



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://www.bonnercountyid.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0080-22	RECEIVED:  <b>RECEIVED</b> AUG 15 2022 BONNER COUNTY PLANNING DEPARTMENT
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Bartlett Farm
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### APPLICANT INFORMATION:

Landowner's name: Andy & Jennifer Bartlett		
Mailing address: 608 Bluebird Lane		
City: Clark Fork	State: ID	Zip code: 83811
Telephone: 208-264-8437	Fax:	
E-mail: jen666bart@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Katie Keeney		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: kkeeney@glaheinc.com		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Travis Haller		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: thaller@glaheinc.com		

### PARCEL INFORMATION:

Section #: 19	Township: 55N	Range: 3E	Parcel acreage: 12.67
Parcel # (s): RP55N03E198550A			
Legal description: Tax 9 & 10			
Current zoning: Rural 5 (R-5)		Current use: 534-Resid improv on cat 12 T	
What zoning districts border the project site?			

North: Rural 5 (R-5)	East: Rural 5 (R-5)
South: Rural 5 (R-5)	West: Rural 10 (R-10)
Comprehensive plan designation: Rural Residential (5-10 AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 131-Land-ag/timb w/resid imp	
South: 1 ac 515-Land resid rural subdv vac, River Rd, L2 515-land resid rural sub vac, L3/4 & L7 & L8/9 548 MH real prop, L5/6 537 Resid imp cat 15	
East: 5.2 ac 534-Resid improv on cat 12	
West: 28.6ac 106-Productivity forest land and 20.1 ac 106-Productivity forest land	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Drive east out of Sandpoint on Hwy 200 towards Clark Fork, Idaho approx. 45 miles to Bluebird Lane on the right or south. Turn right or south onto Bluebird Lane and travel to the end which is subject property. Bluebird makes a turn to the west after leaving Hwy 2. Bear Claw is the next road east of Bluebird Lane.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
<b>This application is for :</b>		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 7.11	2.5:1
Lot #2	Proposed acreage: 6.00	1.5:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Client wishes to split property in to approximately a 7.11 ac piece and a 6.00 ac piece so that they can build an additional home. The new home would go on the 6.00 ac piece as there is already a house on what will be the 7.11 ac piece.		

**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: Slopes to the south towards the road and plat on the banks of the Clark Fork River, but fairly flat before sloping on southern half of parcel.
Water courses (lakes, streams, rivers & other bodies of water): None
Springs & wells: None

Existing structures (size & use): A one story residence 1,1416 sf on record with detached 672 sf garage with a 308 sf Pole Bldg, and a 336 sf Pole building

Land cover (timber, pastures, etc): Primarily open cleared area with native cover, grasses and scattered trees. Tree perimeter on south.

Are wetlands present on site?  Yes  No

Source of information: NWI Online Mapper

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: see below

Other pertinent information (attach additional pages if needed): Maps 16017C1235E AND 16017C1255E both eff. 11/18/2009

**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: \_\_\_\_\_

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

List existing access and utility easements on the subject property.  
NLI - Inst # 159234

**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: \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical individual private septic system

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: Typical individual private water well system

Which power company will serve the project site? Northern Lights

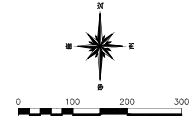
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 8-11-2022

Landowner's signature:  Date: \_\_\_\_\_

# BARTLETT FARM

LYING IN A PORTION OF THE SOUTHEAST QUARTER  
OF SECTION 19, TOWNSHIP 55 NORTH,  
RANGE 3 EAST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO



### LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" x 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" IRON PIPE
- FOUND 5/8" REBAR AND CAP, PLS 6603
- FOUND 5/8" REBAR AND CAP, PLS 5361
- FOUND 5/8" REBAR, AS NOTED
- CALCULATED POINT, NOT-ING SET
- (P1) PLAT OF 1ST ADDITION TO RIVER RETREAT, BY PE 1146, INST. NO. 11772, 1/20/1997.
- (R1) RECORD OF SURVEY BY RLS 5361, INST. NO. 400821, 1/28/1991
- (R2) RECORD OF SURVEY BY PLS 6274, INST. NO. 967447, 10/09/2020
- (R3) RECORD OF SURVEY BY PLS 13727, INST. NO. 1007324, 6/23/2022

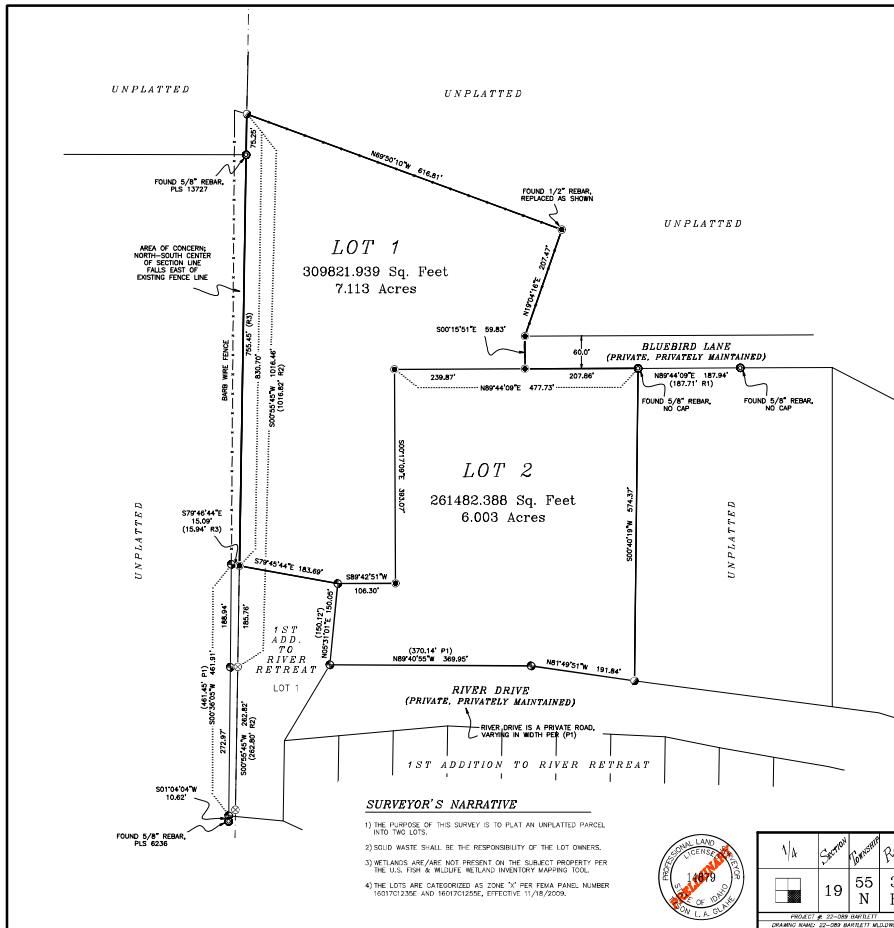
### METHOD OF SURVEY

THE SURVEY WAS PERFORMED USING TRIMBLE RINO 2005 RECEIVERS AND THE DATA WAS PROCESSED USING NGS CRUS AND TRIMBLE BUSINESS GENERAL CONVENTIONS. SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TECHNIQUES USING A NIMON TOTAL STATION.

### BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES OBTAINED FROM NGS CRUS. SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011 EPOCH, 2010.00). ALL BEARINGS REFER TO THE ISMAD 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 1.000184650. GEODETIC NORTH IS AN ANGULAR POSITION OF -014.96' AT THE NORTHEAST CORNER OF LOT 1 OF 1ST ADDITION TO RIVER RETREAT, (P1).



### SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY IS TO PLAT AN UNPLATTED PARCEL INTO TWO LOTS.
- 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 MAPPING TOOL.
- 4) THE LOTS ARE CATEGORIZED AS ZONE 14 PER FEMA FIRM NUMBER 16017C255E AND 16017C255E, EFFECTIVE 11/19/2009.



1/4	Section	Range	Zone	Meridian	Block
19	55	3	N	E	
DRAWING NAME: 22-058 BARTLETT MILLING					

<b>BARTLETT FARM</b>	
GLAVIN & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4174	Scale: 1"=100' Drawn By: TEG Date: 6/11/2022 Sheet: 1 of 2

# BARTLETT FARM

LYING IN A PORTION OF THE SOUTHEAST QUARTER  
OF SECTION 19, TOWNSHIP 55 NORTH,  
RANGE 3 EAST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

### OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT JENNIFER R. GREEN BARTLETT AND ANDREW L. BARTLETT, A MARRIED COUPLE, 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 1-2, THE SAME TO BE KNOWN AS BARTLETT FARM BEING A PORTION OF SECTION 19, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF 1ST ADDITION TO RIVER RETREAT, BOOK 2 OF PLATS, PAGE 146, INSTRUMENT NO. 111712, RECORDED 7/10/2002, RECORDS OF BONNER COUNTY, IDAHO, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879 AND LYING ON THE NORTH-SOUTH CENTER LINE OF SAID SECTION 19;

THENCE ALONG SAID NORTH-SOUTH CENTER LINE, NORTH 00°50'45" EAST, 830.70 FEET TO WITH A 5/8" REBAR AND CAP BY PLS 5361;

THENCE LEAVING SAID NORTH-SOUTH CENTER LINE, SOUTH 69°50'10" EAST, 616.81 FEET TO A 5/8" REBAR AND CAP BY PLS 14879;

THENCE SOUTH 19°04'46" WEST, 207.47 FEET TO THE NORTH RIGHT-OF-WAY OF A 60' WIDE PRIVATE ROAD, BLUEBIRD LANE, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY, SOUTH 00°15'51" EAST, 59.83 FEET, TO THE SOUTH RIGHT-OF-WAY OF SAID 60' WIDE PRIVATE ROAD, MARKED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTH 89°44'09" EAST, 207.86 FEET;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 00°42'19" WEST, 574.37 FEET TO THE NORTH RIGHT-OF-WAY OF A VARYING WIDTH PRIVATE ROAD, RIVER DRIVE, AND MARKED WITH A 5/8" REBAR AND CAP BY PLS 5361;

THENCE ALONG SAID NORTH RIGHT-OF-WAY OF RIVER ROAD, NORTH 81°19'51" WEST, 191.84 FEET TO A 3/4" IRON PIPE;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF RIVER ROAD, NORTH 89°40'55" WEST, 369.95 FEET TO THE EAST PROPERTY LINE OF SAID LOT 1, MARKED WITH A 3/4" IRON PIPE;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY OF RIVER ROAD AND ALONG SAID EAST PROPERTY LINE, NORTH 00°31'01" EAST, 150.05 FEET TO A 3/4" IRON PIPE BEING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE LEAVING SAID EAST PROPERTY LINE AND ALONG THE NORTH PROPERTY LINE OF SAID LOT 1, NORTH 78°42'44" WEST, 183.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

JENNIFER R. GREEN BARTLETT \_\_\_\_\_ DATE \_\_\_\_\_

ANDREW L. BARTLETT \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JENNIFER R. GREEN BARTLETT, 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: \_\_\_\_\_

### WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATE INDIVIDUAL SEPTIC SYSTEM

### DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY PLAT CERTIFICATE, BOOK NO. 1041885-S, GUARANTEE NO. 5010500-1041885-S, DATED JUNE 4, 2022

1. IF JOAN L. GREEN IS ONE AND THE SAME AS JOANNE BULLARD-GREEN, THE FOLLOWING WILL ATTACH TO SAID LAND:

NOTICE OF LIEN IN FAVOR OF THE STATE OF IDAHO DEBTOR: JOANNE BULLARD-GREEN FOR CHILD SUPPORT, FILING AGENCY IS THE DEPT. OF HEALTH AND WELFARE, FILED DECEMBER 9, 2020, LIEN NUMBER: 20201864936.

2. IF DONALD GREEN IS ONE AND THE SAME AS DON R. GREEN, THE FOLLOWING WILL ATTACH TO SAID LAND:

NOTICE OF LIEN IN FAVOR OF THE STATE OF IDAHO DEBTOR: DON R. GREEN FOR STATE INCOME TAX, FILING AGENCY IS THE STATE TAX COMMISSION, FILED NOVEMBER 16, 2020, LIEN NUMBER: 20201722964.

3. PROVISIONS IN DEED TO POTTER LAND COMPANY, RECORDED APRIL 17, 1911, IN BOOK 22 OF DEEDS, PAGE 265.

4. EASEMENT FOR RIGHT OF WAY GRANTED TO NORTHERN LIGHTS, INC. RECORDED JUNE 12, 1974, IN BOOK 54 OF MISC., PAGE 278 AS INSTRUMENT NO. 159234.

5. PROVISIONS IN DEED TO DONALD R. GREEN AND JOAN L. GREEN, HUSBAND AND WIFE, RECORDED SEPTEMBER 25, 1973, IN BOOK 146 OF DEEDS, PAGE 51.

6. BY DTD RECORDED JUNE 3, 2022, INSTRUMENT NO. 1006423, DONALD GREEN CONVEYED SAID LAND. THIS CONVEYANCE WOULD HAVE BEEN INEFFECTUAL TO CONVEY TITLE IF THE PROPERTY WAS COMMUNITY PROPERTY AND IS SUBJECT TO THE RIGHT, TITLE AND INTEREST OF THE MARITAL COMMUNITY.

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANDREW L. BARTLETT, 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: \_\_\_\_\_

### 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 19, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY (DEGREE) 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 "BARTLETT FARM" 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 \_\_\_\_\_

### 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 \_\_\_\_\_

### SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, SWIMMING OR OTHER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERIODS LONGER THAN PERMITTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

### 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



BARTLETT FARM	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandwich, Idaho 83864 208-265-4174	Drawn By: N/A Checked By: TLAG Print Date: 6/11/2022 Sheet: 2 of 2