



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 # MLD0102-22

RECEIVED:

RECEIVED

By Tyson Lewis at 1:38 pm, Oct 25, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Golden Ray Acres

APPLICANT INFORMATION:

Landowner's name: Madelaine Hill

Mailing address: 208 N. 2nd Ave #2

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 818-203-0895

Fax:

E-mail: madelaineparker111@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Deanne Eakin

Company name:

Mailing address:

City:

State:

Zip code:

Telephone: 208-217-4364

Fax:

E-mail: de.ski22@protonmail.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Tyson Glahe

Company name: Glahe & Associates

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: tglahinc.com

PARCEL INFORMATION:

Section #: 32

Township: 59N

Range: 1W

Parcel acreage: 20.00

Parcel # (s): RP59N01W327211A

Legal description: 32-59N-1W TAX 31

Current zoning: Af-10

Current use: 532-ronresid imprv

What zoning districts border the project site?

North: A/f-10	East: A/f-10
South: A/f-10	West: A/f-10
Comprehensive plan designation: Ag/Forest Land	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Across Pack River is 6.01 acre parcel with no structures; and just off the tip is a 4.4 and 5.0 acre parcels both with residential structures on them	
South: 20 acres with no structures on it	
East: 18.2 and 5.9 acres; both with no structures on them	
West: Pack River, across Pack River is the same lot as is to the North due to its configuration with Pack River, 6.01 acre parcel with no structure	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint go North on HWY 95 for approximatley 10 miles, turn right onto Colburn Culver Road. Turn left on to N. Center Valley Road. Stay to the right at forks in the road. The project site is appoximatley 2.2 miles down on N. Center Valley Road. The road goes through the subject parcel.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for :		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.00	2.76
Lot #2	Proposed acreage: 10.00	2.5:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>This proposal is to subdivide one unplatted parcel into two conforming lots, resulting in two-10 acre lots.</u>		

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: <u>Site in hilly with steep slopes. Estimated maximum slope is over 30%.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>Pack River flows along the North and West boundaries of the property.</u>	
Springs & wells: <u>One well currently exists on site.</u>	

Existing structures (size & use): No non-moveable structures exist on site.

Land cover (timber, pastures, etc): List is mostly treed but as you get closer to the Pack River the vegetation changes into wetlands area and sandy beach in places along the shoreline.

Are wetlands present on site? Yes No

Source of information: Wetlands Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: C0515E

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: A 60' wide private dirt road as recorded in Inst. No. 237934, 247935 and 372513. Road maintenance agreement is in place, Inst. No. 374896

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 easement, Inst. No. 247935, 372513, 378250, 417880 Utility easement, Inst. No. 378250

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: _____

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: _____

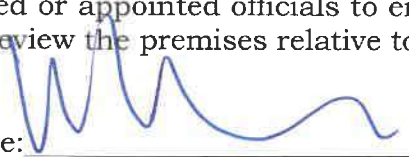
Proposed Community System - List type & proposed ownership: _____

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? NLI

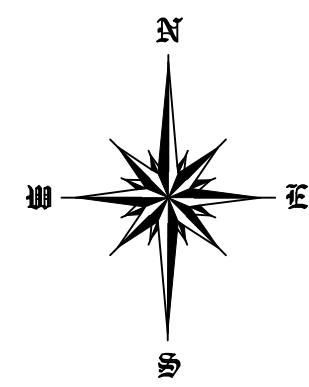
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 10-14-22

Landowner's signature: _____ Date: _____

GOLDEN RAY ACRES

LYING IN A PORTION OF THE
EAST HALF OF
SECTION 32, TOWNSHIP 59 NORTH,
RANGE 1 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 1/2" REBAR AND CAP, PLS 974 AND REPLACED WITH 5/8" X 24" REBAR AND CAP PLS 14879
- 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 PROPOSED LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE TWO (2) CONFORMING LOTS FROM AN UNPLATTED PARCEL.

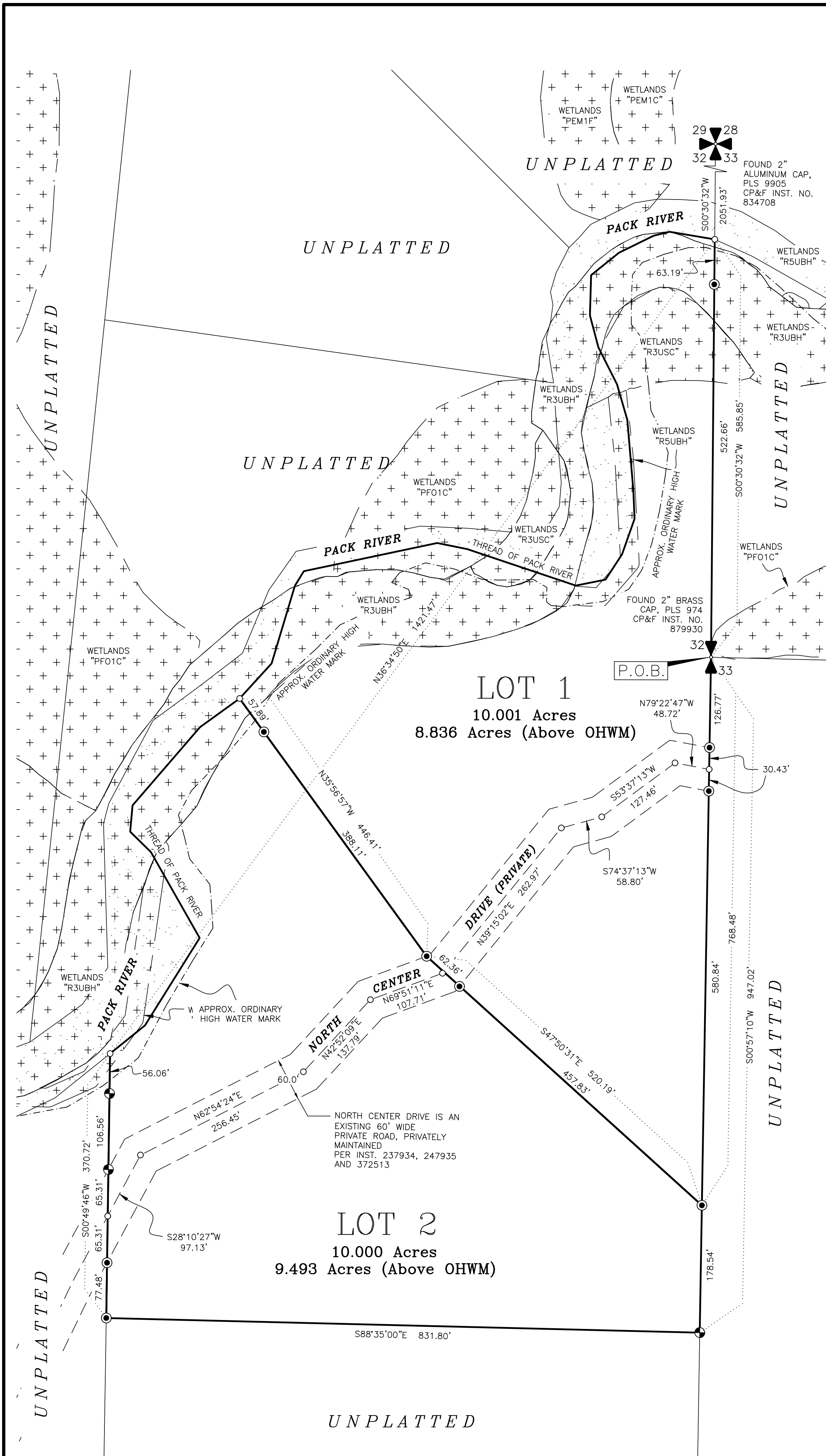
METHOD OF SURVEY

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

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 1.0001312772. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°32'55" AT THE EAST QUARTER CORNER OF SECTION 32.



1/4	Section	Township	Range	MONTANA	IDAHO	GOLDEN RAY ACRES	
	32	59 N	1 W	OREGON	WASHINGTON		
PROJECT #: 22-178 EAKIN DRAWING NAME: 22-178 EAKIN MLD						GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Plot Date: 10/25/2022						Scale: 1"=100'	Checked By: TLAG Sheet: 1 of 2
						Drawn By: KAJ/TSH	

GOLDEN RAY ACRES

LYING IN A PORTION OF THE EAST HALF OF
SECTION 32, TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT MADELAINE HILL, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, HEREBY CERTIFIES THAT SHE IS 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 'GOLDEN RAY ACRES' BEING A PORTION OF SECTION 32, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 32, LYING SOUTH 00°30'32" WEST, 2637.78 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 32, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID SECTION 32, SOUTH 00°57'10" WEST, 947.02 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 88°35'00" WEST, 831.80 FEET;

THENCE NORTH 00°49'46" EAST, 370.72 FEET, TO THE THREAD OF PACK RIVER;

THENCE NORTHEASTERLY ALONG SAID THREAD, TO A POINT ON THE EAST LINE OF SAID SECTION 32, WHICH LIES NORTH 36°34'50" EAST, 1421.47 FEET;

THENCE ALONG SAID EAST LINE, SOUTH 00°30'32" WEST, 585.85 FEET, TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

MADELAINE HILL

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MADELAINE HILL, 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 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

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PLAT CERTIFICATE, FILE NO. 22458611, DATED JULY 6, 2022.

- (A) ALL RIGHT, TITLE OR CLAIM OF ANY CHARACTER BY THE UNITED STATES, STATE, LOCAL GOVERNMENT OR BY THE PUBLIC GENERALLY IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE CURRENT OR FORMER BED, OR BELOW THE ORDINARY HIGH WATER MARK, OR BETWEEN THE CUT BANKS OF A STREAM NAVIGABLE IN FACT OR IN LAW.
(B) THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE BED.
- (A) RIGHTS, IF ANY, OF THE PROPERTY OWNERS ABUTTING THE PACK RIVER, OR ADJOINING STREAMS OR WATER, IN AND TO THE WATERS OF THE LAKE AND IN AND TO BED THEREOF.
(B) BOATING AND FISHING RIGHTS OF PROPERTY OWNERS ABUTTING THE LAKE OR THE STREAM OF WATER LEADING THERETO OR THEREFROM.
(C) NAVIGATIONAL SERVITUDES AND ALL OTHER RIGHTS, TITLES, AND POWERS OF THE UNITED STATES, THE STATE, LOCAL GOVERNMENT AND THE PUBLIC OVER SAID LAKE, ITS BED, AND ITS SHORE LANDS EXTENDING TO THE ORDINARY HIGH WATER LINE THEREOF.
(D) THE CONSEQUENCE OF ANY CHANGE IN THE LOCATION OF THE LAKE WHICH FORMS A BOUNDARY LINE OF THE LAND, INCLUDING ANY DETERMINATION THAT SOME PORTION OF THE LAND HAS BEEN INCLUDED WITHIN THE PACK RIVER.
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED OCTOBER 9, 1981 AS INSTRUMENT NO. 247935, RECORDS OF BONNER COUNTY, IDAHO.
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED FEBRUARY 28, 1990 AS INSTRUMENT NO. 372513, RECORDS OF BONNER COUNTY, IDAHO.
- TERMS, PROVISIONS, OBLIGATIONS, EASEMENTS AND CONDITIONS CONTAINED IN A/AN DOCUMENT RECORDED: MAY 8, 1990, INSTRUMENT NO.: 374896, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN WARRANTY DEED, FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES, RECORDED JULY 26, 1990, INSTRUMENT NO.: 378250, RECORDS OF BONNER COUNTY, IDAHO.
- EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN WARRANTY DEED FOR THE PURPOSE OF A 60 FOOT ROAD EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND ALONG THE EXISTING ROADWAY; AN EASEMENT FOR PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE PACK RIVER; A 10 FOOT PERMANENT UTILITY EASEMENT OVER, UNDER AND ACROSS SAID EASEMENT EXTENDING ALONG ALL BOUNDARY LINES OF SUBJECT PROPERTY; AND EASEMENTS OVER EXISTING ROADS FOR INGRESS, EGRESS AND UTILITIES, RECORDED DECEMBER 31, 1992, INSTRUMENT NO.: 417880, RECORDS OF BONNER COUNTY, IDAHO.

PLANNING DIRECTOR

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

PLANNING DIRECTOR

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 32, TOWNSHIP 59 NORTH, RANGE 1 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 "GOLDEN RAY ACRES" 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.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL PRIVATE WATER SYSTEM

SEWER SERVICE: SEWAGE DISPOSAL PROVIDED BY INDIVIDUAL PRIVATE 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

PLACE RECORDING LABEL HERE



1/4	Section	Township	Range	MONTANA	IDAHO
	32	59 N	1 W		
PROJECT # 22-178 EAKIN DRAWING NAME: 22-178 EAKIN MLD				OREGON	WASHINGTON
				Plot Date:	10/25/2022
GOLDEN RAY ACRES					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale:	N/A
				Checked By:	TLAG
				Drawn By:	KM/TSH
				Sheet:	2 of 2