT THE NORTHEAST CORNER OF SECTION 4.

COLBURN-CULVER ROAD IS AN 80' WIDE PUBLIC, COUNTY MAINTAINED ROAD.

UNPLATTED

COLBURN-CULVER ROAD (PUBLIC, COUNTY MAINTAINED)

LOT 2
15.89 ACRES

UNPLATTED

UNPLATTED

UNPLATTED

HIGHWAY 200



1/4	Section	Township	Range	MONTEANA	IDAHO
	4	57 N	1 W		
PROJECT & 22-117 AVE HWY DRAWING NAME: 22-117 HWY MLD					

MOUNTAIN VIEW KRALY

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

Scale:	1" = 100'
Checked By:	TAG
Drawn By:	TSH
Plot Date:	5/19/2022
Sheet:	1 of 2

MOUNTAIN VIEW KRALY

BEING A PORTION OF GOVT LOT 1 OF SECTION 4, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

I, THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1-2, THE SAME TO BE KNOWN AS "MOUNTAIN VIEW KRALY" BEING A PORTION OF SECTION 4, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, BEING IN THE RIGHT-OF-WAY OF FRENCH ROAD, A COUNTY ROAD, AND LYING NORTH 89°46'49" EAST, 5065.26 FEET, FROM THE SOUTHWEST CORNER SECTION 35, TOWNSHIP 58 NORTH, RANGE 1 WEST, OF SAID SECTION 7 AND BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EAST SECTION LINE OF SAID SECTION 4, SOUTH 00°05'10" EAST, 16.25 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID FRENCH ROAD AND BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST SECTION LINE, SOUTH 00°05'10" EAST, 1514.30 FEET;

THENCE LEAVING SAID EAST SECTION LINE, SOUTH 89°46'49" WEST, 532.08 FEET TO THE EAST RIGHT-OF-WAY OF COLEBURN-COLLIER ROAD, A COUNTY ROAD;

THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY, NORTH 00°19'50" EAST, 1516.03 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY OF FRENCH ROAD;

THENCE LEAVING SAID EAST RIGHT-OF-WAY AND ALONG SAID SOUTH RIGHT-OF-WAY, NORTH 89°57'50" EAST 525.03 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

STAN R. KRALY _____ DATE _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE INSURANCE, INC., ORDER NO. N-02816, GUARANTEE NO. 000070204, DATED JANUARY 28, 2021.

1. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS FOR ROAD RIGHT OF WAY, AND RIGHTS INCIDENTAL THERE TO AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 3, 1945, AS BOOK 31, PAGE 119.
2. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS FOR ROAD RIGHT OF WAY, AND RIGHTS INCIDENTAL THERE TO AS GRANTED IN A DOCUMENT RECORDED OCTOBER 7, 1941, AS BOOK 54, PAGE 302.
3. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, GRANTED TO WASHINGTON AND POWER COMPANY, IN DEED RECORDED FEBRUARY 19, 1951, AS BOOK 1, PAGE 394.
4. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED FEBRUARY 27, 1970, AS INST. NO. 126153.

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 4, TOWNSHIP 57 NORTH, RANGE 1 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 HEREN PLAT "MOUNTAIN VIEW KRALY" 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 _____

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, SHEDLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNLESS SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY COOLIN SEWER DISTRICT

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREN 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 ____ AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____

COUNTY RECORDER _____ BY DEPUTY _____

\$ ____ FEE

PLACE RECORDING LABEL HERE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STAN R. KRALY, 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: _____



1/4	Section	Range	Plat	BOOK	DATE
4	57	N	1	W	
IDAHO STATE DEPARTMENT OF LANDS DIVISION OF LANDS BOISE, IDAHO 83725-0001 ORIGINAL FILED 22-117 MOUNTAIN VIEW					

MOUNTAIN VIEW KRALY			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS		Scale	1" = 100'
Checked By	TYLG	Drawn By	PHH
303 Church Street Shoshone, Idaho 83444 208-365-4474	FILED	DATE	5/18/2022
			Page 2 of 2