

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 # MLD0108-22	RECEIVED: RECEIVED By Tyson Lewis at 2:04 pm, Nov 17, 2022
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Ever Estates
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APPLICANT INFORMATION:

Landowner's name: Everpops Trust, Elaine Robinson		
Mailing address: PO Box 493		
City: Cocolalla	State: ID	Zip code: 85813
Telephone: 208-263-2436	Fax:	
E-mail: everpops2021@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort		
Company name: James A. Sewell & Associates		
Mailing address: 1319 N. Division Ave		
City: Sandpoint	State: AZ	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: scomfort@jasewell.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 #: 33	Township: 56N	Range: 2W	Parcel acreage: 20
Parcel # (s): RP56N02W336751A			
Legal description: 33-56N-2W Tax 13			
Current zoning: R-5	Current use: Rural Residential		
What zoning districts border the project site?			

North:R-5	East:R-5
South:R-5	West:R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:25 acre, grazing land, vacant	
South:5 acre, ag/timer with residential improvements	
East:5 acre lots, ag/timber with some residential improvements	
West:81.5 acres, ag/timber with residential improvements	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:5.02	
Lot #2	Proposed acreage:5.01	
Lot #3	Proposed acreage:9.63	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

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: mostly flat	

Water courses (lakes, streams, rivers & other bodies of water): _____	
Westmond Creek runs through lot, Pond	

Springs & wells: _____	

Existing structures (size & use): 32'x48' shop, 24'x30' Dilapidated Building, 13'x11' Shed

Land cover (timber, pastures, etc): Pasture

Are wetlands present on site? Yes No Source of information: Tom Duebendorfer

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

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: 40' wide ingress, egress & utility easement

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.
Existing 40' wide utilities easement per inst. no. 547620

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: Individual Septic Systems

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: _____

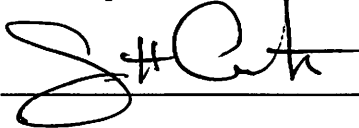
Proposed Community System - List type & proposed ownership: _____

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?

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: 11/17/22

Landowner's signature: _____ Date: _____

EVER ESTATES

SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF EVER 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ___ DAY OF _____, 2022.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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__.

APPROVED THIS ___ DAY OF _____, 2022.

BONNER COUNTY TREASURER

SUBJECT TO INSTRUMENT NO.

1. RESERVATIONS WITHIN WARRANTY DEED INST. NO. 84920
2. RESERVATIONS WITHIN WARRANTY DEED INST. NO. 84921
3. RESERVATIONS WITHIN WARRANTY DEED INST. NO. 26206
4. RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS, INC., INST. NO. 164492
5. MINERAL RIGHTS RESERVATIONS WITHIN WARRANTY DEED INST. NO. 122518
6. 40 FOOT WIDE UTILITY EASEMENT PER INST. NO. 547620 (SEE SHEET 2)
7. EASEMENT FOR UTILITIES, INGRESS AND EGRESS INST. NO. 738389
8. RIGHT-OF-WAY EASEMENT FOR NORTHERN LIGHTS, INC., INST. NO. 888594 (SEE SHEET 2)

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ELAINE V. ROBINSON, TRUSTEE OF THE EVERPOPS FAMILY TRUST, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "EVER ESTATES", LOCATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (SOUTH 1/4 CORNER) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN;
THENCE ALONG THE SOUTH LINE OF SAID SW1/4 S89°44'57"W, 724.65 FEET;
THENCE LEAVING SAID SOUTH LINE N5°38'02"E, 22.52 FEET TO A 1/2 INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY OF BEERS-HUMBIRD ROAD BEING THE POINT OF BEGINNING;
THENCE ALONG SAID RIGHT-OF-WAY S89°47'17"W, 692.81 FEET TO A 1/2" REBAR;
THENCE LEAVING SAID SOUTH LINE, N3°24'02"E, 903.91 FEET TO A 1/2" REBAR;
THENCE N89°55'56"E, 99.18 FEET TO A 1/2" REBAR;
THENCE N3°12'58"E, 341.13 FEET TO A 1/2" REBAR;
THENCE N89°49'40"E, 642.74 FEET TO A 1/2" REBAR;
THENCE S5°38'02"W, 1248.43 FEET TO THE POINT OF BEGINNING.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

THE 40' INGRESS, EGRESS & UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE PRIVATE BENEFIT OF LOTS 1, 2, AND 3.

ANY PORTION OF THE RIGHT-OF-WAY OF BEERS-HUMBIRD ROAD NOT ALREADY DEDICATED TO THE PUBLIC IS HEREBY DEDICATED TO THE PUBLIC.

ELAINE V. ROBINSON - TRUSTEE

OWNER'S ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2022, BEFORE ME PERSONALLY APPEARED ELAINE V. ROBINSON, TRUSTEE OF THE EVERPOPS FAMILY TRUST, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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 THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF _____, 2022.



RUSSELL E. BADGLEY

PLS 12458

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE BONNER COUNTY PARCEL NO. RP56N02W336751A INTO 3 SEPARATE LOTS AS SHOWN. THE BOUNDARY OF THE PARCEL WAS PREVIOUSLY SURVEYED AND DIVIDED BY ALAN KIEBERT IN 2008 UNDER RECORD OF SURVEY INST. NO. 755291. DEEDS WERE NEVER RECORDED CREATING THE DIVISION OF THE PARCEL. THIS SURVEY DIVIDES THE PARCEL IN A DIFFERENT CONFIGURATION THAN THE PREVIOUS SURVEY. ANY UNNECESSARY MONUMENTS SET FOR THE PREVIOUS DIVISION WERE REMOVED TO REDUCE CONFUSION OF THE FINAL DIVISION LINES. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS PER THE MENTIONED SURVEY AS SHOWN.

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2022, AT _____ M. IN

BOOK ___ AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

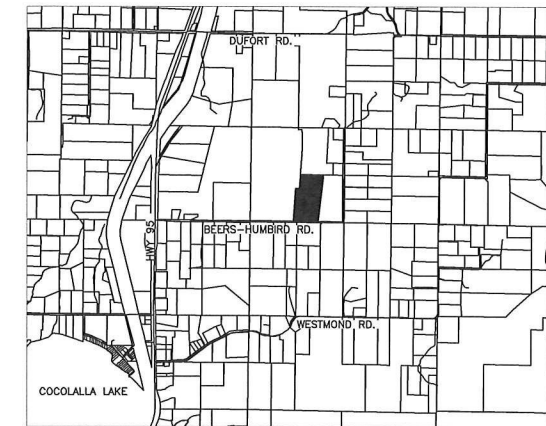
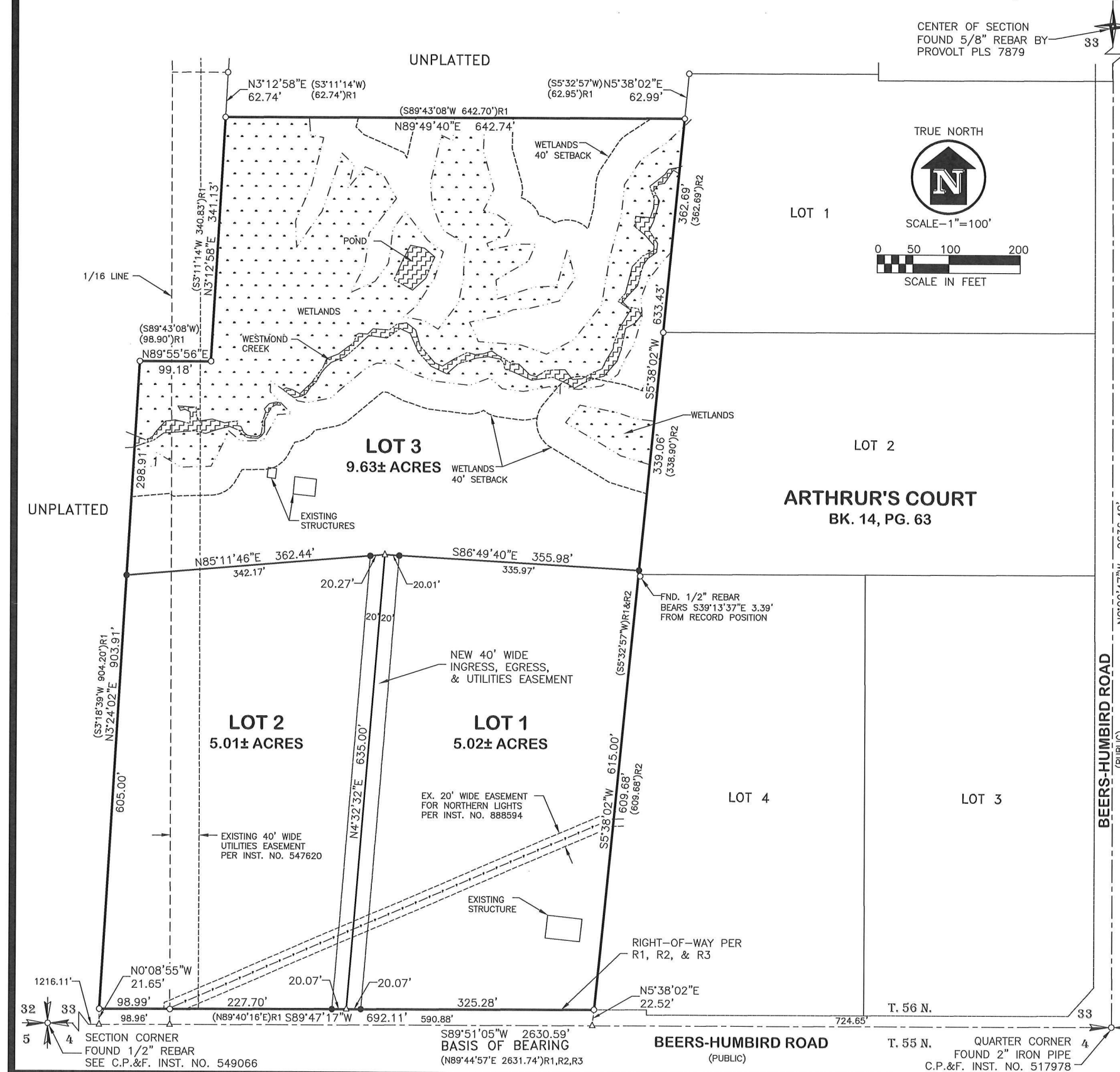
BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

SECTION 33, TWP 56N, RNG 2W, B.M.	SHEET TITLE: MINOR LAND DIVISION FOR EVERPOPS FAMILY TRUST	DATE: 11-8-22
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160	SCALE: N/A
		DRAWN: REB
		CHECKED: JMB
		PROJ. NO.: 18274-22-001
		CAD FILE NO. S-ROBINSON-MLD
		SHT 1 OF 2

EVER ESTATES

SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

GEODETTIC BASED ON GPS OBSERVATION BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN.

REFERENCES

1. RECORD OF SURVEY INST. NO. 755291
2. PLAT OF ARTHUR'S COURT, BK.14, PG.63, INST. NO. 947828
3. RECORD OF SURVEY INST. NO. 746673
4. RECORD OF SURVEY INST. NO. 508568
5. RECORD OF SURVEY INST. NO. 518460
6. RECORD OF SURVEY INST. NO. 982629

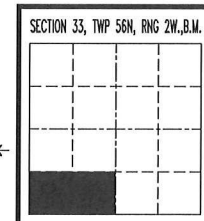
LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- FOUND 1/2" REBAR WITH PLASTIC CAP, KIEBERT 974 UNLESS OTHERWISE NOTED
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCES

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5(R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT
- 6) WETLANDS ARE PRESENT AND WERE DELINEATED BY TOM DUBENDORFER PER REPORT DATED MAY 31, 2022.
- 7) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 8) RIGHT-OF-WAY OF BEERS-HUMBIRD ROAD IS PUBLIC, AND COUNTY MAINTAINED.

RECORDER'S
CERTIFICATE



SHEET TITLE: **MINOR LAND DIVISION
FOR EVERPOPS FAMILY TRUST**

James A. Sewell and Associates, LLC
CONSULTING ENGINEERS
SANDPOINT, ID, 83864, (208)263-4160

DATE: 11-8-22
SCALE: 1" = 100'
DRAWN: REB
CHECKED: JMB
PROJ. NO.: 18274-22-001
CAD FILE NO.: S-ROBINSON-MLD
SHT. 2 OF 2

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SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

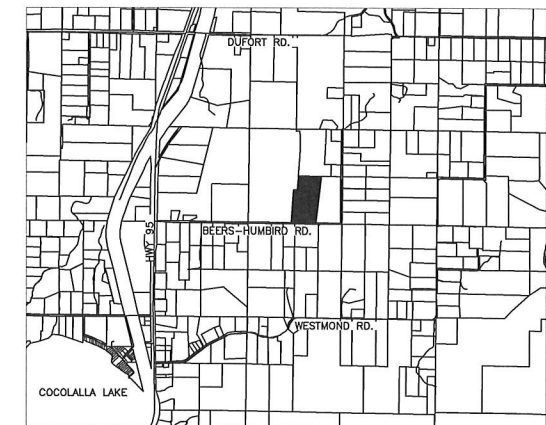
CENTER OF SECTION
FOUND 5/8" REBAR BY
PROVOLT PLS 7879



TRUE NORTH



SCALE 1" = 100'



VICINITY MAP

NOT TO SCALE

BASIS OF BEARING

GEODETIC BASED ON GPS OBSERVATION BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN.

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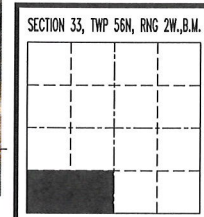
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James A. Sewell and Associates, LLC
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SHT. 2 OF 2

SECTION CORNER
FOUND 1/2" REBAR
SEE C.P.&F. INST. NO. 549066

S89°51'05"W 2630.59'
BASIS OF BEARING
(N89°44'57"E 2631.74')R1,R2,R3

BEERS-HUMBIRD ROAD
(PUBLIC)

QUARTER CORNER
FOUND 2" IRON PIPE
C.P.&F. INST. NO. 517978