

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 #

MLD0090-22

RECEIVED:



PROJECT DESCRIPTION:

Name of Minor Land Division plat: KDC Land

APPLICANT INFORMATION:

Landowner's name: David and Katharine Luers, also Luers Trust, and Chris McGinn

Mailing address: 504 Oak Street

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 408-891-8067

Fax:

E-mail: luersd@aol.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller

Company name: Glahe & Associates

Mailing address: 303 Church St

City: Sandpoint

State: Idaho

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 #: 1

Township: 55N

Range: 2E

Parcel acreage: 49.712

Parcel # (s): RP55N02E013101A, RP55N02E013300A, RP55N02E013900A

Legal description: 1-55N-2E LOT 4 LESS CO RD & TAX 1 & TAX 2; 1-55N-2E TAX 2 DAVID LUERS TRUSTEE & KATHERINE LUERS TRUSTEE; 1-55N-2E SWNW LESS E 500FT & PT TAX 2

Current zoning: Ag/F 10 (see approved file ZC0039-21)

Current use: residential

What zoning districts border the project site?

North: Forest 40	East: Ag/F 20
South: Forest 40	West: Ag/F 10
Comprehensive plan designation: Ag/Forest Land	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 480 acres - US Gov Land	
South: 528 acres - US Gov Land	
East: 13 and 30 acre parcels, for Antelope Mountain Resort; cabins, lodge, etc.	
West: 2-20 acre parcels; no structures, both are 512-Land Resid rural tract vac	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If yes, which city?: Clark Fork	
Detailed Directions to Site: From Sandpoint go East on HWY 200 towards MT. , go approx. 23 miles and turn left onto North Main Street. Follow N. Main Street to the east where it becomes Mosquito Creek Road. Continue along Mosquito Creek Road for approximatley 1000 feet. Project parcels are on either side of the road.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A

This application is for :

Proposed lots:	Depth to Width Ratio (D:W)
Lot #1 Proposed acreage: 20.610	2 : 1
Lot #2 Proposed acreage: 9.543	2.0:1
Lot #3 Proposed acreage: 9.551	3.5:1 (calc'd width is 345')
Lot #4 Proposed acreage: 10.0	1.5 : 1
Remainder Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: Three unplatted lots are proposed to be divided into a total of four
lots. The resulting four lots will change the property lines and result in threee near 10 acre lots, and a 20.6 acre lot.
and south will decrease in size.

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 site is gently sloping with estimated maximum slope less than 15%.

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

Mosquito Creek flows through about the middle of the three parcels.

Springs & wells:

N/A

Existing structures (size & use): _____

A 750 sq foot residence exists on the middle parcel. No other structures exist on the three parcels.

Land cover (timber, pastures, etc): _____

Land is treed except where it has been clearing in the middle of the project site. Logging has occurred in the past on the current parcel to the south.

Are wetlands present on site? Yes No

Source of information: Wetlands Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1018E

Other pertinent information (attach additional pages if needed): _____

Freshwater Emergent Wetland and Freshwater Forested/Shrub Wetland exists on site per the Wetlands Mapper and categorized as PF01C, PSS1C and PEM1C.

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: The portion of Mosquito Creek Road that lies on the subject property is a 50' wide private easement, county maintained.

A portion of Mosquito Creek Road further to the east appears to be a public dedicated ROW. This will be not impact this application but will be verified with the plat. Lower Mosquito Creek Road is a private, county maintained easement. Lastly, a new 30' wide private, privately maintained easement runs south along the west boundary to access Lot 4, and is also dedicated to the parcels to the west.

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.

Access and Utility - Inst. No. 671247 and 910294

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 sewer 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 water well system

Which power company will serve the project site? Avista

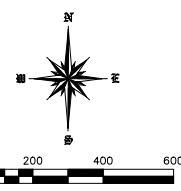
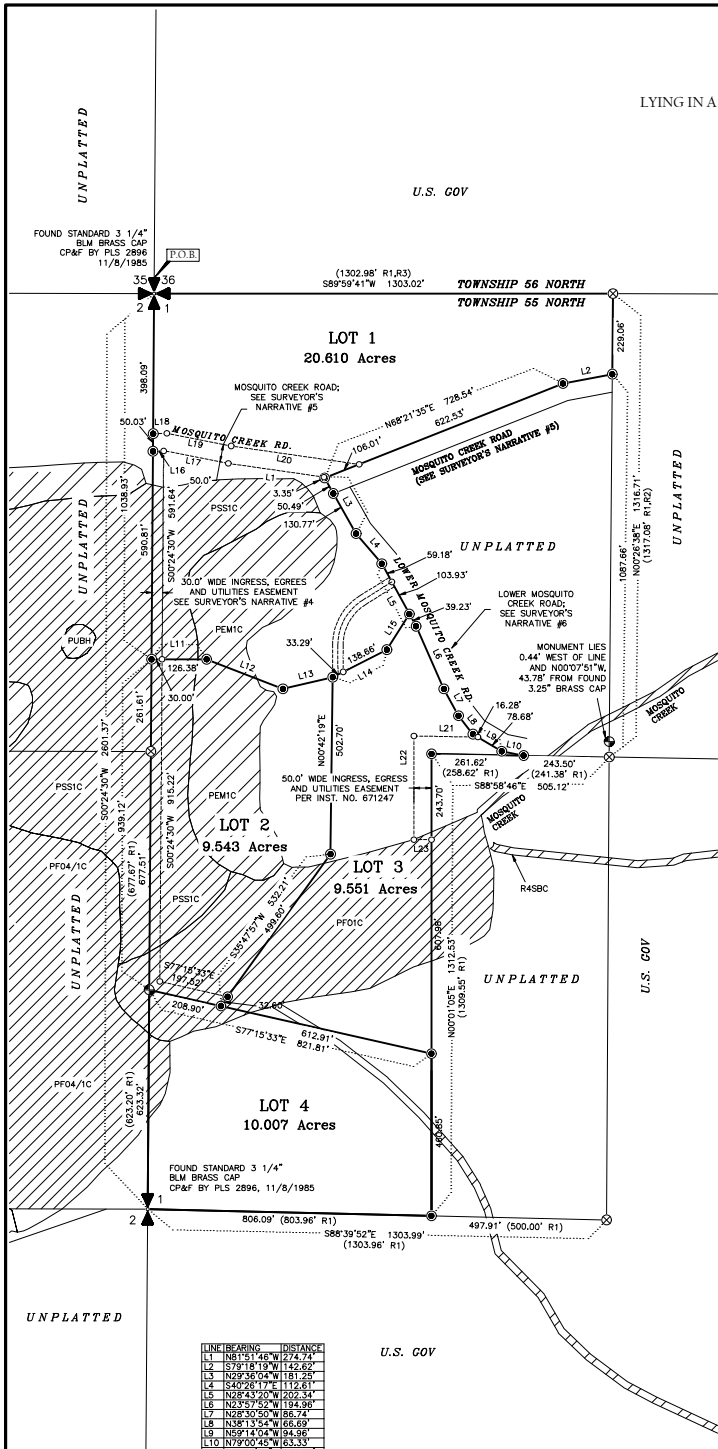
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 6/2/2022
ON BEHALF OF DAVID WIERS

Landowner's signature: _____ Date: _____

KDC LAND

LYING IN A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



- LEGEND**
- SECTIONAL CORNER, AS NOTED.
 - SET 5/8" X 24" REBAR AND CAP, PLS 14879
 - FOUND 5/8" REBAR AND CAP, PLS 5361
 - FOUND STANDARD 3 1/4" BLM BRASS CAP
 - CALCULATED POINT, NOTHING SET
 - (R1) RECORD OF SURVEY BY PLS 5361, INST. NO. 668349, 1/18/2005
 - (R2) RECORD OF SURVEY BY PLS 4343, INST. NO. 505479, 6/19/1997
 - (R3) RECORD OF SURVEY BY PLS 5713, INST. NO. 396954, 10/22/1991
 - (P1) PLAT OF BERRY DEVELOPMENT BY PLS 5713, INST. NO. 648476, 4/22/2004

SURVEYOR'S NARRATIVE

- 1) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- 2) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMTA PANEL 16017C1018E, EFFECTIVE 11/18/2009.
- 3) THE PURPOSE OF THIS SURVEY IS TO RECONFIGURE AND CREATE ONE ADDITIONAL LOT FROM THREE ALREADY EXISTING UNPLATTED LOTS.
- 4) A 30' WIDE INGRESS, EGRESS AND UTILITIES EASEMENT IS HEREBY GRANTED TO ALL LOTS, INCLUDING THE ADJOINING PARCELS ALONG THE WEST BOUNDARY.
- 5) MOSQUITO CREEK ROAD IS A VARYING PUBLIC AND PRIVATE OWNED ROAD. THE PORTION THAT CROSSES LOT 1 IS A 50' WIDE PRESCRIPTIVE EASEMENT AS SHOWN ON (P1), THIS PORTION IS COUNTY MAINTAINED.
- 6) LOWER MOSQUITO CREEK ROAD IS A 50' WIDE PRESCRIPTIVE EASEMENT AND IS COUNTY MAINTAINED.

METHOD OF SURVEY

THIS SURVEY WAS PERFORMED USING TRIMBLE R10, GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

WATER AND SEWER NOTE

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

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO 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 1.000157333. GEODETIC NORTH IS AN ANGULAR ROTATION OF -018'18" AT THE NORTHWEST CORNER OF SECTION 1.

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.

LINE	BEARING	DISTANCE
L1	N81°15'46"W	274.74
L2	S79°18'19"W	142.52
L3	N29°55'04"W	181.28
L4	S40°26'17"E	112.61
L5	N26°43'07"W	102.34
L6	N23°37'52"W	194.98
L7	N88°13'24"E	166.69
L8	N59°14'04"W	194.98
L9	N70°02'45"W	163.33
L10	S89°55'01"W	156.38
L11	S89°55'01"W	156.38
L12	S89°55'01"W	156.38
L13	S76°51'13"W	145.28
L14	N83°02'08"E	172.24
L15	N89°25'24"E	119.28
L16	S88°20'16"W	135.28
L17	N79°05'04"W	181.86
L18	N68°20'16"W	139.28
L19	S78°50'04"E	185.98
L20	S81°14'46"W	107.48
L21	N88°58'46"W	181.86
L22	N00°10'05"E	194.98
L23	S89°58'55"E	50.70



1/4	Survey	Township	Range	MONTEANA	IDAHO
1	55	N	2	ONBROW	WASHINGTON
PROJECT # 21-242 LUERS DRAWING NAME: 21-242 LUERS MLD					

KDC LAND	
GLANE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sawtooth, Idaho 83864 208-285-4474	
Scale: 1"=200'	Checked By: TLAG
Drawn By: TSH	Plot Date: 8/9/2022
Sheet: 1 of 2	

KDC LAND

LYING IN A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID L. LUERS AND KATHARINE M. LUERS, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST AND CHRIS MCGINN, AN UNMARRIED MAN (AS TO 100% OF RESULTANT LOT "1"), AS TO AN UNDIVIDED 50% INTEREST (ALL PARTIES AS TO RESULTANT LOT "A"), AND DAVID LUERS, TRUSTEE OF THE LUERS REVOCABLE TRUST, AND KATHARINE MCGINN LUERS, TRUSTEE OF THE KATHARINE LUERS TRUST (AS TO RESULTANT LOTS 2-3), 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-A, THE SAME TO BE KNOWN AS "KDC LAND" BEING A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 1, NORTH 89°54'41" EAST A DISTANCE OF 1303.025';
THENCE LEAVING SAID NORTH SECTION LINE, SOUTH 67°29'28" WEST A DISTANCE OF 228.06', TO THE NORTHERLY RIGHT-OF-WAY OF A MUDHOLE CREEK ROAD, A COUNTY ROAD;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO COURSES:

- 1) SOUTH 79°19'49" WEST A DISTANCE OF 142.687';
- 2) SOUTH 68°27'35" WEST A DISTANCE OF 728.54';

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 29°36'04" EAST A DISTANCE OF 181.25';

- THENCE SOUTH 40°28'17" EAST A DISTANCE OF 112.87';
- THENCE SOUTH 28°43'20" EAST A DISTANCE OF 202.34';
- THENCE SOUTH 23°57'52" EAST A DISTANCE OF 194.95';
- THENCE SOUTH 28°50'20" EAST A DISTANCE OF 88.745';
- THENCE SOUTH 38°13'54" EAST A DISTANCE OF 86.69';
- THENCE SOUTH 30°14'04" EAST A DISTANCE OF 84.98';
- THENCE SOUTH 79°02'48" EAST A DISTANCE OF 63.33';
- THENCE NORTH 80°56'46" WEST A DISTANCE OF 205.665';
- THENCE SOUTH 00°01'09" WEST A DISTANCE OF 1312.537', TO THE EAST-WEST CENTERLINE OF SAID SECTION 1;

THENCE ALONG SAID EAST-WEST CENTERLINE, NORTH 80°39'52" WEST A DISTANCE OF 686.09', TO WEST QUARTER CORNER OF SAID SECTION 1;
THENCE LEAVING SAID EAST-WEST CENTERLINE AND ALONG THE WEST SECTION LINE OF SAID SECTION 1, NORTH 00°24'30" EAST A DISTANCE OF 2601.37', TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID LUERS, TRUSTEE OF THE LUERS REVOCABLE TRUST _____ DATE _____
KATHARINE MCGINN LUERS, TRUSTEE OF THE KATHARINE LUERS TRUST _____ DATE _____
CHRIS MCGINN _____ DATE _____
DAVID L. LUERS, _____ DATE _____
KATHARINE M. LUERS _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEE OF THE LUERS REVOCABLE TRUST, WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE.

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 KATHARINE MCGINN LUERS, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEE OF THE KATHARINE LUERS TRUST, WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID TRUSTEE.

NOTARY PUBLIC _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 6409-10, GUARANTEE NO. 0-222-00077954, DATED FEBRUARY 16, 2016:

- 1. AN EASEMENT TO OVERLOOK FLOOD AND SUBMERGE A PORTION OF SAID PROPERTY AS RECORDED IN WARRANTY EASEMENT, BOOK 18 OF MISCELLANEOUS, PAGE 447, AND BOOK 20 OF MISCELLANEOUS, PAGE 59, RECORDED JULY 31, 1952 AND APRIL 21, 1953, BONNER COUNTY, IDAHO.
- 2. AN EASEMENT, AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, INC., RECORDED MAY 17, 1968, AS INSTRUMENT NO. 116085.
- 3. MATTERS SET FORTH ON THE RECORD OF SURVEY RECORDED SEPTEMBER 2, 2008, AS INSTRUMENT NO. 757848, RECORDS OF BONNER COUNTY, IDAHO.
- 4. ENCROACHMENT PERMIT, RECORDED OCTOBER 23, 2008 UNDER INSTRUMENT NO. 761027, RECORDS OF BONNER COUNTY, IDAHO.
- 5. ENCROACHMENT PERMIT, RECORDED NOVEMBER 25, 2015 UNDER INSTRUMENT NO. 862840, RECORDS OF BONNER COUNTY, IDAHO.

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. LUERS, 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 CHRIS MCGINN, 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 1, TOWNSHIP 55 NORTH, RANGE 2 EAST, 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 _____



1/4	Section	Range	Plat	Area	Map
1	55	2	N E		
PROJECT # 21-142 LUERS					
DRAWING NAME: 21-242 LUERS SLD					

KDC LAND			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-285-4474		Drawn By PLG	NTS
Checked By PLG		Drawn By PLG	NTS
Date 8/2/2022		Drawn By PLG	NTS

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "KDC LAND" 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 _____
PLANNING DIRECTOR _____

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

PLANNING DIRECTOR _____

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 _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KATHARINE M. LUERS, 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 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

PLEASE RECORDING LABEL HERE

KDC LAND

GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-285-4474		Drawn By PLG	NTS
Checked By PLG		Drawn By PLG	NTS
Date 8/2/2022		Drawn By PLG	NTS

DRAWING NAME: 21-242 LUERS SLD