



# 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 #  MLD0095-22	RECEIVED:  10/12/2022
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: ZIGZAG ESTATES

### APPLICANT INFORMATION:

Landowner's name: DEL HIGH		
Mailing address: 231 RANGEVIEW DR		
City: ATHOL	State: ID	Zip code: 83801
Telephone: 208-610-5650	Fax:	
E-mail:		

### REPRESENTATIVE'S INFORMATION:

Representative's name: ROB STRATTON		
Company name: STRATTON LAND SERVICE		
Mailing address: 8068 W MAIN ST, UNIT 1		
City: RATHDRUM	State: ID	Zip code: 83858
Telephone: 208-687-2854	Fax:	
E-mail: ROB@STRATTONLS.COM		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: N/A		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### PARCEL INFORMATION:

Section #: 25	Township: 54N	Range: 3W	Parcel acreage: 19.8
Parcel # (s): RP54N03W250450A			
Legal description: S2NENE			
Current zoning: RURAL 5	Current use: RURAL RESIDENTIAL		
What zoning districts border the project site?			

North: RURAL 5	East: RURAL 5
South: RURAL 5	West: RURAL 5
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: TWO 10 AC PARCELS, HOUSES AND OUT BUILDINGS	
South: 10 AC, HOUSE AND OUT BUILDINGS	
East: 19.5 AC, HOUSE AND OUT BUILDINGS	
West: TWO 10 AC PARCELS, ONE LOT HOUSE AND OUT BUILDINGS AND ONE LOT VACANT	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: from the planning dept go to US Hwy 95, go S on US Hwy 95 for 19.4 miles, to E - SE on Trails End Rd 0.8 miles, go E - SE on Country Wood Ln 0.7 miles to site on left	

### ADDITIONAL PROJECT DESCRIPTION:

#### Existing plat recording information:

#### This application is for :

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 9.900	4.0 : 1
Lot #2	Proposed acreage: 4.960	2.0 : 1
Lot #3	Proposed acreage: 4.940	2.0 : 1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: \_\_\_\_\_  
 TAKING 19.8 AC AND SPLITTING IT INTO A 9 AC LOT AND TWO 5 AC 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:  
 FAIRLY FLAT

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

Springs & wells: \_\_\_\_\_  
 NONE



Existing structures (size & use): \_\_\_\_\_

HOUSE AND OUT BUILDINGS ON PROPOSED LOT 1

Land cover (timber, pastures, etc): \_\_\_\_\_

PARTLY TIMBERED

Are wetlands present on site? ☐ Yes ☒ No

Source of information: National Wetlands Map

Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE

DFIRM MAP: 16017C1150E

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: DIRT/GRAVEL, 20' WIDE, COUNTRY WOOD LN

☐ 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.

**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

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

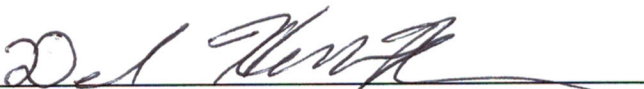
Water will be supplied by:

☐ Existing public or community system - List name of provider:☐ Proposed Community System - List type & proposed ownership:☒ Individual well

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:  Date: 10-10-22

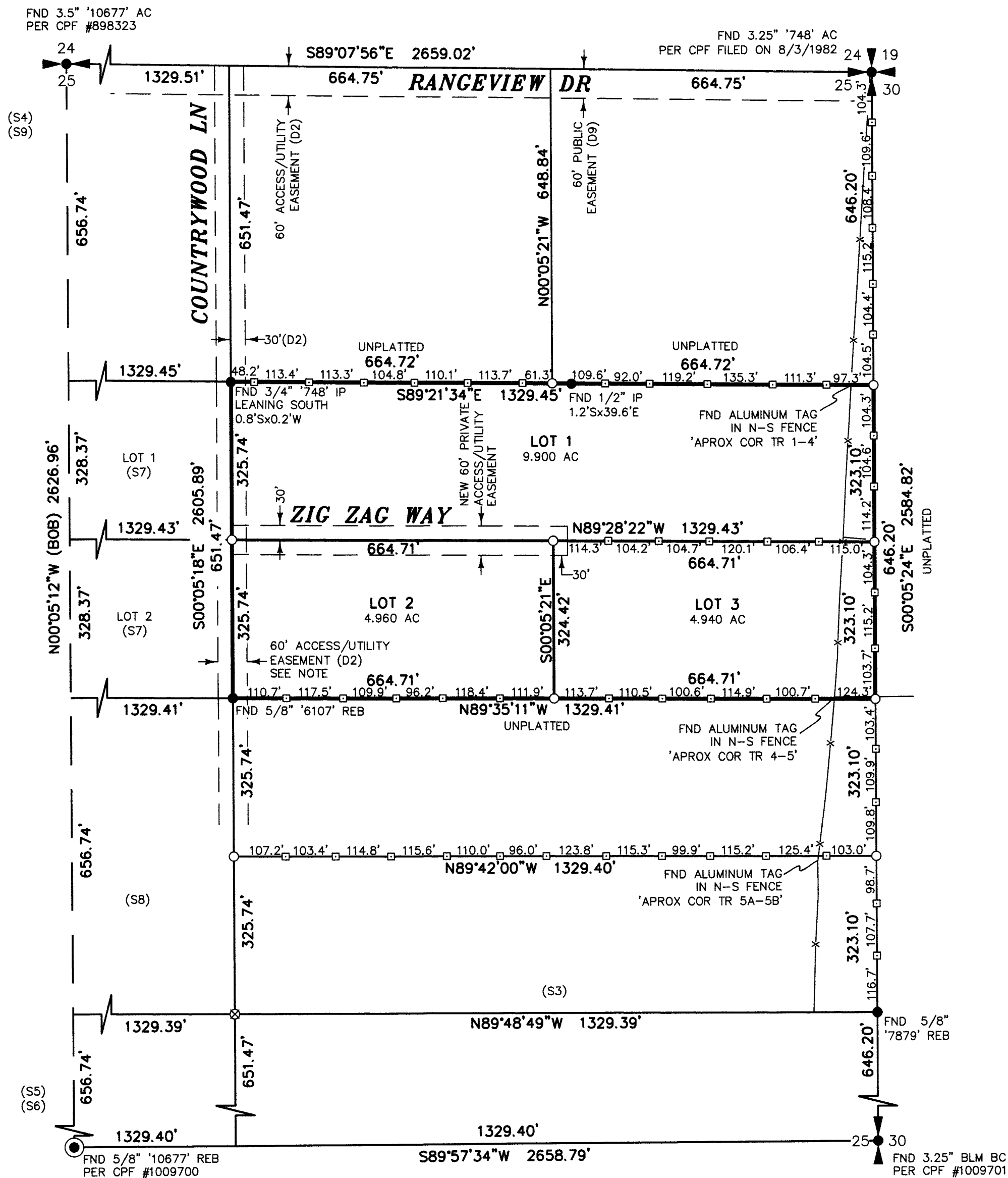
Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_



# ZIGZAG ESTATES

NE 1/4 OF SECTION 25, TOWNSHIP 54N, RANGE 3W, BM  
BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
INST # \_\_\_\_\_



- LEGEND:**
- = FOUND MONUMENT AS DESCRIBED
  - ⊗ = SEARCHED FOR MONUMENT—NOT FOUND OR SET
  - = SET 5/8"x24" REBAR W/"STRATTON 10677" CAP
  - = SET GUINEA HUB AND LATH ON PROPERTY LINE
  - = FENCE
  - (BOB) = BASIS OF BEARINGS

## DOCUMENTS REVIEWED:

- (D1) DEED HUMBIRD LUMBER COMPANY TO ROSENFELT ON 11/9/1942 IN BK 'CO' OF TAX DEEDS PG 416
- (D2) INST #188191 NATIONAL ASSOCIATED PROPERTIES, INC. TO NATIONAL ASSOCIATED PROPERTIES, INC. 6/24/1977
- (D3) INST #287380 NATIONAL ASSOCIATED PROPERTIES TO GENERAL TELEPHONE COMPANY OF NORTHWEST, INC. 6/6/1984
- (D4) INST #900658 MOTT TO REBER & HIGH 1/17/2017
- (D5) INST #913673 REBER & HIGH TO NORTHERN LIGHTS, INC 10/27/2017
- (D6) INST #915602 REBER & HIGH TO NORTHERN LIGHTS, INC 12/11/2017
- (D7) INST #995134 REBER & HIGH TO NORTHERN LIGHTS, INC 11/05/2021
- (D8) TITLE REPORT BY FIRST AMERICAN TITLE ORDER #1064468-S DATED 8/19/2022
- (D9) INST #241499 NATIONAL ASSOCIATED PROPERTIES INC. TO BONNER COUNTY ON 4/22/1981

## SURVEYS REVIEWED:

- (S1) RECORD OF SURVEY BY BOOTH IN 1981 INST. #243946
- (S2) RECORD OF SURVEY BY BOOTH IN 1985 INST. #311375
- (S3) RECORD OF SURVEY BY PROVOLT IN 2002 INST. #611482
- (S4) RECORD OF SURVEY BY STRATTON IN 2005 INST. #656943
- (S5) RECORD OF SURVEY BY STRATTON IN 2006 INST. #711964
- (S6) PLAT OF PHELPS TRACTS BY STRATTON IN 2012 BK 10 PG 130
- (S7) PLAT OF COUNTRYWOOD ACRES BY MILLER IN 2017 BK 12 PG 20
- (S8) RECORD OF SURVEY BY GLAHE IN 2018 INST. #928704
- (S9) PLAT OF PHELPS TRACTS #2 BY STRATTON IN 2021 BK 16 PG 100

## SURVEYOR'S NARRATIVE:

PORTIONS OF THIS NARRATIVE WERE ADDED TO HELP EXPLAIN DECISIONS I MADE THAT MAY NOT BE APPARENT FROM THE DRAWING ITSELF. THESE PORTIONS ARE INDICATED WITH LARGER, BOLD TEXT. OTHER PORTIONS OF THIS NARRATIVE WERE ADDED TO COMPLY WITH IDAHO CODE BUT ARE SELF EVIDENT OR OTHERWISE NOT NECESSARY FOR THE UNDERSTANDING OF THE DECISIONS MADE HEREON. THESE PORTIONS ARE INDICATED WITH SMALLER, LIGHTER, ITALIC TEXT.

### PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE SUBJECT PARCEL USING A MINOR LAND SEGREGATION. IN ADDITION, THE CLIENT OWNS LANDS ADJOINING THE SUBJECT PARCEL TO THE NORTHEAST AND SOUTH THAT HE HAD US SURVEY.

### BOUNDARY DETERMINATION:

THE BOUNDARY WAS DETERMINED BY SECTION SUB. FIT WELL WITH FOUND MONUMENTS PER (S3)(S7)(S8).

### EASEMENTS:

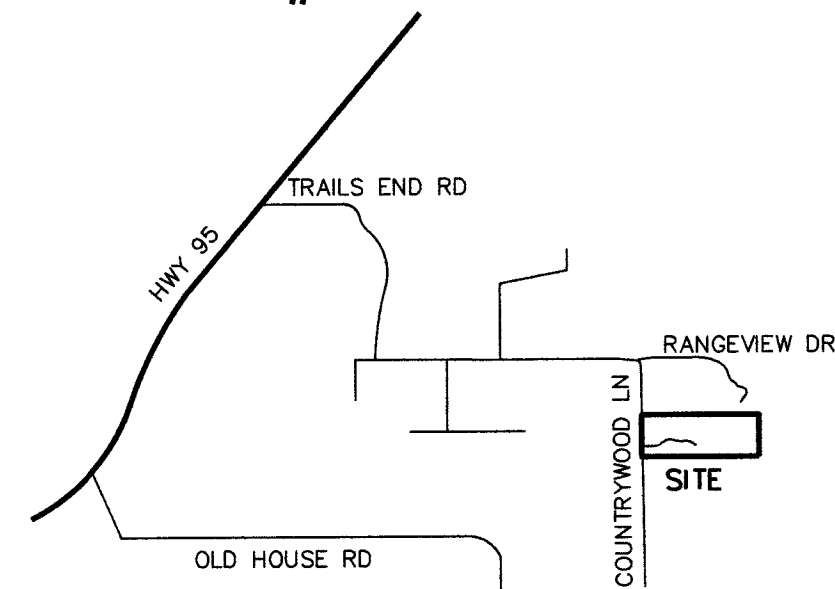
EASEMENTS WERE REVIEWED PER (D8) AND ARE DEPICTED HEREON.

### IMPROVEMENTS:

ONLY SELECTED IMPROVEMENTS ARE SHOWN ON THIS SURVEY. THIS SURVEY DID NOT ATTEMPT TO SHOW ALL IMPROVEMENTS.

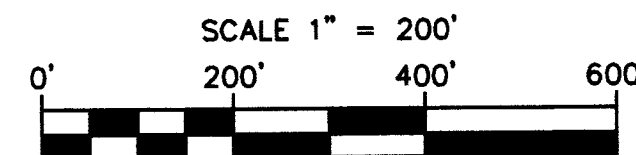
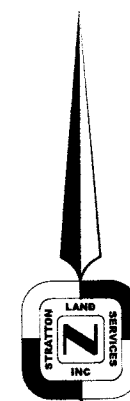
## EASEMENT NOTES:

1. PLAT IS SUBJECT TO A 60' ACCESS/UTILITY EASEMENT IN THE NORTHWEST QUARTER (D1 & D2).
2. PLAT IS SUBJECT TO A 20' POWER EASEMENT IN AN UNDEFINED LOCATION (D5-D7).
3. (D3) IS A 10' TELEPHONE EASEMENT THAT LIES WITHIN THE EASEMENT IN (D2).
4. A PORTION OF THE EASEMENT GRANTED IN (D2) WAS INDICATED ON AN ATTACHED MAP. THIS MAP APPEARS TO BE LOST. BASED ON THE APPARENT USAGE, DEVELOPED PARCELS, AND (S7), THE LOCATION APPEARS TO BE AS SHOWN HEREON.



## VICINITY SKETCH

NOT TO SCALE



### BASIS OF BEARING

RS INST #711964  
AS SHOWN HEREON  
EQUIPMENT USED  
RTK GPS  
5" TOTAL STATION



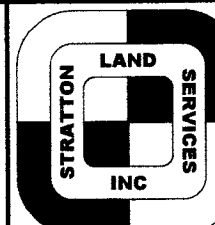
PRELIMINARY

## INDEX

1/4, 1/4	SEC	T.	R.
	25	54N	3W

## SURVEY FOR

**HIGH**



**STRATTON LAND SERVICES, INC.**

8068 W. MAIN ST. UNIT 1  
RATHDRUM, ID 83858  
(208) 687-2854  
WWW.STRATTONLS.COM

21035-5.DWG	
DATE: 9/27/22	SHT. 1 OF 2
DRAWN BY: MST	JOB # 21035

# ZIGZAG ESTATES

NE 1/4 OF SECTION 25, TOWNSHIP 54N, RANGE 3W, BM  
BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
INST # \_\_\_\_\_

## OWNERS' CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN J. REBE, AN UNMARRIED MAN, AND DEL R. HIGH AND REGINA HIGH, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS 'ZIGZAG ESTATES' AND DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD OR IN VIEW.

THE NEW 60' PRIVATE ACCESS AND UTILITY EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR THE BENEFIT OF LOTS WITHIN THIS PLAT.

NEW PRIVATE EASEMENTS SHOWN HEREON THAT BENEFIT LOTS WITHIN THIS PLAT SHALL BE FULLY CREATED UPON TRANSFER OF OWNERSHIP FOR LOTS THAT ARE DOMINANT/ SUBSERVIENT TO THAT EASEMENT.

LOTS WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

\_\_\_\_\_  
NORMAN J. REBER

\_\_\_\_\_  
DEL R. HIGH

\_\_\_\_\_  
REGINA HIGH

## ACKNOWLEDGMENT:

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NORMAN J. REBER, AN UNMARRIED MAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
RESIDING AT

\_\_\_\_\_  
COMMISSION EXPIRES

## ACKNOWLEDGMENT:

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DEL R. HIGH AND REGINA HIGH, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
RESIDING AT

\_\_\_\_\_  
COMMISSION EXPIRES

## 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 HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
BONNER COUNTY TREASURER

## COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF 'ZIGZAG ESTATES' 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 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' APPROVAL:

THIS PLAT IS 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 RECORDER'S CERTIFICATE:

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M IN BOOK \_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF STRATTON LAND SERVICES, INC.

\_\_\_\_\_  
BONNER COUNTY RECORDER INST# \_\_\_\_\_ FEE \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

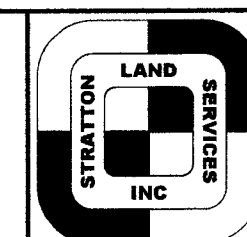
I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 25, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
ROBERT L. STRATTON, PLS # 10677



## SURVEY FOR

*HIGH*



**STRATTON LAND SERVICES, INC.**

8068 W. MAIN ST. UNIT 1  
RATHDRUM, ID 83858  
(208) 687-2854  
WWW.STRATTONLS.COM

21035-5.DWG	
DATE: 9/27/22	SHT. 2 OF 2
DRAWN BY: MST	JOB # 21035