



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 # MLD0106-22

RECEIVED:

RECEIVED

By Tyson Lewis at 4:22 pm, Nov 03, 2022

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Owens Acres

APPLICANT INFORMATION:

Landowner's name: Kenny Ranch - Kathryn Fridlund

Mailing address: PO Box 1937

City: Priest River

State: ID

Zip code: 83856

Telephone: 425-501-2661

Fax:

E-mail: rkmcfrid@nwlinc.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Katie Keeney

Company name: Glahe & Associates

Mailing address: 303 Church St

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: kkeeney@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 #: 1

Township: 55n

Range: 1w

Parcel acreage: 120 +/-

Parcel # (s): RP55N04W017201A

Legal description: See attached

Current zoning: Rural-5

Current use: Timber

What zoning districts border the project site?

North: Rural-5	East: Rural-10
South: A/F 20	West: Rural-5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 13.43, home, 131-land-ag/timb; 5, home, 131-land-ag/timb; 2.5, none, 512 vacant; 3, home, 512-non resid	
South: 114.50, home, 131-land-ag/timb; 9.58, home, 537-residential	
East: 20.83, home, 131-land-ag/timb; 18.92, none, 512-land resid; 64.02, none, 103-non irrigated agri land	
West: Vay Rd; 5ac, Church, 682-exempt	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Head northeast on US-2 E toward Division St, follow .5mi; Turn right onto W Superior, follow .4mi; Turn right onto S 4th Ave, follow 108ft; Turn left onto Superior St, follow .7mi; Merge onto US-95 S, follow 8mi; Turn right onto Dufort Rd, follow 9.8mi; Turn left onto Vay Rd, follow .10mi; Destination will be on the left before Edgemere Adventist Church.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for :		
Proposed lots: 3 lots with remainder	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 6.29	3.01
Lot #2	Proposed acreage: 6.22	3.04
Lot #3	Proposed acreage: 6.22	3.04
Lot #4	Proposed acreage:	
Remainder	Proposed acreage: 96.18	N/A
Describe the land division proposal and resulting acreage: <u>Client wishes to split 3 parcels each being 6 acres, and keeping</u> <u>a remaining parcel of 96 acres</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>Mostly flat, no major slopes, outcroppings, or benches</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>
None
Springs & wells: <u>None</u>

Existing structures (size & use): Hay barn and house

Land cover (timber, pastures, etc): Mostly timber, with clearing/hay field at the Northern end of property

Are wetlands present on site? Yes No

Source of information:

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1000E

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: Paved public Rd (Vay Rd), county maintained, 80ft wide

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.
74186, 009540, 329879, 426746, 830872, 979066

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 & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>Septic</u>
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? <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 & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
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: _____

Landowner's signature: _____ Date: _____

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 with leach lines

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

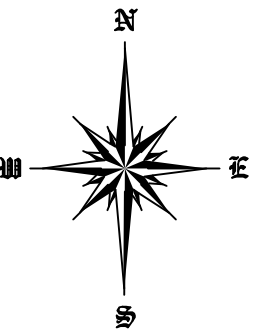
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Kathryn Erdman Date: 10/27/2022
Kerby Ranch LLC.

Landowner's signature: _____ Date: _____

OWEN'S ACRES

LYING IN A PORTION OF
SECTION 1, TOWNSHIP 55 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 MONUMENTATION, AS NOTED.
- FOUND MONUMENTATION, AS NOTED.
- CALCULATED POINT, NOTHING SET
- [] BEARING & DISTANCE PER GLO/BLM SURVEY
- (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.

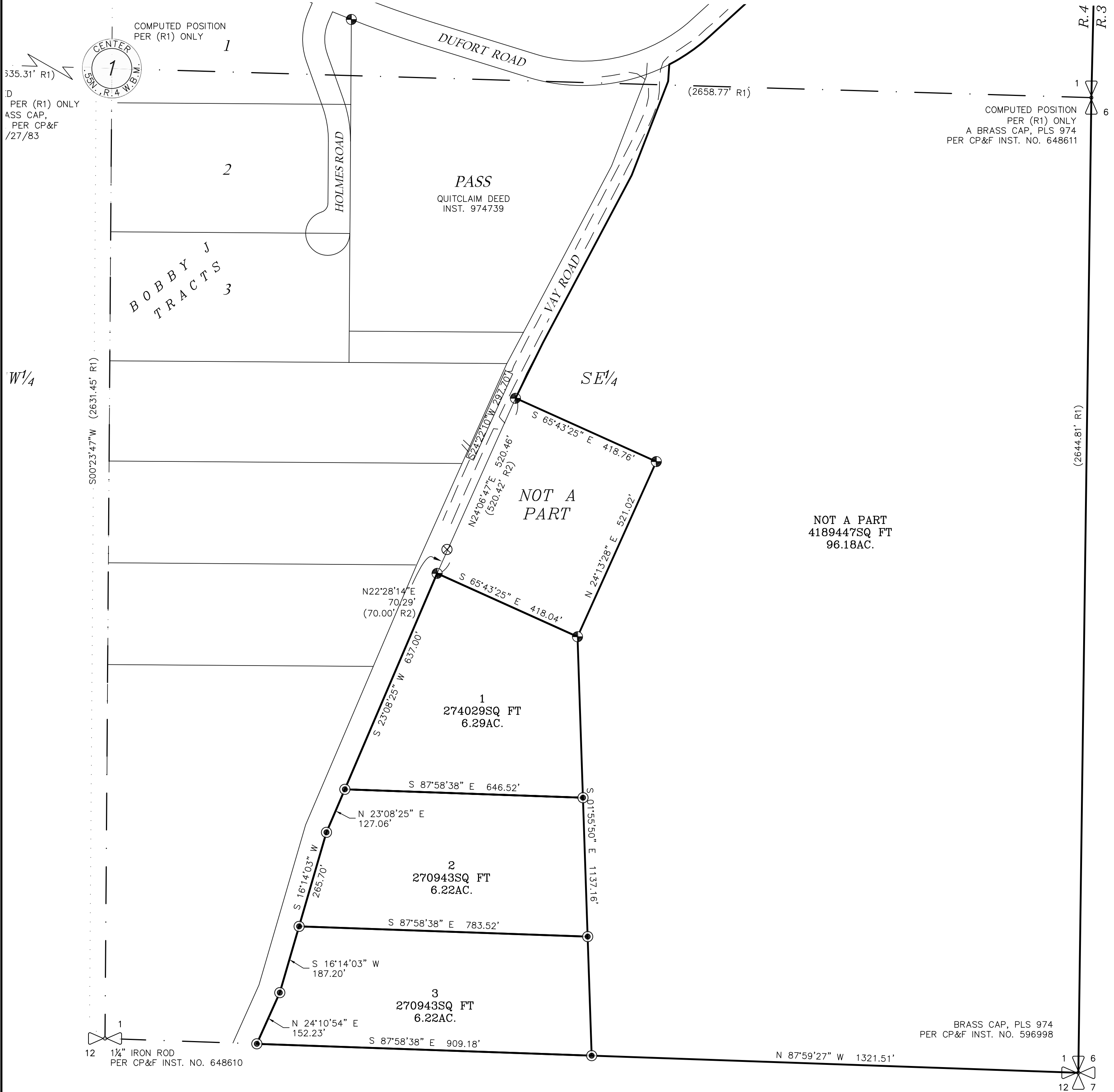
GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 64006-TO, GUARANTEE NO. G-2222-000077954, DATED FEBRUARY 16, 2016.
1. AN EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF SAID PROPERTY AS RECORDED IN WARRANTY EASEMENT, BOOK 18 OF MISCELLANEOUS, PAGE 447, AND BOOK 20 OF MISCELLANEOUS, PAGE 59, RECORDED JULY 31, 1952 AND APRIL 21, 1953, BONNER COUNTY, IDAHO.
 2. AN EASEMENT, AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, INC., RECORDED MAY 17, 1968, AS INSTRUMENT NO. 116085.
 3. MATTERS SET FORTH ON THE RECORD OF SURVEY RECORDED SEPTEMBER 2, 2008, AS INSTRUMENT NO. 757848, RECORDS OF BONNER COUNTY, IDAHO.
 4. ENCROACHMENT PERMIT, RECORDED OCTOBER 23, 2008 UNDER INSTRUMENT NO. 761027, RECORDS OF BONNER COUNTY, IDAHO.
 5. ENCROACHMENT PERMIT, RECORDED NOVEMBER 25, 2015 UNDER INSTRUMENT NO. 882640, RECORDS OF BONNER COUNTY, IDAHO.

PLACE RECORDING LABEL HERE



335.31' R1)
D PER (R1) ONLY
ASS CAP,
PER CP&F
/27/83

COMPUTED POSITION
PER (R1) ONLY
1

W 1/4
S00°23'47"W (2631.45' R1)

12 1/4" IRON ROD
PER CP&F INST. NO. 648610

COMPUTED POSITION
PER (R1) ONLY
A BRASS CAP, PLS 974
PER CP&F INST. NO. 648611

BRASS CAP, PLS 974
PER CP&F INST. NO. 596998

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 1.0000841734. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'47" AT THE SOUTH QUARTER CORNER OF SECTION 1.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO CREATE 3 LOTS FROM THAT REAL PROPERTY DESCRIBED IN PARCEL 2 OF WARRANTY DEED, INSTRUMENT NO. 932704, RECORDS OF BONNER COUNTY, IDAHO.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	01	55 N	1 W		
PROJECT #: 22-148 - FRIDLUND DRAWING NAME: 22-148 - FRIDLUND				Plot Date: 11/3/2022	

OWEN'S ACRES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1" = 40'
Checked By: TLAG
Drawn By: KAJ
Sheet: 1 of 2

OWEN'S ACRES

LYING IN A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KENNY RANCH, LLC, AN IDAHO LIMITED LIABILITY COMPANY, 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 1-3, WITH A REMAINDER, THE SAME TO BE KNOWN AS 'OWEN'S ACRES' BEING A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1 IN TOWNSHIP 55 NORTH OF RANGE 4 WEST OF THE BOISE MERIDIAN LYING SOUTH AND EAST OF THE COUNTY ROAD.

EXCEPTING THEREFROM THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED INSTRUMENT NO. 403511, RECORDS OF BONNER COUNTY.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

_____ KENNY RANCH, LLC _____ DATE _____

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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "OWEN'S ACRES" AND CHECKED THE REPLAT 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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT

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.

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KENNY RANCH, LLC, 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 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 _____

WATER AND SEWER NOTE

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

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

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



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO	OWEN'S ACRES	
	1	55 N	1 W				
PROJECT #: 22-148 - FRIDLUND DRAWING NAME: 22-148 - FRIDLUND				OREGON WASHINGTON Plot Date: 11/3/2022		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
						Scale: N/A	
						Checked By: TLAG	Drawn By: KAJ
						Sheet: 2 of 2	