



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 # MLD0092-22	RECEIVED: Received by Bonner County Planning Department on September 15, 2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Upland Meadows
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APPLICANT INFORMATION:

Landowner's name: Maria & Brad Golphenee		
Mailing address: PO Box A		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-6106	Fax:	
E-mail: bgolphenee@gmail.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 #: 17 & 20	Township: 57N	Range: 2W	Parcel acreage: 11.69 & 6.01
Parcel # (s): RP57N02W178702A & RP57N02W200752A			
Legal description: 17-57N-2W TAX 119 CPWRS & 20-57N-2W TAX 65 CPWRS			
Current zoning: Suburban		Current use: Residential	
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Suburban Growth	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Upland Drive; 28.46ac, outbuildings, 131-Land-ag/timb w/resid Imp	
South: 8.99ac, no structures, 512-Land Resid rural tract vac	
East: 10.56ac, single fam home, 534-Resid improv on cat 12; 9ac, no structures, 512-Land Resid rural tract vac; 5.25ac, single family home, 534-Resid improv on cat 12	
West: Upland Dr; 8.88ac, state dump site, 681-Exempt prop state statute; 1.50ac, single family home, 532-ronresid imprv on cat12/15	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Head NE on US-2 E toward Division St, follow for 381ft; Turn left at the 1st cross street onto Division St, follow or .4mi; Turn left onto Pine St, follow for 1.5mi; Turn right onto W Pine St/W Pine Lp Rd, follow for .3mi; Turn right onto W Pine St/Upland Dr, follow for .5mi; Property will be on your right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: None		
This application is for :		
Proposed lots: 3	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 8.495	1:1
Lot #2	Proposed acreage: 5.136	1.5:1
Lot #3	Proposed acreage: 4.039	1:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ This proposal is to create three lots from two unplatted lots, resulting in a 8.5-acre, 5.1-acre and 4.0-acre lots.		

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:	
Topography is mostly flat with no major slopes, outcroppings, or benches.	
Water courses (lakes, streams, rivers & other bodies of water):	
No water courses are present.	
Springs & wells: A well currently exists on the norther portion of the property.	

Existing structures (size & use): A single family home is present on RP57N02W178702A (will be lot 1 once platted), the structure is approximately 2,000 square feet in size.

Land cover (timber, pastures, etc): Both parcels are mostly treed, with what will be lot 2 having some cleared/pastured area on the western half of the property

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: C0715E

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: _____

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: Access to Lots 1 and 2 is by Upland Drive.
Upland Drive is a public, county maintained 50 wide public ROW, paved. Also an existing access easement exists along the south boundary and is for the benefit of Lot 3, per instrument. No. 844347. It is a dirt road, approximately 16 feet in width.

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-Inst. No. 354539, 470429, 844347, 971988 Utility - Inst. No. 34953, 73440, 33897, 126550, 137866

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 private septic

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: 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: _____

Which power company will serve the project site? Avista

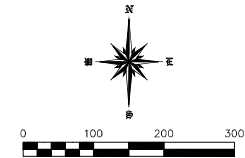
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: [Signature] Date: 9/13/22

Landowner's signature: _____ Date: _____

UPLAND MEADOWS

LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17 AND
A PORTION OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

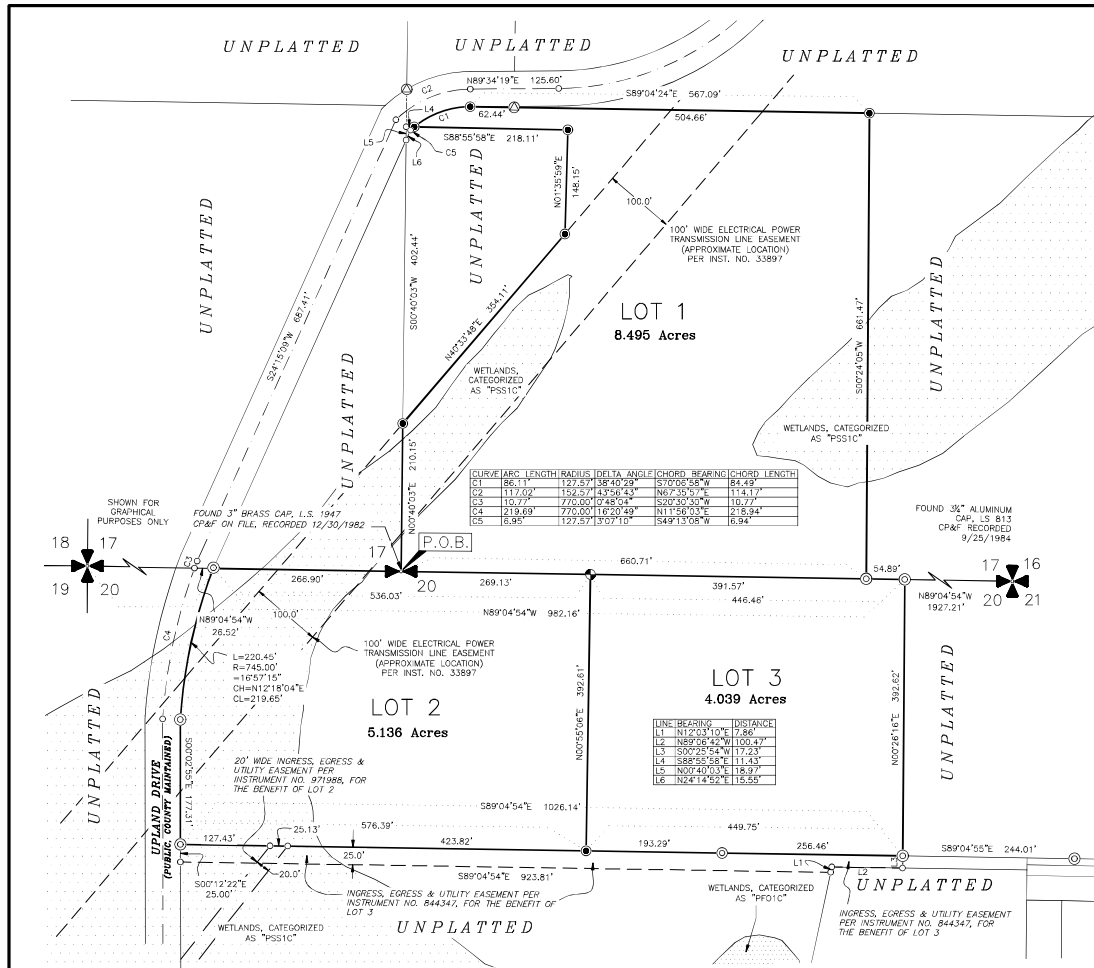


LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 1947
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR AND CAP, PLS 8777
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 6603, INST. NO. 264296, 12/3/2012.
- (R2) RECORD OF SURVEY BY PLS 5713, INST. NO. 216957, 7/15/1999.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 1601700715E, EFFECTIVE 11/18/2009.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	86.11	127.57	38°40'29"	S70°02'58"W	84.49
C2	117.02	152.57	43°54'43"	N67°35'53"W	114.17
C3	10.77	776.00	7°48'04"	S20°30'30"W	10.77
C4	219.69	776.00	116°20'49"	N11°50'03"E	218.84
C5	65.89	127.57	13°07'10"	S49°13'08"W	66.94

LINE BEARING	DISTANCE
L1	N12°23'16"E 7.86'
L2	N89°26'42"W 100.43'
L3	S00°25'54"W 177.23'
L4	S88°52'58"E 111.43'
L5	N00°40'03"E 18.97'
L6	N24°14'52"E 15.55'

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 (G1150) (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 1.00012095. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°38'05" AT THE NORTH QUARTER CORNER OF SECTION 20.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE THREE PLATTED LOTS FROM TWO UNPLATTED LOTS.



1/4	Section	17	57	2	W	WYOMING	IDAHO
17	20	N	W				
PROJECT # 22-085 GOLDFRENCH HILD							
DRAWING NAME: 22-085 GOLDFRENCH HILD							
Plot Date: 9/15/2022							

UPLAND MEADOWS	
GLAUE & ASSOCIATES PROFESSIONAL LAND SURVEYORS	
303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=100'	Sheet: 1 of 2
Checked By: TLAG	Drawn By: KJM/TSH

UPLAND MEADOWS

LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17 AND
A PORTION OF THE NORTH HALF OF SECTION 20,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT BRAD GOLPHENE and MARIA GOLPHENE, HUSBAND AND WIFE, 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 1-5, THE SAME TO BE KNOWN AS "UPLAND MEADOWS" BEING A PORTION OF SECTION 17 AND 20, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 17, MARKED WITH A 3" BRASS CAP BY L.S. 1947, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 17, NORTH 00°40'03" EAST, 210.15 FEET; THENCE LEAVING SAID NORTH-SOUTH CENTERLINE, NORTH 40°33'48" EAST, 354.11 FEET;
THENCE NORTH 01°35'59" EAST, 148.15 FEET;
THENCE NORTH 88°55'58" WEST, 218.11 FEET, TO THE EASTERLY RIGHT-OF-WAY OF UPLAND DRIVE, A COUNTY ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, ALONG A NON-TANGENTIAL CURVE 86.11 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 127.57 FEET AND A DELTA ANGLE OF 38°40'29" (CHORD NORTH 70°06'58" EAST, 84.49 FEET);
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, SOUTH 89°04'24" EAST, 567.09 FEET;
THENCE SOUTH 00°24'05" WEST, 861.47 FEET;
THENCE SOUTH 89°04'54" EAST, 54.89 FEET;
THENCE SOUTH 00°28'16" WEST, 392.62 FEET;
THENCE NORTH 89°04'54" WEST, 1026.14 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF UPLAND DRIVE;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°02'55" WEST, 177.31 FEET;
THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, ALONG A NON-TANGENTIAL CURVE 220.45 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 745.00 FEET AND A DELTA ANGLE OF 18°57'15" (CHORD NORTH 12°18'04" EAST, 219.65 FEET), TO THE SOUTH SECTION LINE OF SAID SECTION 17;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, AND ALONG SAID SOUTH SECTION LINE, SOUTH 89°04'54" EAST, 268.90 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

BRAD GOLPHENE _____ DATE _____

MARIA GOLPHENE _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRAD GOLPHENE, 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 MARIA GOLPHENE, 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: _____

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE, FILE NO. 22451458, GUARANTEE NO. G-2222-000077954, DATED APRIL 14, 2022.

1. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN DOCUMENT GRANTED TO: UNITED STATES OF AMERICA FOR THE PURPOSE OF A TRANSMISSION LINE EASEMENT, RECORDED: JUNE 17, 1950, BOOK 17 OF MISCELLANEOUS AT PAGE 103, INSTRUMENT NO. 34953, RECORDS OF BONNER COUNTY, IDAHO.
2. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: PACIFIC GAS TRANSMISSION COMPANY PURPOSE: PUBLIC UTILITIES RECORDED: DECEMBER 2, 1959 INSTRUMENT NO.: 73448 BOOK 26 OF MISCELLANEOUS AT PAGE(S) 327, RECORDS OF BONNER COUNTY, IDAHO.
3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN TRANSMISSION LINE EASEMENT GRANTED TO: UNITED STATES OF AMERICA PURPOSE: ELECTRICAL TRANSMISSION LINE RECORDED: FEBRUARY 28, 1970 BOOK 16 OF MISCELLANEOUS AT PAGE(S) 556 INSTRUMENT NO.: 33897, RECORDS OF BONNER COUNTY, IDAHO.
4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: PACIFIC POWER & LIGHT COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDED: MARCH 25, 1970 INSTRUMENT NO.: 126550 BOOK 40 OF MISCELLANEOUS AT PAGE(S) 504, RECORDS OF BONNER COUNTY, IDAHO.
5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: PACIFIC POWER & LIGHT COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDED: DECEMBER 29, 1971 INSTRUMENT NO.: 137866 BOOK 45 OF MISCELLANEOUS AT PAGE(S) 128, RECORDS OF BONNER COUNTY, IDAHO.
6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN WARRANTY DEED GRANTED TO: LEROY D. WAGGONER AND JUNE M. WAGGONER PURPOSE: INGRESS, EGRESS AND UTILITIES RECORDED: OCTOBER 21, 1998 INSTRUMENT NO.: 354539, RECORDS OF BONNER COUNTY, IDAHO.
7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN WARRANTY DEED PURPOSE: INGRESS, EGRESS AND UTILITIES RECORDED: AUGUST 15, 1998 INSTRUMENT NO.: 470409, RECORDS OF BONNER COUNTY, IDAHO. THIS DOCUMENT IS A RE-RECORDATION OF INSTRUMENT NO. 465241
8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN EASEMENT PURPOSE: INGRESS, EGRESS AND UTILITIES RECORDED: MAY 15, 2013 INSTRUMENT NO.: 844347, RECORDS OF BONNER COUNTY, IDAHO.
9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A/AN WARRANTY DEED PURPOSE: INGRESS, EGRESS AND UTILITIES RECORDED: DECEMBER 10, 2020 INSTRUMENT NO.: 971988, RECORDS OF BONNER COUNTY, IDAHO.

AMENDED BY SCRIVENER'S AFFIDAVIT, RECORDED, FEBRUARY 10, 2021 UNDER INSTRUMENT NO. 976083, RECORDS OF BONNER COUNTY, IDAHO.

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.

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 15, TOWNSHIP 59 NORTH, RANGE 4 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 "UPLAND MEADOWS" 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 _____

PLANNING DIRECTOR

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

PLANNING DIRECTOR _____

WATER AND SEWER NOTE

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

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



1/4	Section	Township	Range	MONTANA	IDAHO
17	20	57	2		
N W					
PROJECT # 22-085 GOLPHENE DRAWING NAME: 22-085 GOLPHENE FIELD Plot Date: 9/16/2022					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1"=100' Checked By: TLAG Drawn By: TSH Sheet: 2 of 2	