



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 # MLD0063-22	RECEIVED: RECEIVED By Tyson Lewis at 12:22 pm, Jun 16, 2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: ADAIR FARM
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APPLICANT INFORMATION:

Landowner's name: ADAIR CONSTRUCTION AND DEVELOPMENT		
Mailing address: 812 Ontario St.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-610-6960	Fax:	
E-mail: lauren@adairteam.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: STEVEN BINNALL		
Company name: GO LAND SURVEYING, PLLC		
Mailing address: 414 EUCLID AVE.		
City: SANDPOINT	State: IDAHO	Zip code: 83864
Telephone: 208-946-9203	Fax:	
E-mail: stevenb@golandsurveying.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 #: 20	Township: 58n	Range: 1W	Parcel acreage: 39.88
Parcel # (s): 4 RP58N01W209000A			
Legal description: SE4 SE4			
Current zoning: AF-10	Current use: timber/ag with resid. Imp		
What zoning districts border the project site?			

North: AF-10	East: AF-10
South: AF-20	West: AF-10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: BERGSTROM KENNEDY PLAT - (2) 10 ACRE PARCELS ag/timb w/ resid imp	
South: 40 AC. AG/TIMBER w/ resid Imp	
East: (2) 10 AC. ag/timb w/ resid Imp.	
West: 13.5 ac. ag/timb w/ resid Imp. / .58 AC resid. imprv on cat 12	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From the intersection of HWY 95 and Selle Road, East on Selle Road 2.75 miles to parcel on North (West of Forest Siding Rd intersection)	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : Minor Land Division		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 9.96	1:1
Lot #2	Proposed acreage: 9.98	4:1
Lot #3	Proposed acreage: 9.97	4:1
Lot #4	Proposed acreage: 9.97	1:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ North 2 lots run east-west (330 x 1320) South 2 lots are square 660 x 660		

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: Relatively flat land, Timber on NW quarter, Fields on east half, Farm house and barn on SW quarter	
Water courses (lakes, streams, rivers & other bodies of water): _____ Seasonal Stream feeds pond and emergent wetland, as mapped and noted on NWI. Swamp wetland with cattails near Forest siding Road (mapped) on Lot 2	
Springs & wells: _____	

Existing structures (size & use): _____

Lot 4- house 720 sq ft, barn 2700 sq ft

Land cover (timber, pastures, etc): _____

30% timber / 60% field/pasture

Are wetlands present on site? Yes No

Source of information: NWI

Flood Hazard Zones located on site: X D A AE

DFIRM MAP:

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: Driveway and Utility easement to Lot 4 Instr. No. 570323

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: Selle Road - paved 80' R/W,
Forest Siding Road - gravel 50' prescriptive easement

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.

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: <u>Exhisting drainfield for farmhouse on Lot 4.</u> _____ _____	
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 checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> <u>Selle Valley Water Distr. (LOT 4 Only)</u>
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> <u>No available Water Distr. memberships- Individual wells for Lots 1-3</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site? <u>Northern Lights, Inc.</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: Lauren Adair Date: 06/02/2022 10:52 AM PDT

Landowner's signature: _____ Date: _____

ADAIR FARM PRELIMINARY

THE SE 1/4 OF THE SE 1/4 OF SECTION 20, T.58N., R.1W., B.M. BONNER COUNTY, ID

RECORDER'S CERTIFICATE

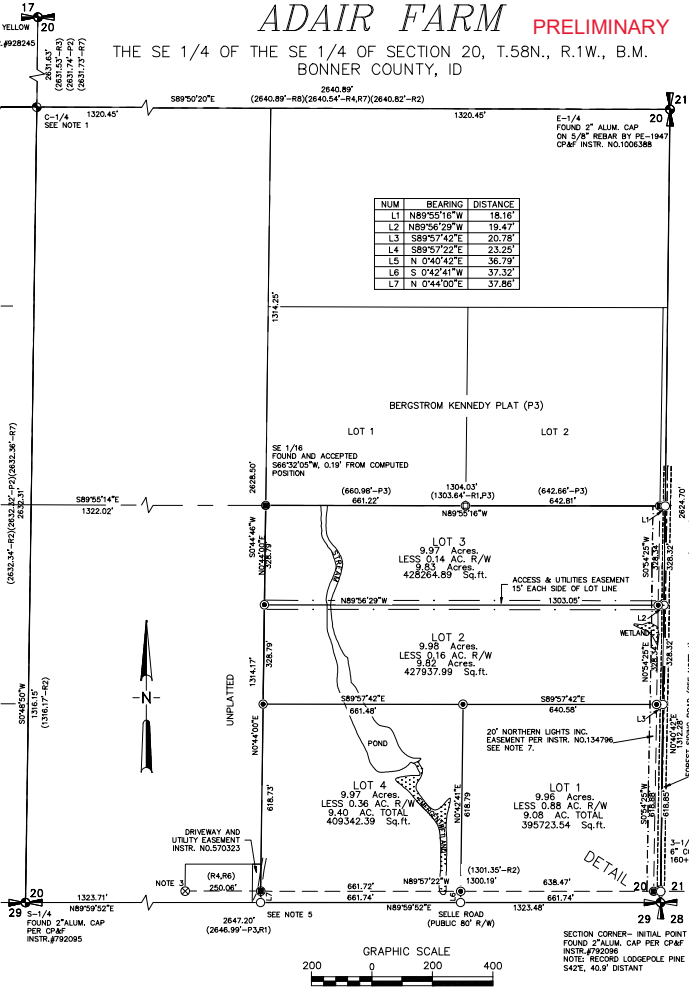
SURVEYOR'S NARRATIVE

1. AN INDEPENDENT BREAKDOWN OF SECTION 20 WAS PERFORMED DURING THE COURSE OF THIS SURVEY TO COMPLY WITH IDAHO CODE: 55-1604 AND THE PHYSICAL ESTABLISHMENT OF THE CENTER QUARTER REFERENCE SURVEYS SHOW THE CENTER QUARTER OF SECTION AS A CALCULATED POINT. ALL RECORDS ARE NOMINALLY CONSISTENT WITH THE LOCATION OF SAID POINT. THIS CORNER WAS HISTORICALLY SET PER (P1) - ACCESS TO SET/SEARCH FOR THE CORNER WAS DENIED BY LANDOWNER, GARY FINNEY, UPON REQUEST.
2. THE EXTERIOR CORNERS OF THE SE4 SE4 OF SECTION 20 WITH RESPECT TO ROAD RIGHT-OF-WAYS WERE SET IN (R2).
3. (R4) NOTES THE SW CORNER OF LOT 4 HEREIN AS BEING 0.30' NORTH OF THE SELLE ROAD RIGHT-OF-WAY PER MONUMENTS AT STATIONS 160+03.8 AND 108+13.3. THE MONUMENT AT 108+13.3 IS FOUND DESTROYED. THE MAG NAIL IN CONCRETE SIDEWALK PER (R4,R6) IS HEREIN USED TO ESTABLISH THE NORTH RIGHT-OF-WAY OF SELLE ROAD AND FINDS SAID SOUTHWEST CORNER TO BE 0.2 FEET NORTH OF THE RIGHT-OF-WAY AND THE SOUTHEAST CORNER TO BE 0.25 FEET NORTH.
4. FOREST SIDING ROAD RIGHT-OF-WAY IS DETERMINED TO BE A 50' WIDE PRESCRIPTIVE EASEMENT. PER (R2) CORNERS BY PE 1947 WERE SET 25 FEET WEST OF THE ROAD CENTERLINE. DUE TO ROAD IMPROVEMENT, THIS SURVEY FINDS THE CURRENT ROAD CENTERLINE TO FALL 23.5 FEET EAST OF THE SOUTHEAST CORNER OF LOT 2 (P3).
5. PROJECTED EAST 1/16 CORNER OF SECTIONS 20 & 29 AND SOUTH 1/16 CORNER OF SECTIONS 20 & 21 PER FOUND 5/8" REBAR BY TUCKER-PE 1947.
6. EAST AND WEST FENCE LINES ARE SURVEYED PER (R5). THE SOUTH LINE OF LOT 1 BERGSTROM KENNEDY PLAT (P3) HAS BEEN REBUILT ALONG THE SURVEYED BOUNDARY. THE REMAINTS OF THAT FENCE SHOWN ALONG THE LINE OF LOT 2 (P3) REMAIN AS SHOWN IN (R5).
7. RIGHT-OF-WAY EASEMENT INSTR. NO. 134796 (1971) TO NORTHERN LIGHTS, INC. GRANTS A 20 FOOT STRIP OF LAND ALONG THE EAST EDGE OF THE SE1/4 OF THE SE1/4 SEC.20, T.58N., R.1W., B.M. WHICH EAST EDGE IS 26 FEET WEST OF THE EXISTING COUNTY ROAD CENTER LINE.

LEGEND

- COMPUTED POINT
- FOUND CORNER AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "PE 1947 - TUCKER"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "PLS 7879 - PROVOLT"
- ⊗ FOUND MAG NAIL
- SET 5/8" x 30" WITH ORANGE PLASTIC CAP "BINNALL 14214"

NUM	BEARING	DISTANCE
L1	N89°55'16" W	18.18'
L2	N89°56'29" W	19.47'
L3	S89°57'42" E	20.78'
L4	S89°57'22" E	23.23'
L5	N 0°40'42" E	36.79'
L6	S 0°42'41" W	37.32'
L7	N 0°44'00" E	37.88'



PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO CREATE FOUR 10-ACRE LOTS IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20.

REFERENCES

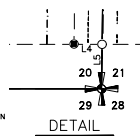
- (P1)-PLAT OF ORCHARDDALE BK 1, PG 85, INSTR. NO. 6400, BY FOSTER AND GAVE, (11-19-1908)
- (P2)-REPLAT OF LOTS 10,14, AND A PORTION OF LOT 15, ORCHARDDALE, BKS, PG. 14, INSTR. NO. 442193, BY PE 1947, (3-18-1994)
- (P3)-BERGSTROM KENNEDY PLAT, BK.7, PG.41, INSTR. NO. 626081, BY PLS 7879, (6-4-2003)
- (R1)-RECORD OF SURVEY INSTR. NO. 230752, BY PE 3318, (3-27-1980)
- (R2)-RECORD OF SURVEY INSTR. NO. 569231, BY PE 1947, (8-31-2000)
- (R3)-RECORD OF SURVEY INSTR. NO. 614365, BY PLS 974, (12-10-2002)
- (R4)-RECORD OF SURVEY INSTR. NO. 702269, BY PLS 5576, (4-15-2006)
- (R5)-RECORD OF SURVEY INSTR. NO. 719472, BY PLS 10559, (12-19-2006)
- (R6)-RECORD OF SURVEY INSTR. NO. 749242, BY PLS 5576, (4-9-2008)
- (R7)-RECORD OF SURVEY INSTR. NO. 928517, BY PLS 14879, (9-27-2018)
- (R8)-RECORD OF SURVEY INSTR. NO. 949286, BY PLS 13548, (11-22-2018)
- (D1)-WARRANTY DEED INSTR. NO. 1003841 (04/14/2022)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE (1103)-US SURVEY FEET DERIVED FROM GPS CONTROL PROCESSED WITH N.G.S. OPUS SOLUTIONS USING REFERENCE FRAME NAD83 (2011) (EPOCH 2010). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00013126885-GROUND. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°32'54" AT THE SOUTHEAST CORNER OF SECTION 20.

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF ADAIR CONSTRUCTION AND DEVELOPMENT, INC. IN MAY OF 2022.



GO LAND SURVEYING, PLLC

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SANPOINTE, IDAHO 83864
(208)466-9203
stevenb@golandsurveying.com

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ADAIR FARM PRELIMINARY

THE SE 1/4 OF THE SE 1/4 OF SECTION 20, T.58N., R.1W., B.M.
BONNER COUNTY, ID

OWNERS' CERTIFICATE

BY SIGNING, IT IS HEREBY CERTIFIED THAT ADAIR CONSTRUCTION AND DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY HAS CAUSED THE HEREIN DESCRIBED PROPERTY TO BE DIVIDED INTO LOTS KNOWN AS ADAIR FARM, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 1, WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO, BEING MARKED ON THE GROUND WITH A 2-INCH ALUMINUM CAP BY PLS 10559, SAID POINT BEING THE INITIAL POINT;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, NORTH 00°40'42" EAST, A DISTANCE OF 1312.28 FEET;

THENCE NORTH 89°55'16" WEST, A DISTANCE OF 1322.19 FEET, ALONG THE SOUTH LINE OF LOTS 1 & 2, BEGISTROM KENNEDY PLAT, RECORDED IN PLAT BOOK 7, PAGE 41, AS INSTRUMENT NUMBER 626081, RECORDS OF BONNER COUNTY, IDAHO,

THENCE SOUTH 00°44'00" WEST, A DISTANCE OF 1314.17 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER PER RECORD OF SURVEY BY PE 1947 RECORDED AS INSTRUMENT NUMBER 569231 TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20;

THENCE NORTH 89°59'52" EAST, A DISTANCE OF 1323.48 FEET ALONG SAID SOUTH LINE TO THE INITIAL POINT, CONTAINING 39.88 ACRES, MORE OR LESS.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2022.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20____, IN THE YEAR OF 2022

BONNER COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR ADAIR CONSTRUCTION AND DEVELOPMENT, LLC, THIS ____ DAY OF _____, 2022, AT _____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____

FEES: \$ _____

BONNER COUNTY RECORDER

DEPUTY CLERK

RECORDER'S
CERTIFICATE

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF ADAIR CONSTRUCTION AND DEVELOPMENT, LLC.



LAUREN ADAIR, MEMBER

DATE

WATER AND SEWER NOTE

WATER SERVICE FOR LOT 4 IS PROVIDED BY THE SELLE VALLEY WATER ASSOCIATION. AT THIS TIME NO FUTURE MEMBERSHIPS ARE AVAILABLE. WATER FOR LOTS 1 THROUGH 3 WILL BE PROVIDED BY INDEPENDENT WELLS.

SEWAGE DISPOSAL IS INDIVIDUAL SEPTIC DRAINFIELDS FOR ALL LOTS SHOWN.

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LAUREN ADAIR, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

BONNER COUNTY SURVEYOR

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____



GO LAND SURVEYING, PLLC

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