

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 # MLD0054-22	RECEIVED: RECEIVED MAY 24 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Wild Goos Terrace

APPLICANT INFORMATION:

Landowner's name: Sean & Laura Hammond		
Mailing address: 190 Graham Ave		
City: Priest River	State: ID	Zip code: 83856
Telephone: 208-660-6175	Fax:	
E-mail: lsdevidaho@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm		
Company name: Whiskey Rock Planning + Consulting		
Mailing address: 614 Creekside Lane		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-946-9944	Fax:	
E-mail: jeremy@whiskeyrockplanning.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 #: 1	Township: 55N	Range: 4W	Parcel acreage: 4.39 Acres
Parcel # (s): RP55N04W010002A			
Legal description: 1-55N-4W E2NE OF GOV LOT 1 LESS WILLOW BAY RD ROW 50% INT EACH			
Current zoning: Recreation	Current use: Vacant		
What zoning districts border the project site? Recreation			

North: Recreation	East: Rural-5
South: Recreation	West: Recreation
Comprehensive plan designation: Resort Community	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Undeveloped +/- 4 acre river front lot	
South: Vacant 3.56 acre lot	
East: Single Family Residential 2.63 acre lot	
West: Single Family Residential 5 acre lot	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>U.S. 2/200 to Priest River. South on Wisconsin St. and east onto Dufort Road. Willow Bay Road on left after intersection with Vay Road.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : 4 lot MLD. Min 1 acre each.		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 1.10	328' Deep by 146' Wide Ratio 2.24
Lot #2	Proposed acreage: 1.03	326' Deep by 157' Wide Ratio 2.07
Lot #3	Proposed acreage: 1.22	336' Deep by 157' Wide Ratio 2.14
Lot #4	Proposed acreage: 1.12	335' Deep by 146' Wide Ratio 2.29
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>The proposal request is to break the existing 4.394 acre parcel into 4 lots.</u>		
<u>Lots would front and be accessed from Will Bay Road by driveways.</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:	
<u>The site is a sloping bench (south to north) less than 4% grade.</u>	
Water courses (lakes, streams, rivers & other bodies of water):	
<u>There are no water courses or other water features on the property.</u>	
Springs & wells: <u>There no springs or wells on the property. The owner plans on installing one or more wells in the future.</u>	

Existing structures (size & use): The parcel is vacant.

Land cover (timber, pastures, etc): 2nd growth scrub pine.

Are wetlands present on site? Yes No

Source of information: National Wetland Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP:

Other pertinent information (attach additional pages if needed): N/A

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: Willow Bay Road, Public. Gravel. +/- 25' width.

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.
See attached Alta Title Report

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: To be installed with PHD approval/permitting.

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 Owners will drill one or more wells prior to BLP application.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

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.

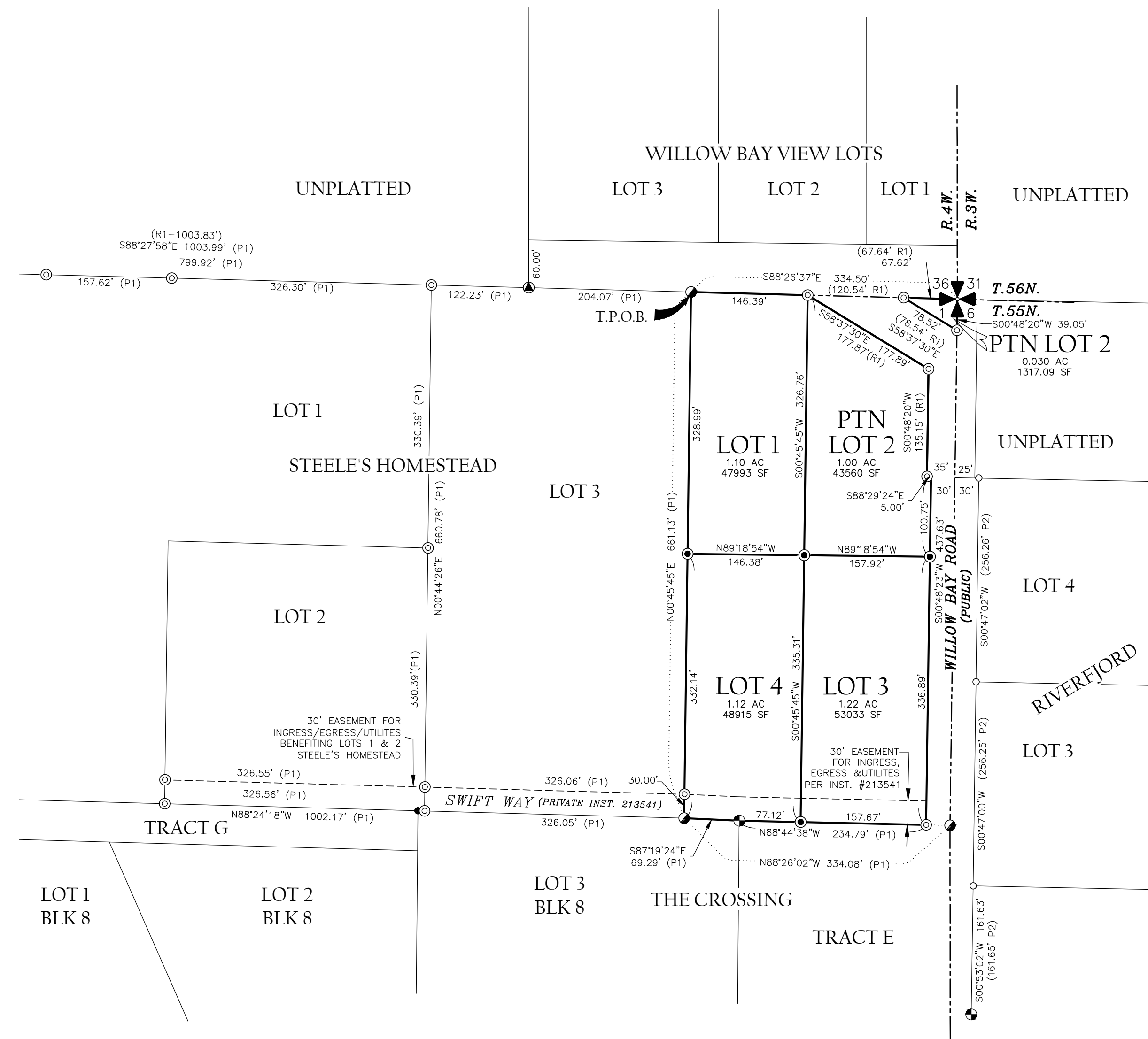
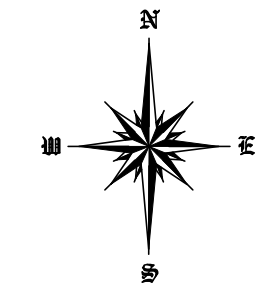
Owner's Representative signature: jonathan grimm Date: 5.23.22

Whiskey Rock Planning + Consulting

Date: _____

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PREVIOUSLY SET PLS 14879
- FOUND REBAR AND CAP, PLS 5087
- FOUND REBAR AND CAP, PLS 974
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 926127, 8/14/2018.
- (P1) PLAT OF STEELE'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 968131, RECORDS OF BONNER CO., ID.
- (P2) PLAT OF RIVERFJORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
- (P3) PLAT OF THE CROSSING, BK. 8 OF PLATS, PG. 124, INST. NO. 721139, RECORDS OF BONNER CO., ID.
- (P4) PLAT OF WILLOW BAY VIEW LOTS, BK. 5 OF PLATS, PG. 69, INST. NO. 466917, RECORDS OF BONNER CO., ID.

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 1.0000833290. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE AN UNPLATTED PARCEL INTO LOTS 1,2,3 AND 4.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE/ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY ONLINE MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA MAP 16017C0895E, EFFECTIVE 11/18/2009.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	1	55 N	4 W		
PROJECT #: 22-036 HAMMOND WILLOW BAY DRAWING NAME: 22-036 HAMMOND MLD					

WILD GOOSE TERRACE	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=100'	Checked By: TLAG
Date: 5/10/2022	Drawn By: KJ/TRP
	Sheet: 1 of 2

WILD GOOSE TERRACE

LYING IN A PORTION OF GOV'T LOT 1
OF SECTION 1, TOWNSHIP 55 NORTH,
RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSBAND AND WIFE AND MACIAS INVESTMENT PROPERTIES L.L.C., A LIMITED LIABILITY COMPANY, 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 1-4, THE SAME TO BE KNOWN AS 'SUBDIVISION NAME' BEING A PORTION OF GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;
THENCE ALONG THE NORTH LINE OF SECTION 1, NORTH 88°26'37"W, 334.50 FEET TO THE NORTHEAST CORNER OF THE PLAT OF STEELE'S HOMESTEAD AS RECORDED IN BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SECTION 1, SOUTH 88°26'37" EAST, 146.39 FEET TO A POINT ON THE RIGHT-OF-WAY OF WILLOW BAY ROAD AS RECORDED IN RECORD OF SURVEY INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 58°37'30" EAST, 177.89 FEET;
- 2) SOUTH 00°48'20" WEST, 135.15 FEET;
- 3) SOUTH 88°29'24" EAST, 5.00 FEET;
- (4) SOUTH 00°48'23" WEST, 437.63 FEET TO THE NORTHEAST CORNER OF TRACT E OF THE CROSSING, AS RECORDED IN BOOK 8 OF PLATS AT PAGE 124, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID RIGHT OF WAY OF WILLOW BAY ROAD AND ALONG THE NORTH LINE OF SAID TRACT E, NORTH 88°44'38" WEST, 234.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT E AND THE NORTHEAST CORNER OF BLOCK 8 OF THE CROSSING;

THENCE ALONG SAID NORTH LINE OF BLOCK 8, NORTH 87°19'24" WEST, 69.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 OF STEELE'S HOMESTEAD;

THENCE LEAVING SAID NORTH LINE OF BLOCK 8 OF THE CROSSING AND ALONG THE EAST LINE OF LOT 3 OF STEELE'S HOMESTEAD, NORTH 00°45'45" EAST, 661.13 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 1, SAID SECTION 1, BEGINNING AT THE NORTHEAST SECTION CORNER OF SECTION 1:

THENCE SOUTH 00°48'20" WEST, 39.05 FEET;
THENCE NORTH 58°37'30" WEST, 78.52 FEET;
THENCE SOUTH 88°26'37" EAST, 67.62 FEET;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SEAN HAMMOND DATE

LAURA HAMMOND DATE

ACKNOWLEDGMENT

MACIAS INVESTMENT PROPERTIES L.L.C. DATE
NAME: MANAGING MEMBER
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, 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 LAURA HAMMOND, 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 NAME, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF MACIAS INVESTMENT PROPERTIES L.L.C. WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SAID L.L.C.

NOTARY PUBLIC
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 22445278, DATED FEBRUARY 17, 2022.

1. THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING AS RESERVED BY HUMBIRD LUMBER CO. IN DEED RECORDED AUGUST 13, 1948 AS INST. NO. 28560, BOOK 78 OF DEEDS AT PAGE 113, RECORDS OF BONNER COUNTY, IDAHO.
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY ON WARRANTY DEED RECORDED AUGUST 24, 1979 AS INST. NO. 218539, RECORDS OF BONNER COUNTY, IDAHO. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, ZONING REGULATIONS AND A CONDITION AND COVENANT THAT NO PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF GOV'T LOT 1 IS TO BE USED FOR TREATMENT OR DISPOSAL OF SEWAGE.
3. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON A RECORD OF SURVEY RECORDED AUGUST 14, 2018 AS INST. NO. 926127, RECORDS OF BONNER COUNTY, IDAHO.
4. ALL MATTERS, RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED ON THE PLAT OF STEELE'S HOMESTEAD RECORDED OCTOBER 20, 2020 AS INST. NO. 968131, BOOK 15 OF PLATS AT PAGE 82, RECORDS OF BONNER COUNTY, IDAHO. EXCEPTION IS FOR LOCATION OF MONUMENTS ONLY.

PLANNING DIRECTOR

THIS REPLAT 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 5, TOWNSHIP 55 NORTH, RANGE 4 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 "SUBDIVISION NAME" 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

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

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 PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY XX

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
	1	55 N	4 W		
PROJECT #: 22-036 HAMMOND WILLOW BAY DRAWING NAME: 22-036 HAMMOND MLD					

WILD GOOSE TERRACE	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: N/A	Checked By: TLAG
Plot Date: 4/15/2022	Drawn By: TRP
Sheet: 2 of 2	