

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
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MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # ML00085-22	RECEIVED: RECEIVED AUG 25 2022 BONNER COUNTY PLANNING DEPARTMENT
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: NIELSEN SUBDIVISION

APPLICANT INFORMATION:

Landowner's name: STEWART NIELSEN		
Mailing address: 122 CAMP PEINE ROAD		
City: SAGLE	State: ID	Zip code: 83860
Telephone: (208) 610-0026 (530) 277-6632	Fax:	
E-mail: farsidez4@gmail.com - shawna@emeryaccounting.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: JAMES R STAPLES		
Company name: J.R.S. SURVEYING, INC.		
Mailing address: P.O. BOX 3099		
City: BONNERS FERRY	State: ID	Zip code: 83805
Telephone: (208) 267-7555	Fax:	
E-mail: dstaples@jrssurveying.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 #: 16	Township: 56N	Range: 3W	Parcel acreage:
Parcel # (s): RP56N03W161840A			
Legal description: TAX NO. 10 - PART OF THE S1/2 NE1/4 16-56N-3W - CURRENT DEED ATTACHED			
Current zoning: RURAL R5	Current use: SINGLE FAMILY RESIDENCE		
What zoning districts border the project site?			

North: RURAL R5	East: RURAL R10
South: RURAL R5	West: RURAL R5
Comprehensive plan designation: RURAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: LOTS 1-2-3, BONNIE ESTATES - 2.49 ACRES - 3.25 ACRES - 7.15 ACRES. LOTS 1 & 2 SINGLE FAMILY RESIDENCE	
South: PEND OREILLE RIVER	
East: SINGLE FAMILY RESIDENCE 10.5 ACRES	
West: SINGLE FAMILY RESIDENCE - 22.10 ACRES	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: FROM THE NORTH END OF THE LONG BRIDGE TRAVEL SOUTH 2.5 MILES. TURN RIGHT ONTO LAKESHORE DRIVE FOR 10 MILES. TURN RIGHT ONTO CAMP PEINE ROAD FOR 0.1 MILE. TURN LEFT TO DRIVEWAY INTO PROPERTY.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for : A 2 LOT MINOR LAND DIVISION

Proposed lots:	Proposed acreage:	Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5.05	8.4:1 (5.1:1 TO HIGH BANK OF RIVER)
Lot #2	Proposed acreage: 5.54	10.5:1 (4.4:1 TO HIGH BANK OF RIVER)
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: THE EXISTING TRACT COMPRISES 10.59 ACRES. THE PROPOSED DIVISION WOULD CREATE 2 PARCELS OF 5.05 ACRES AND 5.54 ACRES. THE DEPTH TO WIDTH RATIO OF THE EXISTING PARCEL IS 4.6:1.

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 PROPERTY IS GENERALLY FLAT - SLOPING APPROXIMATELY 2% TOWARDS THE RIVER. THERE ARE NOT ROCK OUTCROPPINGS OR SIGNIFICANT BENCHES

Water courses (lakes, streams, rivers & other bodies of water):

THE PEND OREILLE RIVER IS ON THE SOUTH BOUNDARY OF THE PROPERTY.

Springs & wells: THERE IS AN EXISTING WELL ON LOT 2 - NORTH OF THE HOUSE APPROXIMATELY 150 FEET.

Existing structures (size & use): EXISTING HOME ON LOT 2 - SINGLE FAMILY RESIDENCE - 2180 SQUARE FEET

Land cover (timber, pastures, etc): PASTURE AND OPEN GROUND

Are wetlands present on site? Yes No Source of information: NAT. WET. INV. MAP
Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0925E

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: GRAVEL ROAD - 16 TO 22 FEET WIDE

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.
60 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN 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: SEPTIC SYSTEM AND DRAINFIELD

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

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 **THERE IS CURRENTLY A WELL ON LOT 2.**

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____

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.

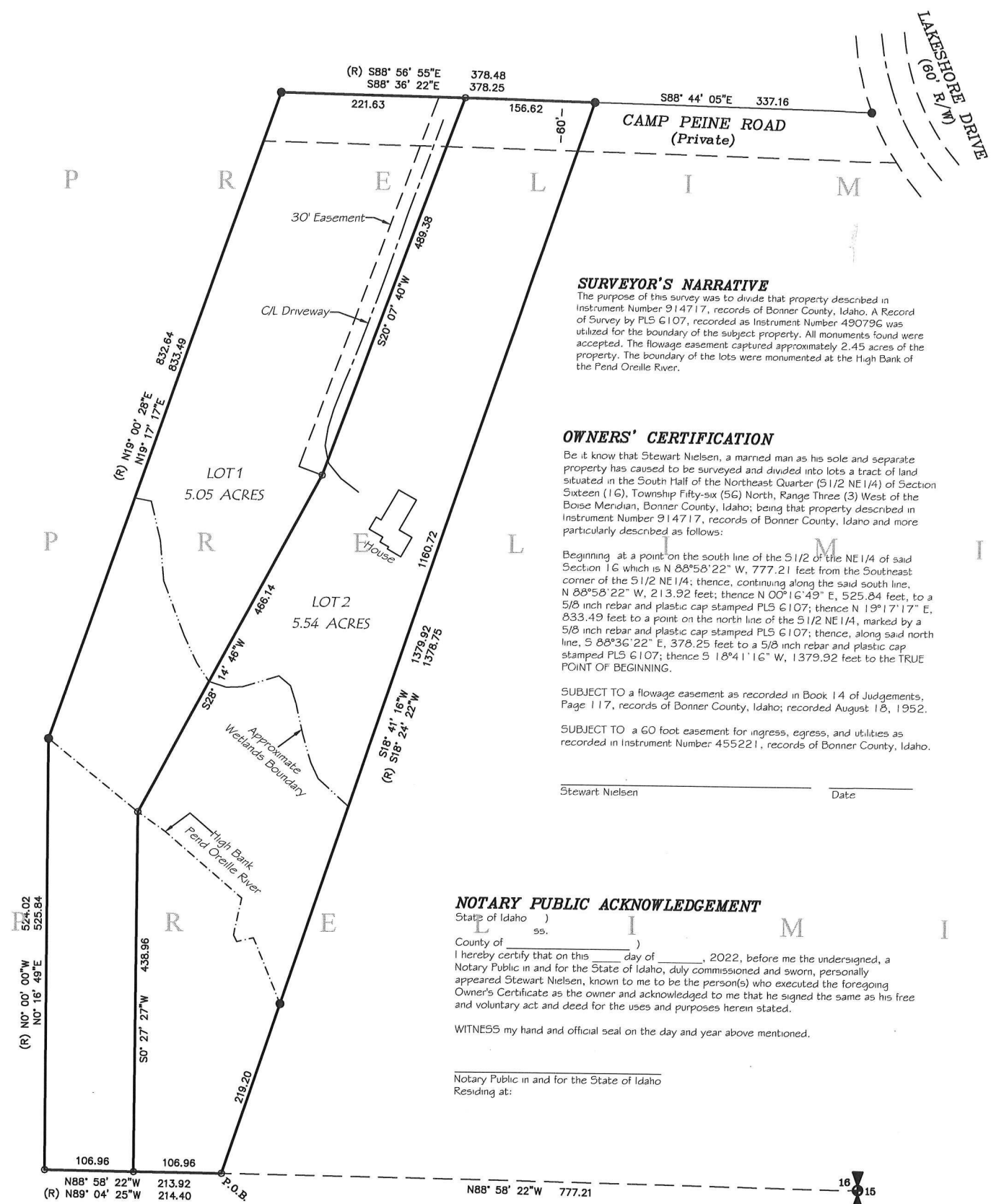
Landowner's signature: *James R. Staple* ^{*Representative*} Date: *8/25/22*

Landowner's signature: _____ Date: _____

P R E L I M I N A R Y

NIELSEN SUBDIVISION

IN THE
NE1/4 SECTION 16
TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO



SURVEYOR'S NARRATIVE
 The purpose of this survey was to divide that property described in Instrument Number 914717, records of Bonner County, Idaho. A Record of Survey by PLS 6107, recorded as Instrument Number 490796 was utilized for the boundary of the subject property. All monuments found were accepted. The flowage easement captured approximately 2.45 acres of the property. The boundary of the lots were monumented at the High Bank of the Pend Oreille River.

OWNERS' CERTIFICATION
 Be it known that Stewart Nielsen, a married man as his sole and separate property has caused to be surveyed and divided into lots a tract of land situated in the South Half of the Northeast Quarter (S1/2 NE1/4) of Section Sixteen (16), Township Fifty-six (56) North, Range Three (3) West of the Boise Meridian, Bonner County, Idaho; being that property described in Instrument Number 914717, records of Bonner County, Idaho and more particularly described as follows:

Beginning at a point on the south line of the S1/2 of the NE1/4 of said Section 16 which is N 88°58'22" W, 777.21 feet from the Southeast corner of the S1/2 NE1/4; thence, continuing along the said south line, N 88°58'22" W, 213.92 feet; thence N 00°16'49" E, 525.84 feet, to a 5/8 inch rebar and plastic cap stamped PLS 6107; thence N 19°17'17" E, 833.49 feet to a point on the north line of the S1/2 NE1/4, marked by a 5/8 inch rebar and plastic cap stamped PLS 6107; thence, along said north line, S 88°36'22" E, 378.25 feet to a 5/8 inch rebar and plastic cap stamped PLS 6107; thence S 18°41'16" W, 1379.92 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a flowage easement as recorded in Book 14 of Judgements, Page 117, records of Bonner County, Idaho; recorded August 18, 1952.

SUBJECT TO a 60 foot easement for ingress, egress, and utilities as recorded in Instrument Number 455221, records of Bonner County, Idaho.

Stewart Nielsen _____ Date _____

NOTARY PUBLIC ACKNOWLEDGEMENT
 State of Idaho)
 County of _____)
 I hereby certify that on this _____ day of _____, 2022, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Stewart Nielsen, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
 Residing at: _____

EASEMENTS AND EXCEPTIONS

- Easement granted to the United States of America recorded in Book 14 of Judgements, Page 117, on August 18, 1952.
- Easements, reservations and dedications as shown on Record of Survey, Instrument Number 425860.
- Easement for ingress, egress, and utilities per Instrument Number 455221.
- Easement for ingress, egress, and utilities per Instrument Number 455222.
- Record of Survey, Instrument 490796.
- A 60 foot easement for ingress, egress, and utilities as described in Instrument Number 515418.
- A 60 foot easement for ingress, egress, and utilities as described in Instrument Number 601095.
- An easement for public utilities (Northern Lights) as described in Instrument Number 909391.

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 6107
- SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT
- (R) RECORD BEARING/DISTANCE PER RECORD OF SURVEY INSTRUMENT NUMBER 490796

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 sanitary restriction requirements are satisfied.

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.

Dated this _____ day of _____, 2022

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this _____ day of _____, 2022.

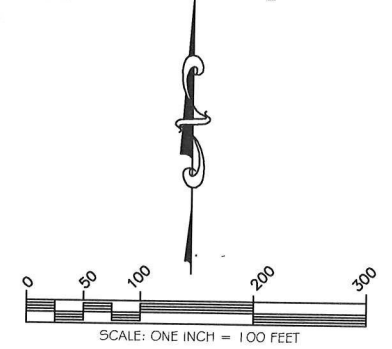
Bonner County Planning Director

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____.

Dated this _____ day of _____, 2022

Bonner County Treasurer



BASIS OF BEARINGS
 Bearings are based on Idaho State Plane West Zone (1103), NAD83 Scale Factor: 0.999897.
 All distances shown are converted to ground.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein Plat of NIELSEN 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

SURVEYOR'S CERTIFICATION

I, James R. Staples, PLS 3628, 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 16, Township 56 North, Range 3 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all Lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2022, at _____ m. and duly recorded as Instrument No. _____

County Recorder Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 267-7555	
PLAT	
FOR: STEWART NIELSEN	REVISION NO. 1
DWN BY: JRS/KLK	DATE: 08/16/2022
S16, T66N, R3W, B.M.	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 22-13

COMPUTED PER RECORD OF SURVEY INST. #490796