

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 #

ML00079-22

RECEIVED:

RECEIVED
AUG 04 2022

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Three Bears Estate

APPLICANT INFORMATION:

Landowner's name: Randy and Sharon Elliott

Mailing address: 224 Pinecrest Loop

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-610-7394

Fax:

E-mail: sharon41lee@hotmail.com (Call prior to email please)

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller

Company name: Glahe & Associates Inc.

Mailing address: 303 Church St.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: thaller@glaheinc.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: 57N

Range: 2W

Parcel acreage: 5.50

Parcel # (s): RP03663002002AA

Legal description: Lot 2, Block 2, Pineview Subdivision less Tax 1

Current zoning: Suburban (S)

Current use: 537-Resid improv on cat 15

What zoning districts border the project site?

North: Suburban (S)	East: Suburban (S)
South: Suburban (S)	West: Suburban (S)
Comprehensive plan designation: Suburban Growth Area (1-5 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: A 2 ac, a 1.25 ac & S 0.58 Ac All three are 537-Resid improv on cat 15	
South: A 23.21 ac 106- Productivity forest land	
East: A 2.51 ac Lot 1B Blk 2 Replat Pineview 537-Resid improv on cat 15; A 3 ac 512-Land Resid rural vac	
West: 0.76 ac Tax1 of L2 B2 Pinewood 537-Resid improv on cat 15 & 2.1 ac E2 L3 537-Resid improv on cat 15	
Nearest city: Dover	Distance to the nearest city: 1300' +/-
Detailed Directions to Site: <u>From the county planning offices travel on US 2 southwest toward Ontario St. Turn right onto Ontario Street and at intersection with S Lincoln, turn right. Travel to intersection with Pine St and turn Left onto Pine St to Pinecrest Rd. Turn Right onto Pinecrest Rd and travel to intersection with Pinecrest Loop. Turn left and travel to 224 Pinecrest Loop on the left.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Pineview Subdivision - Inst. #107219; Bk 2, pg 133
This application is for : Splitting current parcel in to 3 lots
Proposed lots: 3
Lot #1 Proposed acreage: <u>2.5</u>
Lot #2 Proposed acreage: <u>1.5</u>
Lot #3 Proposed acreage: <u>1.5</u>
Lot #4 Proposed acreage: _____
Describe the land division proposal and resulting acreage: <u>Client wishes to split current parcel in to 3 conforming lots. Northern parcel with house will be 2.5 acres, while the other 2 lots will be 1.5 acres</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>Land slopes from the north (Pinecrest Loop) to the south.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>
Springs & wells: <u>None, city water</u>
Existing structures (size & use): <u>3,736 sf 2 story Residence with 456 sf basement, attached garages are 78 sf, 104 sf and 552 sf, a 128 sf utility shed and a 144 sf utility shed</u>

Land cover (timber, pastures, etc): Northern area Grassy areas around the residence with scattered trees. South 3/4 is open timber.

Are wetlands present on site? Yes No Source of information: NWI Mapper Online

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0714E eff 11/18/09

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: _____
Pinecrest Loop, Co. Rd. #827, was dedicated on the Plat of Pine View as Hilltop Drive
a, 50 ft. wide right-of-way, Book 2 of Plats, Pg. 133, Inst.

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: Pinecrest Loop, Co. Rd. #827, was dedicated on the Plat of Pine View as Hilltop Drive, a, 50 ft. wide right-of-way, Book 2 of Plats, Pg. 133, Inst. #107219 recorded 8/2/1966. Lots 2 and 3 will be accessed off a private 30' wide easement.

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

List existing access and utility easements on the subject property.
Inst. 73440, 206970, 217044 and as shown on Plat of Pineview.

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: Private, individual septic. Lot 1 currently is the only lot with septic, client does not plan to lift sanitary restrictions

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: Syringa Water District

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: Plan on getting "Will Serve" letter from Syringa Water for lots 2 & 3

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.

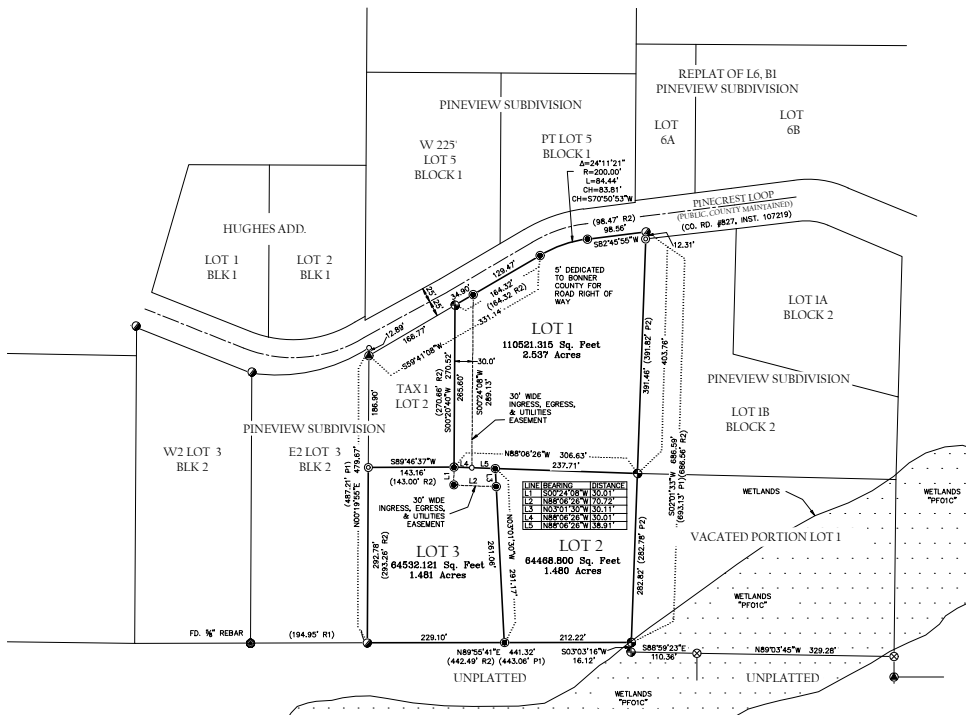
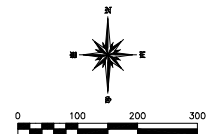
Kathryn Keeney

Digitally signed by Kathryn Keeney
DN: cn=Kathryn Keeney, o=Glahe & Associates, ou=Office Administrator, email=kkeeney@glahen.com, c=US
Date: 2022.08.04 10:59:37 -07'00'

Landowner's signature: _____ Date: _____

Landowner's signature: _____ Date: _____

THREE BEAR'S ESTATE
 BEING A PART OF LOT 2, BLOCK 2
 OF PINEVIEW SUBDIVISION,
 LYING IN A PORTION OF THE NORTH EAST QUARTER
 OF SECTION 20, TOWNSHIP 57 NORTH,
 RANGE 2 WEST, BOISE MERIDIAN,
 BONNER COUNTY, IDAHO



- LEGEND**
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
 - ⊗ PREVIOUSLY SET REBAR AND CAP, PLS 14879
 - ⊙ FOUND REBAR AND CAP, PLS 5713
 - ⊙ FOUND REBAR AND CAP, PLS 5361
 - ⊙ FOUND 5/8" REBAR
 - ⊙ FOUND 1/2" IRON PIPE & CAP, PLS 974
 - ⊙ FOUND 1/2" IRON PIPE, NO CAP
 - CALCULATED POINT, NOTHING SET
 - (P1) PLAT OF PINEVIEW, BK. 2 OF PLATS, PG. 133, INST. 107219, PLS 1148.
 - (P2) REPLAT OF LOT 1, BLOCK 2, PINEVIEW SUBDIVISION, BK. 8 OF PLATS, PG. 1, INST. 700950, 3/29/2006, PLS 5361.
 - (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 893755, 8/22/2016.
 - (R2) RECORD OF SURVEY BY PLS 974, INST. NO. 368373 11/1/1989.

METHOD OF SURVEY
 THE SURVEY WAS PERFORMED USING TRIMBLE P10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NOS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TECHNIQUES USING A NIKON TOTAL STATION.

BASIS OF BEARING
 THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL. COORDINATES DERIVED FROM NOS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.00). ALL BEARINGS REFER TO THE GDAH 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 1.000120900. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'50" AT THE SOUTHEAST CORNER OF THE EAST HALF OF LOT 3, BLOCK 2 OF THE PLAT OF PINEVIEW SUBDIVISION, (P2), AS RECORDED IN BOOK 2 OF PLATS AT PAGE 133, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 2 LESS TAX 1 INTO THREE PLATTED LOTS.
- 2) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- 3) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY AND CATEGORIZED AS FRESHWATER FORESTED/SHRUB WETLAND "PFOIC" PER THE U.S. FISH & WILDLIFE WETLAND MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE "X" PER FEMA 160170014E, EFFECTIVE 11/18/2009.



1/4	Section	Township	Range	207970N	6400E
20	57	N	W		
PROJECT # 22-059 ELLIOTT, RANDY & SHARON DRAWING NAME: 22-059 ELLIOTT_MJD					

THREE BEAR'S ESTATE

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

Date: 8/04/2022
 Sheet: 1 of 2

PLACE RECORDING LABEL HERE

THREE BEAR'S ESTATE
 BEING A PART OF LOT 2, BLOCK 2
 OF PINEVIEW SUBDIVISION,
 LYING IN A PORTION OF THE NORTHEAST QUARTER
 OF SECTION 20, TOWNSHIP 57 NORTH,
 RANGE 2 WEST, BOISE MERIDIAN,
 BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT SHARON L. ELLIOTT AND RANDY J. ELLIOTT, WIFE AND HUSBAND, 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 1-3, THE SAME TO BE KNOWN AS "THREE BEAR'S ESTATE" BEING A PART OF LOT 2, BLOCK 2 OF THE PLAT OF PINEVIEW SUBDIVISION, AS RECORDED IN BOOK 2 OF PLATS AT PAGE 133, RECORDS OF BONNER COUNTY, IDAHO LESS A PORTION DESCRIBED AS TAX 1, ALL BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 2;

THENCE S 02°01'33" W A DISTANCE OF 686.59';

THENCE S 89°55'41" W A DISTANCE OF 441.32';

THENCE N 00°19'55" E A DISTANCE OF 282.78';

THENCE N 89°46'37" E A DISTANCE OF 143.16';

THENCE N 00°24'09" E A DISTANCE OF 270.52';

THENCE N 59°41'08" E A DISTANCE OF 164.36';

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 84.44', WITH A RADIUS OF 200.00', WITH A CHORD BEARING DEN 70°50'33" E, WITH A CHORD LENGTH OF 83.81';

THENCE N 82°45'58" E A DISTANCE OF 96.66';

TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 239522.24 SQUARE FEET, 5.499 ACRES
 TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SHARON L. ELLIOTT _____ DATE _____

RANDY J. ELLIOTT _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
 COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHARON L. ELLIOTT, 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 RANDY J. ELLIOTT, 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: _____

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 _____

DOCUMENTS AND EASEMENTS OF RECORD:

- THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE PLAT CERTIFICATE, ORDER NO. N-61202, GUARANTEE NO. G-0000139397688, DATED MARCH 14, 2022.
- A GAS LINE TRANSMISSION PIPELINE EASEMENT RECORDED DEC. 2, 1959 AS INST. NO. 73440, RECORDS OF BONNER COUNTY, IDAHO, TOGETHER WITH NOTICE OF LOCATION RECORDED OCT. 25, 1978 AS INST. NO. 206970 AND JULY 25, 1979 AS INST. NO. 217044, DOES NOT AFFECT SUBJECT LOT.
 - THE PLAT OF PINEVIEW AS RECORDED IN BOOK 2 OF PLATS AT PAGE 133, RECORDS OF BONNER COUNTY, IDAHO.
 - A RECORD OF SURVEY RECORDED DEC. 19, 2003 AS INST. NO. 368373, RECORDS OF BONNER COUNTY, IDAHO.

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 20, TOWNSHIP 57 NORTH, RANGE 2 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 "THREE BEAR'S ESTATE" 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 _____

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 SYRINGA WATER DISTRICT
 SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ONSITE SYSTEMS.

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	Range	TOWNSHIP	GLAHE
20	57	N	2	W
PROJECT # 22-059 ELLIOTT, RANDY & SHARON DRAWING NAME: 22-059 ELLIOTT, RANDY & SHARON 8/4/2022				

THREE BEAR'S ESTATE			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS			
309 Church Street Sandpoint, Idaho 83864 208-265-4474			
State	Checked By	Drawn By	Sheet
N/A	TLG	TLG/TJH	2 of 2
Print Date	8/4/22		