

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 # MLD0070-22	RECEIVED: RECEIVED JUN 30 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: OLD HOUSE HOMES

APPLICANT INFORMATION:

Landowner's name: DAUM CONSTRUCTION LLC		
Mailing address: PO BOX 3381		
City: HAYDEN	State: ID	Zip code: 83835
Telephone: 699-4840	Fax:	
E-mail: BILL@DAUMCONSTRUCTION.COM		

REPRESENTATIVE'S INFORMATION:

Representative's name: ATS, INC		
Company name:		
Mailing address: PO BOX 3457		
City: HAYDEN	State: ID	Zip code: 83835
Telephone: 208-772-2745	Fax:	
E-mail: TIFFANIEESPE@HOTMAIL.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 #: 35	Township: 54N	Range: 03W	Parcel acreage: 39 ACRES
Parcel # (s): RP54N03W-35-0750A & RP54N03W-35-0675A			
Legal description: PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER			
Current zoning: RURAL-10	Current use: VACANT/RESIDENTIAL		
What zoning districts border the project site?			

North: RURAL-5	East: RURAL-10
South: RURAL-5	West: RURAL-10
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 5-ACRE AND 8.8 ACRE PIECES, RESIDENTIAL USE	
South: STATE LANDS, LARGE PARCEL	
East: VACANT 20-ACRES, RESIDENTIAL	
West: 20-ACRE AND 5-ACRE PARCELS, RESIDENTIAL USE	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM SANDPOINT, SOUTH HIGHWAY 95, LEFT OLD HOUSE ROAD DOWN HALF A MILE, PROPERTY ON THE RIGHT.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : A MINOR SUBDIVISION		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 9.90 ACRES	1279 FT: 330 FT
Lot #2	Proposed acreage: 10 ACRES	1285: 331
Lot #3	Proposed acreage: 10 ACRES	1311:330
Lot #4	Proposed acreage: 10 ACRES	1314: 330
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
THE PARENT PARCEL IS JUST SHY OF A COMBINED 40-ACRES. THE OWNER WOULD LIKE TO CREATE A MINOR SUBDIVISION OF FOUR PARCELS, WITH DEDICATED ACCESS FOR FUTURE DEVELOPMENT. A ROAD NAME WILL BE RESERVED DURING THIS PROCESS.		

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 LAND IS RELATIVELY FLAT IWITH SOME GRADUAL SLOPE IN THE SOUTH PORTIONS OF THE PROPERTY.

Water courses (lakes, streams, rivers & other bodies of water): _____ NO WATER COURSES EXIST ON THE PROPERTY.

Springs & wells: NO SPRINGS EXIST ON THE PROPERTY.

Existing structures (size & use): _____
THE PROPERTY IS VACANT OF ANY STRUCTURES

Land cover (timber, pastures, etc): NATIVE VEGETATION EXISTS THROUGHOUT THE PROPERTY SUCH AS PINE TREES AND SHRUBS.

Are wetlands present on site? Yes No Source of information: NATIONAL WETLAND INVE.

Flood Hazard Zones located on site: X D A AE DFIRM MAP:

Other pertinent information (attach additional pages if needed): _____
THE PROPOSED LOT 1 IS CALCULATING AT 9.90 ACRES IN SIZE. THIS ACREAGE GROSS IS JUST UNDER THE 10-ACRE MINIMUM, BUT VERY
MINUTELY. WE ARE PREPARED TO APPLY FOR A VARIANCE IF THE COUNTY DEEMS IT NECESSARY.

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: _____
OLD HOUSE ROAD PROVIDES ACCESS TO THIS PROPERTY, WHERE A FUTURE DEDICATED PRIVATE EASEMENT IS LOCATED.

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

List existing access and utility easements on the subject property.
PLEASE REFER TO THE EASEMENTS ON THE PLAT

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 WITH DRAINFIELD

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: INDIVIDUAL OWNERS WILL BE RESPONSIBLE FOR PERMITTING AND INSTALLING/MAINTAINING THE SEPTIC SYSTEMS

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 WELLS ARE THE MAIN SOURCE OF DOMESTIC WATER SUPPLY IN THIS AREA. THERE ARE NO AVAILABLE WATER SERVICES TO CONNECT FOR THESE PARCELS.

Which power company will serve the project site? KOOTENAI ELECTRIC

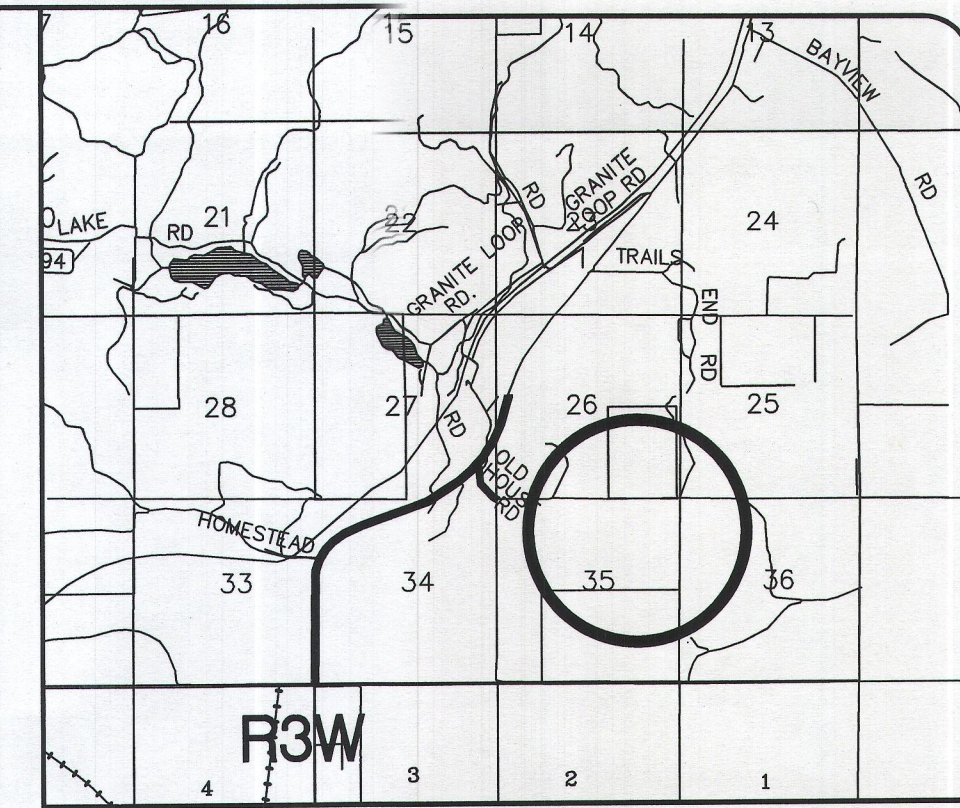
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 6-21-22

Landowner's signature: _____ Date: _____

OLD HOUSE HOMES

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.
BONNER COUNTY, IDAHO
PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT DAUM CONSTRUCTION, LLC, DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS "OLD HOUSE HOMES", SITUATE IN A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 54 NORTH, RANGE 03 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 35, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS SOUTH 89°04'16" EAST, 2644.42 FEET; THENCE SOUTH 89°04'16" EAST, 330.55 FEET; THENCE, SOUTH 00°24'02" WEST, 33.00 FEET TO A 5/8" REBAR & CAP "PL5 3984" AND BEING THE TRUE POINT-OF-BEGINNING;

- THENCE, SOUTH 89°04'16" EAST, 661.11 FEET TO A 5/8" REBAR & CAP "PL5 3984";
- THENCE, SOUTH 00°23'45" WEST, 2593.65 FEET TO A 5/8" REBAR & CAP "PL5 3984";
- THENCE, NORTH 89°20'45" WEST, 661.30 FEET TO A 5/8" REBAR & CAP "PL5 3984";
- THENCE, NORTH 00°24'02" EAST, 2596.81 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 39.39 ACRES OR 1715924 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOWN THAT:

- 1) THE OWNERS HEREBY GRANT A 60 FOOT WIDE ROADWAY, UTILITY AND 60' RADIAL TURN-AROUND EASEMENT FOR THE BENEFIT OF THE LOT OWNERS OF THIS PLAT, AS DEPICTED HEREIN.
- 2) THE WATER PURVEYOR SHALL BE INDIVIDUAL WELLS ON EACH LOT OF THIS PLAT.
- 3) THE SEWER PURVEYOR SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELD ON EACH LOT OF THIS PLAT.

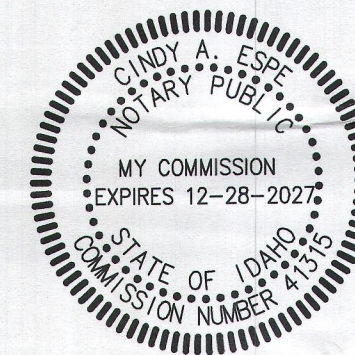
WILLIAM R. DAUM, MANAGER
DAUM CONSTRUCTION, LLC

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO } s.s.
COUNTY OF KOOTENAI

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2022,
BY WILLIAM R. DAUM AS MANAGER OF DAUM CONSTRUCTION, LLC

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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.

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "OLD HOUSE HOMES" AND CHECKED THE PLAT 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

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK _____ M.

AS INSTRUMENT _____

MICHAEL ROSEDALE, RECORDER

BY: _____
DEPUTY

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____

DATED THIS _____ DAY OF _____, 2022.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S CERTIFICATE

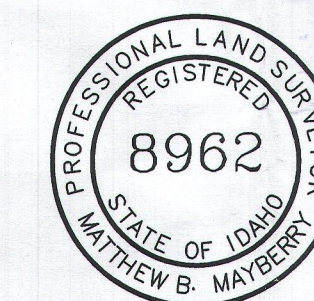
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF JANUARY 2022. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

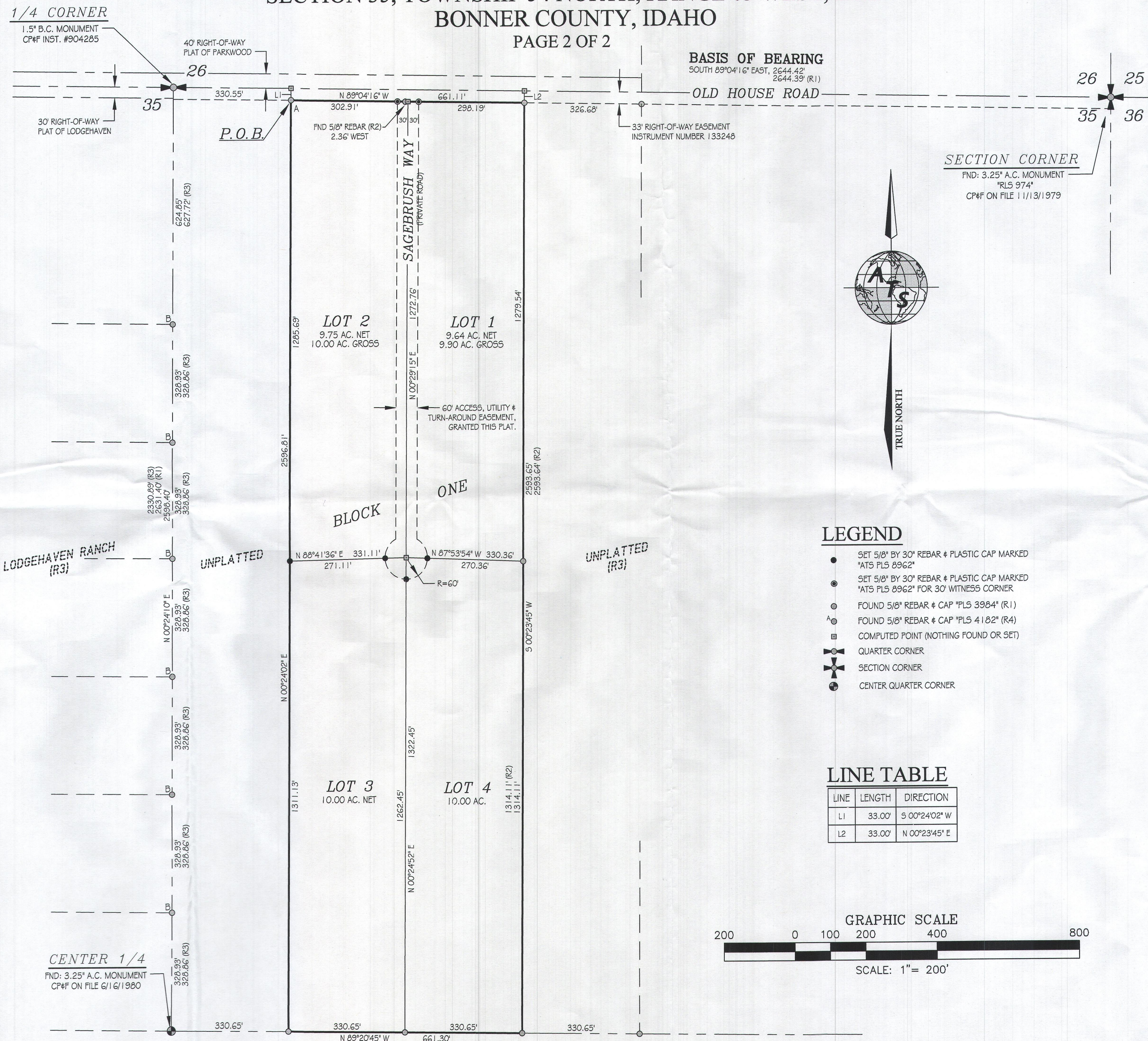


	ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.	SCALE: NTS
	9177 HESS STREET, HAYDEN IDAHO, 83835	CHECKED BY MBM
	* PH. (208)-772-2745 * FAX (208)-762-7731 *	DATE: 02-25-2022
		DRAWN BY MBM
		DATE: 02-25-2022
		DWG: PLAT-2
		PROJ: 21-233

OLD HOUSE HOMES

THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.
BONNER COUNTY, IDAHO

PAGE 2 OF 2



REFERENCES

- R1) SURVEY BY BRUCE R. PENNELL, PLS 3984. RECORDED MAY 1981 AS INSTRUMENT NUMBER 242047.
- R2) SURVEY BY BRUCE R. PENNELL, PLS 3984. RECORDED MAY 1981 AS INSTRUMENT NUMBER 242048.
- R3) SURVEY BY BRUCE R. PENNELL, PLS 3984. RECORDED MAY 1981 AS INSTRUMENT NUMBER 242049.
- R4) SURVEY BY DAVID E. SCHUMANN, PLS 4182. RECORDED JUNE 2020 AS INSTRUMENT NUMBER 959542.
- R5) LODGEHAVEN RANCH BY DAN I. PROVOLT, PLS 7879. RECORDED NOVEMBER 2005 AS INSTRUMENT NUMBER 691340.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 BETWEEN FOUND MONUMENTS PER R1, HEREIN.

SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT POLICY PREPARED BY KOOTENAI TITLE COMPANY DATED FEBRUARY 16, 2022. ORDER NO. BT20115. (2nd REPORT). THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY. THIS SURVEY DOES SHOW INFORMATION OF EASEMENTS THAT WERE SUPPLIED TO ATS, INC.
2. ANY RIGHT OF WAY DEDICATION AND/OR THE GRANTING OF PERPETUAL EASEMENT DEPICTED ON THIS PAGE ARE DETAILED IN THE OWNERS CERTIFICATE, PAGE ONE OF THIS PLAT.
3. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE S6-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12i RTK ROVER UNIT.
4. THIS SURVEY WAS PERFORMED ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
5. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE DESCRIBED PARCEL OF LAND ACCORDING TO THE BONNER COUNTY MINOR SUBDIVISION ORDINANCE. BOUNDARY FOR THIS PLAT IS BASED ON FOUND MONUMENTATION AS LOCATED AND DEPICTED ON R1, HEREIN.

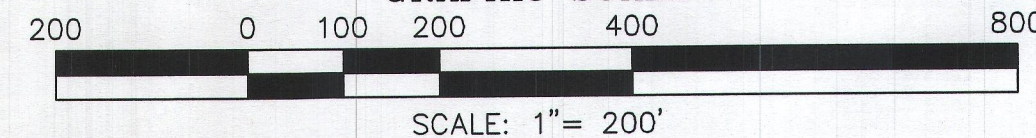
LEGEND

- SET 5/8" BY 30" REBAR & PLASTIC CAP MARKED "ATS PLS 8962"
- SET 5/8" BY 30" REBAR & PLASTIC CAP MARKED "ATS PLS 8962" FOR 30' WITNESS CORNER
- FOUND 5/8" REBAR & CAP "PLS 3984" (R1)
- FOUND 5/8" REBAR & CAP "PLS 4182" (R4)
- COMPUTED POINT (NOTHING FOUND OR SET)
- ⊕ QUARTER CORNER
- ⊗ SECTION CORNER
- CENTER QUARTER CORNER

LINE TABLE

LINE	LENGTH	DIRECTION
L1	33.00'	S 00°24'02" W
L2	33.00'	N 00°23'45" E

GRAPHIC SCALE



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING

9177 HESS STREET, HAYDEN IDAHO, 83835
* PH. (208)-772-2745 * FAX (208)-762-7731 *

SCALE: 1" = 200'

CHECKED BY MBM
DATE: 02-25-2022

DRAWN BY MBM
DATE: 02-25-2022

DWG: PLAT-2
PROJ: 21-233