

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 #

RECEIVED: RECEIVED

OCT 0 6 **2022**

PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land	Division	plat:	OSMUN SUBDIVISION
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APPLICANT INFORMATION:

MLD0093-22

Landowner's name: PAUL J. OSMUN		
Mailing address: 107 EVERETT HUFF ROAD		
City: OLD TOWN	State: IDAHO	Zip code: 83822
Telephone: 208-610-6663	Fax:	
E-mail: pjosmun@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: JAMES R. STAPLE	S	
Company name: J.R.S. SURVEYING, INC.		
Mailing address: P.O. BOX 3099		
City: BONNERS FERRY	State: IDAHO	Zip code: 83805
Telephone: 208-267-7555	Fax:	
E-mail: dstaples@jrssurveying.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the proj	ect:	
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 19	Township: 56N	Range: 5W	Parcel acreage: 20.08 ACRES	
Parcel # (s): RP56N	I05W190008A			
Legal description	n: A PORTION OF THE E1/2 E/12 N	IE1/4 OF SECTION 19, T56	N, R5W - DEED ATTACHED	
Current zoning:	RURAL 5 (R-5)	Cui	rent use: SINGLE RESIDENCE	
What zoning dis	tricts border the proje	ct site?		

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East: F		North: RURAL 5 (R-5)		
South: RURAL 5 (R-5) West: RURAL 5 (R-5)				
ENTIAL	esignation: RURAL F	Comprehensive plan		
sizes, structure	g land (describe	Uses of the surrour.		
IAL - OLD FREEMAN LA	AIL - 0.87 ACRES - RESI	North: 13.59 ACRES - RESI		
South: 5 ACRES - LOT 1 MLD ESTATES #2 - UNDEVELOPED				
East: 92.10 ACRES - FOREST LAND				
STATES #1 - 3 RESIDEN	S - LOTS 1 THROUGH 4 M	West: FOUR (4) - 5 ACRE TF		
If yes, which	oact: Yes: No:	Within Area of City		
Detailed Directions to Site: FOLLOW HIGHWAY 2 WEST FROM SANDPOINT APPROXIMATELY 25 MILES TO THE FREEMAN LAKE ROAD. TURN RIGHT (NORTH) ONTO FREEM LAKE ROAD FOR APPROXIMATELY 1.5 MILES TO THE JUNCTION OF FREEMAN LAKE ROAD AND EVERETT HUFF ROAD.				
	T CORNER OF THE PROP	SAID JUNCTION IS THE NORTH		
•	I CORNER OF THE PROP	SAID JUNCTION IS THE NORTH		
RURAL 5 (R-5) PS, USES): KE GRANGE TIAL - 1 UNDEVELOPED I city?: PROXIMATELY 25 MILES TO THE FF	RESIDENTIAL lot sizes, structures, uses): DENTIAL - OLD FREEMAN LAKE GRANGE PED ILD ESTATES #1 - 3 RESIDENTIAL - 1 UNDEVELOPED ✓ If yes, which city?: 2 WEST FROM SANDPOINT APPROXIMATELY 25 MILES TO THE FR XIMATELY 1.5 MILES TO THE JUNCTION OF FREEMAN LAKE R	West: RURAL 5 (R-5) n designation: RURAL RESIDENTIAL nding land (describe lot sizes, structures, uses): IDENTAIL - 0.87 ACRES - RESIDENTIAL - OLD FREEMAN LAKE GRANGE LD ESTATES #2 - UNDEVELOPED ST LAND RACTS - LOTS 1 THROUGH 4 MLD ESTATES #1 - 3 RESIDENTIAL - 1 UNDEVELOPED Impact: Yes: No: ✓ If yes, which city?: to Site: FOLLOW HIGHWAY 2 WEST FROM SANDPOINT APPROXIMATELY 25 MILES TO THE FF		

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

Proposed lot	5:	Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5.00 ACRES	2:1
Lot #2	Proposed acreage: 10.00 ACRES	1:1
Lot #3	Proposed acreage: 5.08 ACRES	2:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

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 RELATIVELY FLAT WITH AN ELEVATION CHANGE OF APPROXIMATELY 25 FEET FROM THE NORTH PROPERTY LINE TO THE SOUTH PROPERTY LINE (6% +/-). THERE ARE NO SIGNIFICANT ROCK OUTCROPPINGS OR BENCHES.

Water courses (lakes, streams, rivers & other bodies of water): NONE

Springs & wells: LOT 2 IS RESIDENTIALLY DEVELOPED WITH A WELL.

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Fari	sting structures (size & use):	
	BUILDINGS ARE APPROXIMATELY 370 SQUARE FEET, 1020 SQUARE FEET, AND 1160 S	
Lan	d cover (timber, pastures, etc): PROPERTY IS MAINLY TIMBERED.	
Are	wetlands present on site? 🗌 Yes 🖌 No	Source of information: NAT. WETLANDS INVENTORY MAP
	od Hazard Zones located on site: X D A AE	DFIRM MAP:
	er pertinent information (attach additional pages if nee	2ded):
0	or portatione mormation (actual additional pages if nee	
	CESS INFORMATION:	
Plea	ase check the appropriate boxes:	
	Private Easement <u>Existing</u> Proposed	
	Describe travel surface (e.g., gravel, dirt, paved, e	etc.), travel way width, road grade and
	easement width. Include recorded instrument num existing:	iber for existing easements & name, if
	chisting	
	Public Road 🔲 Existing 🗌 Proposed	

Existing Proposed

Describe travel	surface (e.g.	, gravel,	dirt, paved,	etc.), t	travel way	width,	road grade	right-of-wa	ιy
width and name	e, if existing:							(1997)	

Combination of Public Road/Private Easement Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and rightof-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. THERE IS A 10' WIDE EASEMENT THROUGH LOT 1 FOR THE BENEFIT OF LOT 2 FOR AVISTA UTILITIES. THERE IS A PUBLIC ROAD ALONG THE NORTH AND WEST LINE OF THE PROPERTY.

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SERVICES:

Sew	age 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:
x	Individual system – List type: SEPTIC SYSTEM AND DRAINFIELD
	lain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable other details:
	the sanitary restriction be lifted by the Panhandle Health District? Tes 🔲 No
Wat	er will be supplied by:
	Existing public or community system - List name of provider:
	Proposed Community System – List type & proposed ownership:
×	Individual well
	se explain the water source, capacity, system maintenance plan, storage and delivery system other details: N/A
Whi	ch 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.

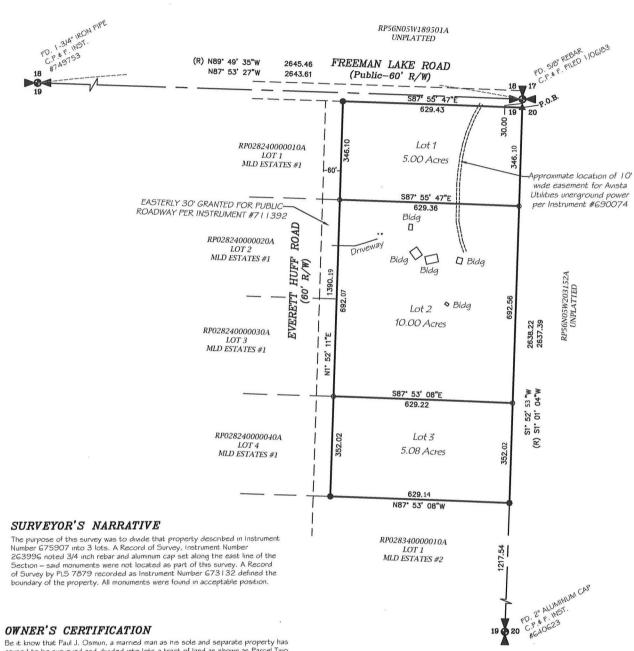
Landowner's signature: James R. Maple - Ripundative Date: 10/5/22 Landowner's signature:_____ Date: _____

IN THE NE1/4 SECTION 19 BONNER COUNTY. IDAHO SCALE: ONE INCH = 200 FEE COUNTY SURVEYOR'S CERTIFICATE I hereby certify that I have examined the herein OSMUN 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 19, Township 56 North, Range 5 West, of the Boise Mendan, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all Lot corners are property set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances. P RARY 13628] COUNTY RECORDER ecord 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 County Recorder Deputy Recorder J.R.S. SURVEYING, INC. PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555 PLAT FOR: PAUL OSMUN REVISION NO. 1 DWN BY: JRS/KK DATE: 09/21/2022

S19, T56N, R5W, B.M.

BONNER COUNTY, IDAHO

SHEET 1 OF 1 JOB NO. 22-66



Be it know that Paul J. Osmun, a married man as his sole and separate property has caused to be surveyed and divided into lots a tract of land as shown as Parcel Two (2) on Record of Survey Instrument Number G73132, records of Bonner County, Idaho; more particularly described as follows:

A tract of land in the East Half of the East Half of the Northeast Quarter (E1/2 E1/2 NE1/4) of Section Nineteen (19), Township Fifty-six (56) North, Range Five (5) West of the Boise Meridian, Bonner County, Idaho, described as follows:

Commencing at the Northeast corner of said Section 19; thence, along the East line of the Section, S 01°52'53" W, 30.00 feet to a 1.5 inch aluminum cap stamped PLS 775 and the TRUE POINT OF BEGINNING; thence, continuing along the East line of the Section, 5 01°52'54" W, 1390.68feet to a 5/8 inch rebar and plastic cap stamped PLS 7879; thence, N 87°53'08" W, 629.14 feet to a 5/8 inch rebar and [Plastic cap stamped PLS 7879 on the Easterly right of way of the County Road (Everett Huff Road); thence, along said right of way, N 01°52'11" E, 1390. /9 feet to a 5/8 inch rebar and plastic cap stamped PL5 7879 on the southerly right of way of the County Road (Freeman Lake Road); thence, along said right of way, 5 87°55'47" E, 629.43 feet to the TRUE POINT OF BEGINNING.

Paul J. Osmun

Date

NOTARY PUBLIC ACKNOWLEDGEMENT State of Idaho

55 County of

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 Paul J. Osmun, a married man as his sole and separate property, 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 their 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:

OSMUN SUBDIVISION TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M.

FOUND CORNER EVIDENCE AS NOTED

- FOUND 5/8" REBAR AND PLASTIC CAP PLS 7879
- ▲ FOUND 1-1/2" ALUMINUM CAP LS 775
- SET 5/8" X 30" REBAR AND PLASTIC CAP PLS 3628
- O COMPUTED POINT

LEGEND

(R) RECORD BEARING/DISTANCE PER ROS INSTRUMENT #673132

BASIS OF BEARINGS

Darings are based on Idaho State Plane West Zone (1103), NAD83 Scale Factor: 0.999928 All distances shown are converted to ground.

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___

> day of 2022

Bonner County Treasurer

Dated this

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.

DOCUMENTS AND EASEMENT OF RECORD

The following documents are per Stewart Title Subdivision Guarantee of the Subject Property dated July 1, 2022 as Guarantee No. G-0000480967438:

- Book 71 of Deeds, Page 221, Instrument Number 15304 right of the Public in and to any and all easements and right-of-ways for any and all Public roads now established or existing on said premises reserved by Public roads now established or existing on said premises reserved by Humbird Lumber Company. Book 3 of Miscellaneous, Page 46, Instrument Number 13639 – Easement granted to Northern Idaho and Montana Power Company. Record of Survey Instrument Number 673132 – all dedications,
- nents, and reservations as set forth and shown on said Record of
- Record of Survey Instrument Number 263996 monumentation along the east line of the property. Instrument Number 674288 Covenants, Conditions, and Restrictions
- modified in part by Instrument Number 871220. Instrument Number $690074 a 10^\circ$ wide easement for underground
- Littles granted to Avista Utilities. Instrument Number 711392 Easement for public road right of way across the westerly 30' of the subject property.