



# 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 #  MLD0094-22	RECEIVED:  Received by Bonner County Planning Department on October 10, 2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Stukas Meadow
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### APPLICANT INFORMATION:

Landowner's name: Greg & Lisa Radonich and Luke Radonich		
Mailing address: 399 Dufort Rd		
City: Sagle	State: ID	Zip code: 83860
Telephone: 208-290-6380	Fax:	
E-mail: elkhorn gutters@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Katie Keeney and 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: kkeeney@glaheinc.com and 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 #: 29	Township: 56N	Range: 2W	Parcel acreage: 9.12
Parcel # (s): RP001830000160A			
Legal description: 29-56N-2W HERRMANN'S SUBD LOT 16			
Current zoning: R-5	Current use: 537-Resid improv on cat 15		
What zoning districts border the project site?			

North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation: Rural Residential (5-10AC)	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 4.48ac, MH home, 548	
South: 6.61ac, frame built home, 537; 2ac, frame built home, 534	
East: 4.94ac, MH home, 146; 4.34ac, MH home, 548	
West: 4.07ac, no structures, 512; 6ac, frame built home, 537; 5.67ac, frame built home, 537	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Follow US-95S for 8mi; Turn right on to Dufort rd, follow for 0.4mi;	
Property will be on right hand side of Dufort; 399 Dufort Rd, Sagle ID 83860	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> Herrmann's Subdivision, Inst. No. 171297 - Lot 16		
<b>This application is for :</b> subdividing a lot into two lots		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 4.687	2:1
Lot #2	Proposed acreage: 4.433	2:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
The land will be divided by creating a lot from the top half of the parent lot and result in an approximately 4.6 acre lot. The remaining southern half of the lot will become the second lot at approximately 4.4 acres.		

**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:	_____
Site is relatively flat, with no major slopes or outcroppings	_____
	_____
	_____
	_____
Water courses (lakes, streams, rivers & other bodies of water):	_____
Small seasonal stream/run off at South end of property	_____
	_____
	_____
	_____
Springs & wells:	One well exists on site towards the southern portion of the property
	_____
	_____

Existing structures (size & use): One house, approx 2400 sq ft, 2 barns; one is 35x50 & 40x70 ,wood shed 400 sq ft

Land cover (timber, pastures, etc): Mostly bare pasture, some tree's at the south end of the property

Are wetlands present on site?  Yes  No Source of information: USFWS - Nat Wetlands

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: C0950E

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: \_\_\_\_\_  
Dufort and Herrmann Lake Road are both public roads and both county maintained. Jaspers Cabin Lane is a private, privately maintained ingress and egress easement.

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

List existing access and utility easements on the subject property.  
Utility - Bk. 62, pg 65; Inst. No. 180694, 447686 and 451132 Access - Inst. No. 657239 and 657240

**SERVICES:**

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> Individual septic _____
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <small>Typical individual septic system.</small> _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type &amp; proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> Individual well
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <small>Typical individual water well system.</small> _____ _____	
Which power company will serve the project site? Northern Lights Inc.	

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: \_\_\_\_\_

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

**SERVICES:**

Waste 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 septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical individual 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 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? Northern Lights Inc.

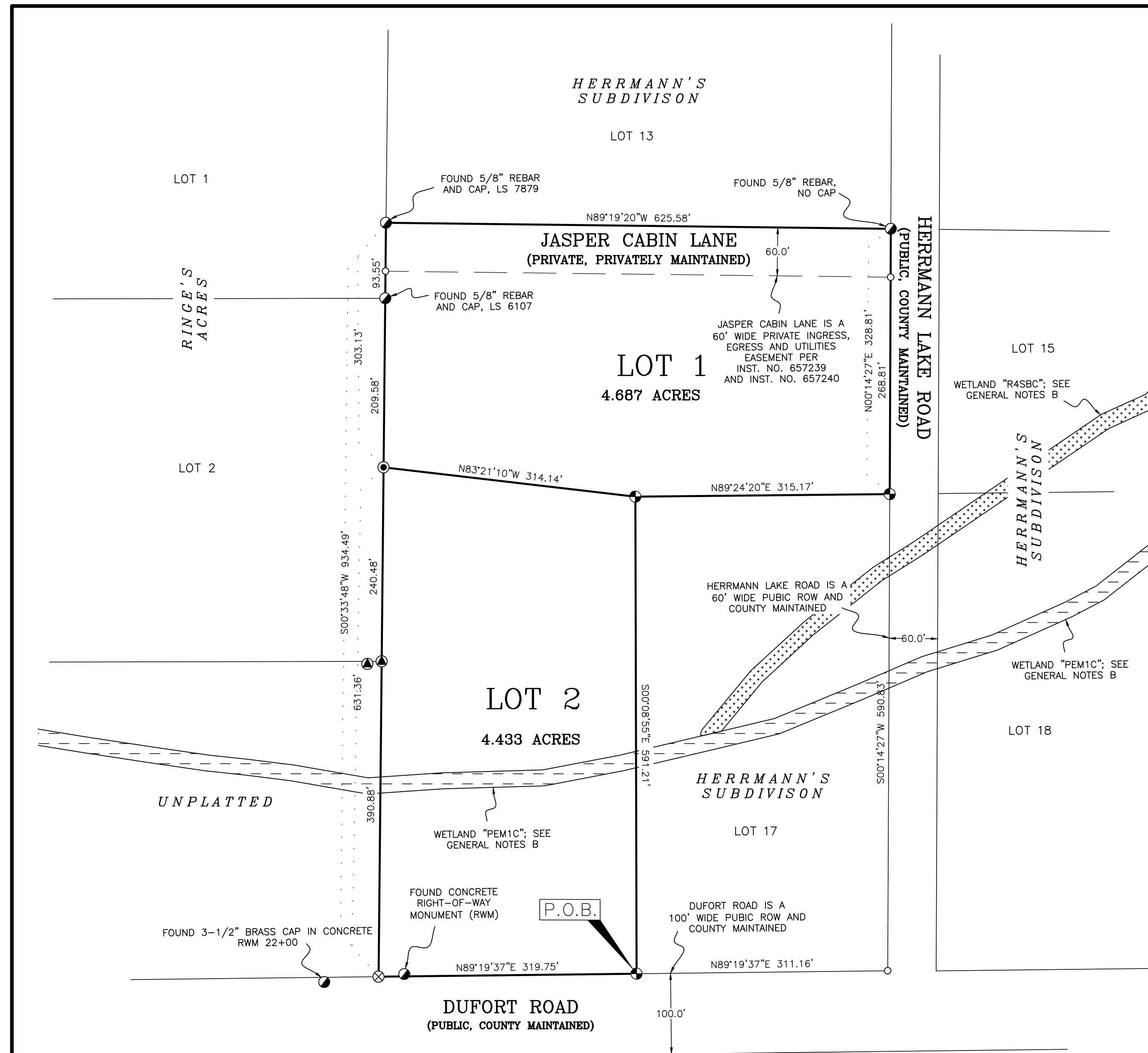
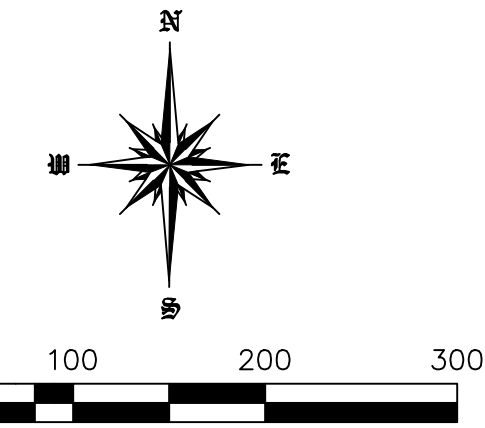
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examination post the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

Landowner's signature: [Signature] Date: 9-29-22

Landowner's signature: Lisa Radomich Date: 9-29-22

# STUKAS MEADOW

A REPLAT OF LOT 16 OF HERRMANN'S SUBDIVISION, LYING IN A PORTION OF THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 56 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 MONUMENTATION, AS NOTED.
- FOUND MONUMENTATION, AS NOTED.
- FOUND MONUMENTATION, AS NOTED.
- FOUND MONUMENTATION, AS NOTED.
- CALCULATED POINT, NOTHING SET
- [ ] BEARING & DISTANCE PER GLO/BLM SURVEY
- (P1) HERRMANN'S SUBDIVISION BY CE/LS 2215, BK. 3 OF PLATS, PG. 109, INST. NO. 171297, 1/11/1975
- (R1) RECORD OF SURVEY BY PLS 804, INST. NO. 527810, 7/17/1998
- (R2) RECORD OF SURVEY BY PLS 882, INST. NO. 756288, 8/5/2008
- (R3) RECORD OF SURVEY BY PLS 6107, INST. NO. 882555, 11/24/2015

### 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. FRESHWATER EMERGENT WETLANDS IS CATERGORIZED AS "PEM1C". A RIVERINE WETLAND IS ALSO PRESENT AND IS CATERGORIZED AS "R4SBC".
- C) THE LOTS ARE CATERGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0950E, EFFECTIVE 11/18/2009.

PLACE RECORDING LABEL HERE

### 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 1.0001229870. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°38'11" AT THE SOUTHWEST CORNER OF LOT 17 OF HERRMANN'S SUBDIVISION.

### SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOT 16 OF HERRMANN'S SUBDIVISION INTO TWO CONFORMING LOTS.



1/4	Section	Township	Range	MONTANA	IDAHO
	29	56 N	2 W		OREGON WASHINGTON
PROJECT #: 22-057 RADONICH DRAWING NAME: 22-057 RADONICH MLD					

<b>STUKAS MEADOW</b>	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS	
303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=100'	Checked By: TLAG
Plot Date: 10/10/2022	Drawn By: TSH
Sheet: 1 of 2	

# STUKAS MEADOW

A REPLAT OF LOT 16 OF HERRMANN'S SUBDIVISION, LYING IN A PORTION OF THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT GREG RADONICH AND LISA RADONICH, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AND LUKE RADONICH, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, 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 'STUKAS MEADOW' BEING LOT 16, OF HERRMANN'S SUBDIVISION, RECORDED JANUARY 11, 1975, BOOK 3 OF PLATS, PAGE 109, INST. NO. 171297, RECORDS OF BONNER COUNTY, IDAHO AND A PORTION OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 17 OF SAID PLAT OF HERRMANN'S SUBDIVISION, AND BEING ON THE NORTH RIGHT-OF-WAY OF DUFORT ROAD, A COUNTY ROAD;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY, AND ALONG THE WEST BOUNDARY OF SAID LOT 17, NORTH 00°08'55" WEST, 591.21 FEET;

THENCE LEAVING SAID WEST BOUNDARY AND ALONG THE NORTH BOUNDARY OF SAID LOT 17, NORTH 89°24'20" EAST, 315.17 FEET, TO THE WEST RIGHT-OF-WAY OF HERRMANN'S LAKE ROAD, A COUNTY ROAD;

THENCE LEAVING SAID NORTH BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY, NORTH 00°14'27" EAST, 328.81 FEET, TO THE SOUTHEAST CORNER OF LOT 13 OF SAID HERRMANN'S SUBDIVISION;

THENCE LEAVING SAID WEST RIGHT-OF-WAY, AND ALONG THE SOUTH BOUNDARY OF SAID LOT 13, NORTH 89°19'20" WEST, 625.58 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE LEAVING SAID SOUTH BOUNDARY, SOUTH 00°33'48" WEST, 934.49 FEET, TO THE SAID NORTH RIGHT-OF-WAY OF DUFORT ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 89°19'37" EAST, 319.75 FEET; TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

\_\_\_\_\_  
GREG RADONICH DATE \_\_\_\_\_

\_\_\_\_\_  
LISA RADONICH DATE \_\_\_\_\_

\_\_\_\_\_  
LUKE RADONICH DATE \_\_\_\_\_

## ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GREG RADONICH, 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 LISA RADONICH, 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 NORTH IDAHO TITLE INSURANCE, INC., PLAT CERTIFICATE, ORDER NO. N-62148, GUARANTEE NO. G-0000453746448, DATED JUNE 23, 2022.

1. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC., IN DEED RECORDED JANUARY 8, 1940, AS (BOOK) 62 (PAGE) 65, OFFICIAL RECORDS.
2. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED OCTOBER 27, 1976, AS (INSTRUMENT) 180694, OFFICIAL RECORDS.
- 3.
4. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JUNE 23, 1994, AS (INSTRUMENT) 447686, OFFICIAL RECORDS.
5. AN EASEMENT OVER SAID LAND FOR A PERPETUAL RIGHT OF WAY AND EASEMENT OVER, UNDER, ABOVE AND ACROSS TOGETHER WITH THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICE, POWER SERVICE AND INCIDENTAL PURPOSES, AS GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. A CORPORATION, IN DEED RECORDED AUGUST 23, 1994, AS (INSTRUMENT) 451132, OFFICIAL RECORDS.
6. AN EASEMENT, AND CONDITIONS CONTAINED THEREIN FOR INGRESS, EGRESS AND UTILITIES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED AUGUST 17, 2004, INST. NO. 657239, BONNER COUNTY, IDAHO.
7. AN EASEMENT, AND CONDITIONS CONTAINED THEREIN FOR INGRESS, EGRESS AND UTILITIES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED AUGUST 17, 2004, INST. NO. 657240, BONNER COUNTY, IDAHO.

## ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LUKE RADONICH, 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 29, TOWNSHIP 56 NORTH, RANGE 2 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 "STUKAS MEADOW" 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

## SANITARY RESTRICTIONS

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.

## 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

## 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



1/4	Section	Township	Range	MONTANA	IDAHO
	29	56 N	2 W		
PROJECT #: 22-057 RADONICH DRAWING NAME: 22-057 RADONICH MLD					

<b>STUKAS MEADOW</b>	
<b>GLAHE &amp; ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS	
303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=100'	Checked By: TLAG
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