



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 # MLD0066-22

RECEIVED: 6/14/22

PROJECT DESCRIPTION:

Name of Minor Land Division plat: WUOLLET SUBDIVISION

APPLICANT INFORMATION:

Landowner's name: MARTIN WUOLLET

Mailing address: 495 R. RIDGEVIEW LN

City: PRIEST RIVER

State: IDAHO

Zip code: 83856

Telephone: 509-202-6462

Fax:

E-mail: MARTIN.WUOLLET@GMAIL.COM

REPRESENTATIVE'S INFORMATION:

Representative's name: DANIEL INLOES

Company name: HMH ENGINEERING

Mailing address: 3882 N. SCHREIBER WAY, SUITE 104

City: COEUR D'ALENE

State: IDAHO

Zip code: 83815

Telephone: 541-880-8699

Fax:

E-mail: DINLOES@HMH-LLC.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 #: 22

Township: 56N

Range: 5W

Parcel acreage: 39.851

Parcel # (s): RP56N05W222405A

Legal description: NE1/4, NW1/4 SEC. 22, T.56N., R.5W., B.M.

Current zoning: RURAL 5 (R-5)

Current use: RESIDENTIAL

What zoning districts border the project site? RURAL RESIDENTIAL ON 3 SIDES, AG/FOREST LAND ON THE NORTH SIDE

North: A/F20	East: RURAL 5 (R-5)
South: RURAL 5 (R-5)	West: RURAL 5 (R-5)
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 240 ACRES STATE OWNED TIMBER LAND	
South: 140 ACRE TIMBER LAND	
East: 4 5 ACRE RESIDENTIAL PARCELS	
West: 140 ACRE TIMBER LAND	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, which city?: PRIEST RIVER
Detailed Directions to Site: FROM THE INTERSECTION OF HIGHWAY 57 AND HIGHWAY 2, GO WEST ON HIGHWAY 2 FOR 6070 FEET. TURN NORTH ON HOLLEY GLEN ROAD. NORTH ON HOLLEY GLEN FOR 6800 FEET. TURN WEST ON HOLLEY GLEN CUTOFF. CONTINUE WEST ON RIDGEVIEW LANE. TURN NORTH ON N RIDGEVIEW LN.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : DIVIDE THE SUBJECT PARCEL INTO TWO PARCELS		
Proposed lots: 2		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5 ACRES	+/- 1.88:1
Lot #2	Proposed acreage: 34.851 ACRES	1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: PARTITION A 5 ACRE PARCEL AROUND THE EXISTING RESIDENCE.		

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: ROLLING HILLS. FORESTED.	
Water courses (lakes, streams, rivers & other bodies of water): N/A	
Springs & wells: 1 WELL APPROXIMATELY 230' FROM RESIDENCE	

Existing structures (size & use): 1 HOUSE APPROXIMATELY 4,200 SQ.FT.

OUTBUILDING APPROXIMATELY 620 SQ.FT.

OUTBUILDING APPROXIMATELY 720 SQ.FT.

Land cover (timber, pastures, etc): FOREST

Are wetlands present on site? Yes No

Source of information: FEMA

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0855E

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: THERE IS AN EXISTING 60' INGRESS, EGRESS EASEMENT SERVING THE SUBJECT PARCEL, INSTRUMENT No. 436205.

A PRIVATE ACCESS EASEMENT IS PROPOSED OVER AN EXISTING GRAVEL DRIVEWAY WHICH HAS A MAX SLOPE OF 11.5%. PROPOSED EASEMENT WIDTH TO BE 25', 12.5' ON EITHER SIDE OF THE CENTERLINE OF THE EXISTING DRIVEWAY.

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:

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

PACIFIC POWER AND LIGHT COMPANY EASEMENT, INSTRUMENT 455009, BONNER COUNTY RECORDS

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>INDIVIDUAL SEPTIC</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <small>INDIVIDUAL SEPTIC TO BE INSTALLED DURING FUTURE LOT DEVELOPMENT, PER LOCAL REQUIREMENTS.</small> _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <small>INDIVIDUAL WELL TO BE INSTALLED DURING FUTURE LOT DEVELOPMENT, PER LOCAL REQUIREMENTS.</small> _____ _____	
Which power company will serve the project site? <small>AVISTA</small>	

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: _____

Landowner's signature: _____ Date: _____

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: THERE IS AN EXISTING 60' INGRESS, EGRESS EASEMENT SERVING THE SUBJECT PARCEL, INSTRUMENT No. 436205.
A PRIVATE ACCESS EASEMENT IS PROPOSED OVER AN EXISTING GRAVEL DRIVEWAY WHICH HAS A MAX SLOPE OF 11.5%. PROPOSED EASEMENT WIDTH TO BE 25', 12.5' ON EITHER SIDE OF THE CENTERLINE OF THE EXISTING DRIVEWAY.

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: _____

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

List existing access and utility easements on the subject property.
PACIFIC POWER AND LIGHT COMPANY EASEMENT, INSTRUMENT 455009, BONNER COUNTY RECORDS

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: INDIVIDUAL SEPTIC

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: INDIVIDUAL SEPTIC TO BE INSTALLED DURING FUTURE LOT DEVELOPMENT, PER LOCAL REQUIREMENTS.

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: INDIVIDUAL WELL TO BE INSTALLED DURING FUTURE LOT DEVELOPMENT, PER LOCAL REQUIREMENTS.

Which power company will serve the project site? AVISTA

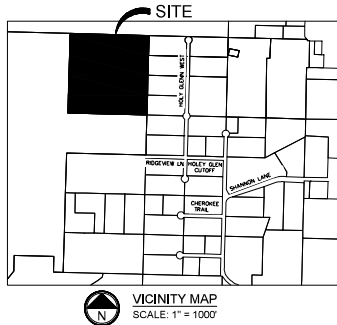
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed, to enter upon the subject land to make inspections, post the property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

Landowner's signature: _____ Date: 6-14-12

Landowner's signature: _____ Date: _____



WUOLLET SUBDIVISION
BEING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22
TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



OWNERS' CERTIFICATE:

THIS IS TO CERTIFY THAT MARTIN D. WUOLLET AND KARYN R. WUOLLET, HUSBAND AND WIFE, ARE THE SOLE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS WUOLLET SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 22, (FROM WHICH THE CENTER QUARTER OF SAID SECTION 22 BEARS S 1°30'22" W, 2629.23 FEET DISTANT); THENCE S 1°30'22" W, 1315.56 FEET ON THE NORTH/SOUTH MID-SECTION LINE OF SECTION 22 TO THE CENTER/NORTH 1/16TH CORNER;

THENCE N 88°40'41" W, 1318.64 FEET TO THE NW 1/16TH CORNER OF SECTION 22; THENCE N 1°35'44" E, 1317.71 FEET TO THE WEST 1/16TH CORNER COMMON TO SECTIONS 15 AND 22;

THENCE S 88°23'54" E, 1318.49 FEET ON THE NORTH LINE OF SAID SECTION 22 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED CONTAINS 39.851 ACRES, MORE OR LESS.

TOGETHER WITH A 25.00 FOOT WIDE INGRESS/EGRESS EASEMENT, BEING 12.50 FEET ON EITHER SIDE OF THE CENTERLINE AS SHOWN ON DETAIL "A" FOR THE SOLE BENEFIT OF LOT 1.

DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS AND SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.

MARTIN D. WUOLLET _____ DATE _____

KARYN R. WUOLLET _____ DATE _____

NOTARY PUBLIC CERTIFICATE:

ACKNOWLEDGEMENT

STATE OF IDAHO | SS _____
 COUNTY OF KOOTENAI | SS _____

ON THIS _____ DAY OF _____ IN THE YEAR _____

OF 2022, BEFORE ME PERSONALLY APPEARED JOSEPH H. MARTIN D. WUOLLET AND KARYN R. WUOLLET, KNOW OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME. I HAVE HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 13, TITLE 50 OF THE IDAHO CODE AT THE REQUEST OF MARTIN D. WUOLLET AND KARYN R. WUOLLET. I HEREBY CERTIFY THAT ALL CORNERS AND MARKMENTS SHOWN HEREON HAVE BEEN ESTABLISHED ON THE GROUND, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCE, HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 2022.

DANIEL O. INDOLES, PLS 20888 _____

RECORDER'S CERTIFICATE:

FILED THIS _____ DAY OF _____, 2022.

AT _____ O'CLOCK _____ M IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF HMH ENGINEERING

INSTRUMENT NO. _____ FEE: _____

BONNER COUNTY RECORDER

COUNTY COMMISSIONER'S CERTIFICATE:

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

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2022.

CHAIRMAN OF THE BOARD OF COMMISSIONERS

PLANNING AND ZONING ADMINISTRATOR:

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE APPLICABLE ZONING AND SUBDIVISION CODES AND APPROVED.

DATED THIS _____ DAY OF _____, IN THE YEAR OF 2022.

BONNER COUNTY PLANNING DIRECTOR, ET AL

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

PANHANDLE CERTIFICATE:

SANITARY RESTRICTIONS, AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. NO OWNERS 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 HEREIN PLAT OF "WUOLLET SUBDIVISION" 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.

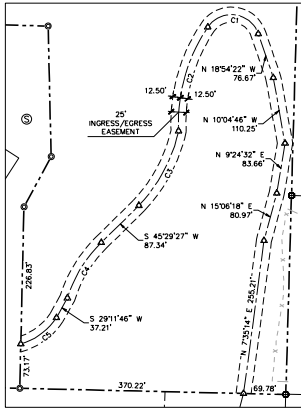
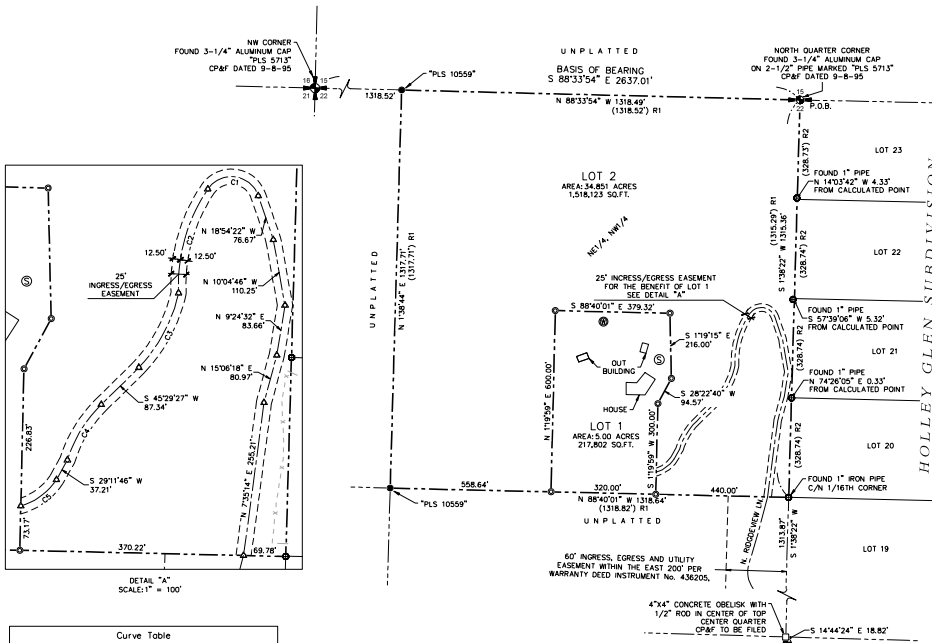
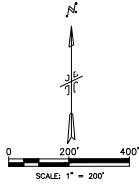
DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY SURVEYOR



WUOLLET SUBDIVISION
 BEING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22
 TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BOOK: _____ PAGE: _____
 INST# _____



DETAIL "A"
 SCALE: 1" = 100'

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C5	74.84	109.09	39°16'33"	73.38	S53°30'17"W
C1	104.25	47.04	126°59'17"	84.19	N82°24'01"W
C2	181.67	282.94	36°47'21"	178.57	S154°42'41"W
C3	141.19	264.52	30°34'58"	139.52	S28°03'00"W
C4	108.56	219.98	28°16'30"	107.46	S31°21'12"W

BASIS OF BEARING:
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS GPS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011EPOCH: 2010.000) ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000876425.
 SEE NARRATIVE FOR SPECIFIC LINE AND MONUMENTS USED FOR BASIS OF BEARING.

REFERENCES:
 (R1) RECORD OF SURVEY INSTRUMENT No. 639502, GILBERT BAILEY, RECORDED 2003
 (R2) HOLLEY GLEN SUBDIVISION, BOOK 3 OF PLATS, PAGE 161, RECORDED 1971

SURVEYOR'S NARRATIVE:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 INTO 2 LOTS, AS SHOWN HEREON. FOUND MONUMENTS AT THE CORNERS OF SAID ALIQUOT PART WERE MEASURED AND SUBSTANTIALLY FIT SECTION MONUMENTS. THE BASIS OF BEARING WAS ESTABLISHED BY FOUND MONUMENTS AT THE NORTH QUARTER CORNER AND NORTHWEST CORNER OF SECTION 20.

- NOTES:**
1. THERE WAS NO ATTEMPT MADE TO SHOW ALL THE PHYSICAL FEATURES OF THE PROPERTY, EXCEPT THOSE THAT ARE SHOWN HEREON.
 2. DOMESTIC WATER FOR THIS PLAT IS SUPPLIED BY INDIVIDUAL WELLS.
 3. SANITARY SEWER DISPOSAL IS PROVIDED BY INDIVIDUAL SEPTIC & DRAINFIELDS.
 4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT POLICY PREPARED BY STANLEY TITLE GUARANTEE COMPANY, DATED APRIL 21, 2022, ORDER NO. N-65668. THE FOLLOWING EXCEPTIONS AFFECT THE SUBJECT PARCEL:
 4.1. INSTRUMENT NO. 83731, RECORDED IN BOOK 53 OF DEEDS AT PAGE 240, BONNER COUNTY RECORDS.
 4.2. ACCESS - GRANT EASEMENT, INSTRUMENT NO. 367959, BONNER COUNTY RECORDS.
 4.3. ACCESS THROUGH WARRANTY DEED, INSTRUMENT NO. 433627, BONNER COUNTY RECORDS.
 4.4. ACCESS THROUGH WARRANTY DEED, INSTRUMENT NO. 436260, BONNER COUNTY RECORDS.
 4.5. PACIFIC POWER AND LIGHT COMPANY EASEMENT, INSTRUMENT NO. 455009, BONNER COUNTY RECORDS.

- LEGEND:**
- FOUND BRASS CAP OR ALUMINUM CAP MONUMENT, AS DESCRIBED
 - FOUND PIPE, AS DESCRIBED
 - FOUND CONCRETE MONUMENT, AS DESCRIBED
 - FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED AS DESCRIBED
 - SET 5/8" X 24" REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED IN L.S. PLS 20888.
 - RECORD INFORMATION, SEE REFERENCES LISTED BELOW
 - ⊙ SEPTIC TANK
 - ⊙ WELL
 - SUBJECT PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - SECTION LINE
 - EASEMENT LINE
 - EXISTING ROAD CENTERLINE



PH: 522104 PAGE 2 OF 2

22

HMM
 engineering

3882 North Schreiber Way Suite 104
 Coeur d'Alene, ID 83815
 (208) 635-5825