



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 # MLD0003-23	RECEIVED: Received by Bonner County Planning Department on January 10, 2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Gow Subdivision

APPLICANT INFORMATION:

Landowner's name: Mike and Laura Gow		
Mailing address: P.O. Box 1648		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-255-8387	Fax:	
E-mail: gowser28@yahoo.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Stephen Jeske		
Company name: JRS Surveying Inc.		
Mailing address: P.O. Box 3099		
City: Bonners Ferry	State: Idaho	Zip code: 83805
Telephone: 208-267-7555	Fax:	
E-mail: sjeske@jrssurveying.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 #: 10	Township: 59 N	Range: 1 W	Parcel acreage: 17.67 Acres
Parcel # (s): RP59N01W104050A			
Legal description: S1/2 SW1/4 NW1/4 Sec. 10 T59N R1W, east of Spokane International RR			
Current zoning: Rural 5		Current use: Residential	
What zoning districts border the project site?			

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation: 3- 5+ acre, residential lots	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 2 properties - 5 acre, residential w/ house and out bldgs. / 5.7 acre, forested lot	
South: 2 properties - 5 acre, residential w/ out bldgs. / 15 acre, residential w/ out bldgs.	
East: 2 properties - 5 acre, residential w/ out bldgs. / 5 acre, residential w/ out bldgs.	
West: Spokane International Railroad	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sandpoint travel north on US Highway 95 approximately 15 miles, turn right (east) onto Elmira Road travel 0.4 miles, road crosses 2 railroad x-ings, turn left immediately after x-ings onto Dancing Road, travel 250' to the southwest corner of the property.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5.0 acres	1 : 1.97
Lot #2	Proposed acreage: 7.67 acres	1 : 1.22
Lot #3	Proposed acreage: 5.0 acres	1 : 1.47
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ 18.07 acre Parcel split into 3 Lots - 2 5acre Lots with a 8.07 acre remainder Lot		

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: The east 2/3 of the property slopes from the SE corner of the property to the NW @ 1-5%. The west 1/3 of the property slopes from the east to the west @ -5-20% slope with flat along the west 250 ft of the property.
Water courses (lakes, streams, rivers & other bodies of water): _____ N/A
Springs & wells: _____ Existing well on property with house (new Lot 2)

Existing structures (size & use): _____
House 2600 sq. ft. with a barn/shed 1930 sq. ft.

Land cover (timber, pastures, etc): _____
75% timber

Are wetlands present on site? Yes No

Source of information: Fema Flood Map

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 1601760505E

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: Ellis Road , private , 19' wide gravel road w/ 60' wide R/W
Dancing Road, private, 15' wide gravel road w/ 30' R/W
Exist. drive to Lot 2, 12' wide dirt road
Purposed , 12' wide drives

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.
private rd.- Ellis Rd. w/60' R/W, private rd.- Dancing Rd. w/ 30' R/W, 100' R/W- PGT Gas Transmission Line

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 tank w/ drainfield

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.

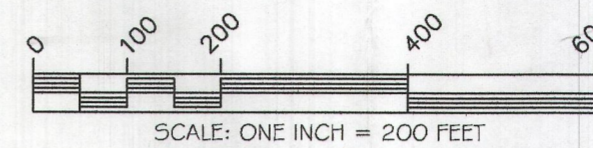
Landowner's signature: *Stephen L. Lyle* (representative) Date: 11-01-2022

Landowner's signature: _____ Date: _____

GOW SUBDIVISION

IN THE
SW1/4 NW1/4 SECTION 10
TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M.
BONNER COUNTY, IDAHO

BASIS OF BEARINGS
Bearings are based on Idaho State Plane West Zone (1103),
NAD83 Scale Factor: 0.99986633
All distances shown are converted to ground.



LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 7879
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 14879
- ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 7540
- COMPUTED POINT

DOCUMENTS AND EASEMENT OF RECORD

The following documents of Record per Commonwealth Land Title Insurance Company, Subdivision Guarantee Report, file G17427.

- Easement Agreement - Pacific Gas Transmission Company - Recorded December 6, 1959 in Book 26 of Miscellaneous, Page 321. Amended Location of said Easement- Recorded July 25, 197 as Instrument No. 217020.
- Easement Agreement - Northern Lights Inc. - Recorded June 21, 1977- Instrument No. 18039.
- Easement Agreement - for a perpetual, non-exclusive easement for ingress, egress and utilities- Recorded April 4, 1988, as Instrument No. 347159.
- Terms, provisions, conditions, definitions, options, obligations and restrictions contained in a document for fencing - Recorded April 4, 1986, as Instrument No. 347159.
- Easement Agreement - to Mary Jane Wright, his successors or assigns for ingress, egress and utilities easement - Recorded August 11, 1989, as Instrument Number 365016 and January 2, 1990, as Instrument Number 522923.
- Easement Agreement to General Telephone Company of the Northwest Inc. - Recorded May 3, 1990, as Instrument No. 374681.
- Easement - 60.00 foot permanent easement for ingress, egress and utilities - Recorded September 18, 1992, as Instrument No. 412497.
- Easement Agreement - Northern Lights Inc. - Recorded June 11, 2007, as Instrument No. 730519.

COUNTY SURVEYOR'S CERTIFICATE

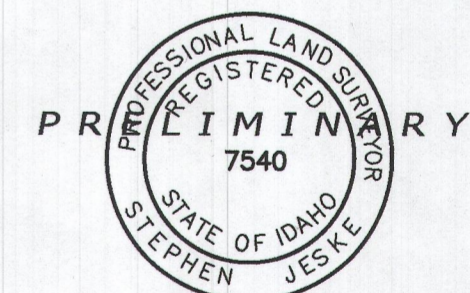
I hereby certify that I have examined the herein GOW SUBDIVISION and checked the Plat and computations thereon and have determined that the requirements of the Idaho State Code pertaining to Plats and Surveys have been met.

Dated this _____ day of _____, 2022

Bonner County Surveyor

SURVEYOR'S CERTIFICATION

I, Stephen J. Jeske, PLS 7540, 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 3, Township 56 North, Range 3 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are property set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



SURVEYOR'S NARRATIVE

The purpose of this survey was for a Minor Land Division of the property described in Warranty Deed Instrument Number 838849, in records of Bonner County, Idaho. The survey was confined to NW1/4 of Section 10, T59N R1W, BM in Bonner County, Idaho. Record of Survey by PLS 7879 recorded in Book 9 of Plats, Page 110 as Instrument Number 757203 and a Record of Survey by PLS 14879 recorded as Instrument Number 913566, in records of Bonner County, Idaho were used to verify corner locations and make final adjusted boundary determination. Monuments were set as noted this survey at new position for division of property.

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 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____.

Dated this _____ day of _____, 2022

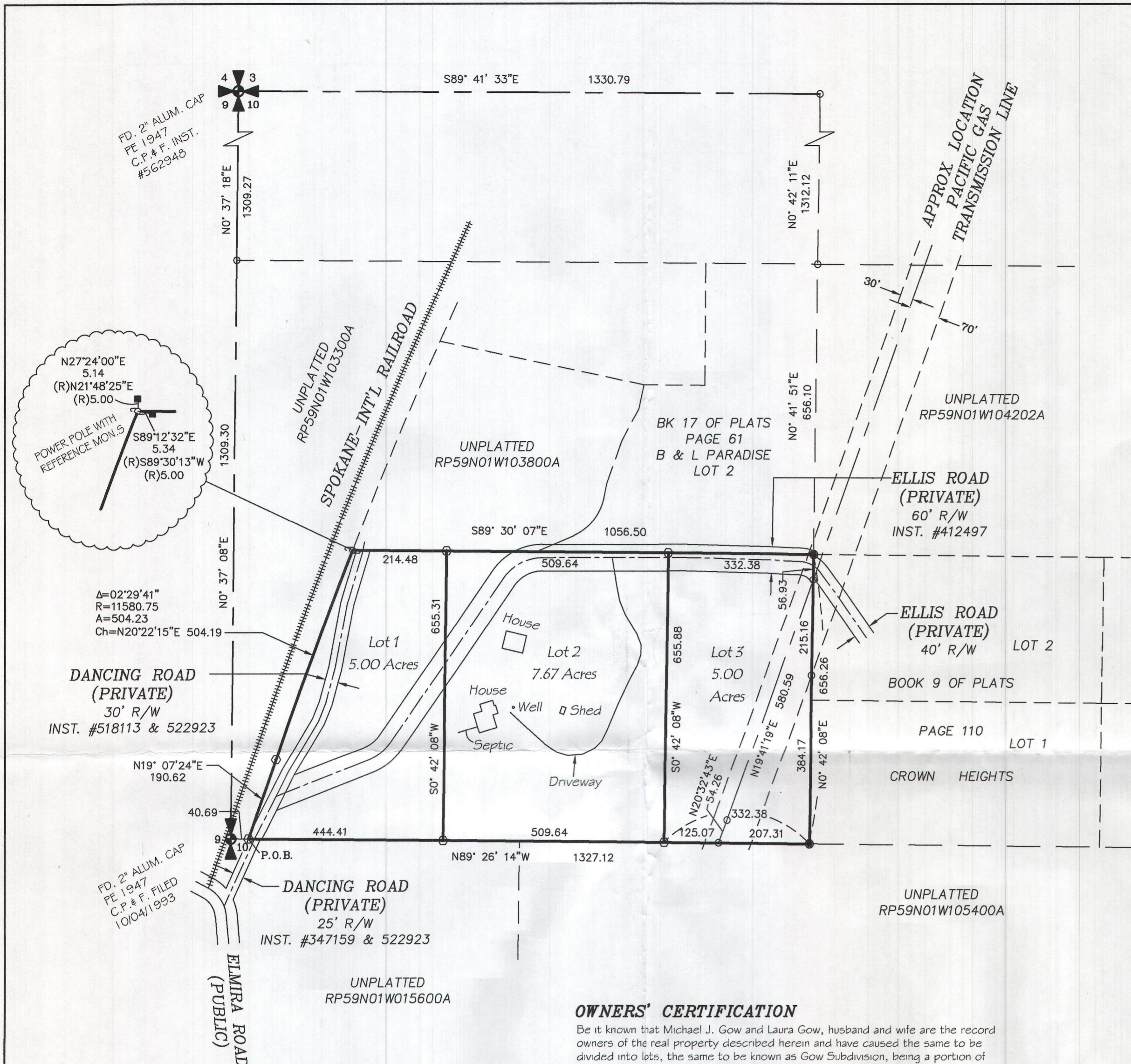
Bonner County Treasurer

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 2022

Chairman of the Board of County Commissioners



OWNERS' CERTIFICATION

Be it known that Michael J. Gow and Laura Gow, husband and wife are the record owners of the real property described herein and have caused the same to be divided into lots, the same to be known as Gow Subdivision, being a portion of the Southwest Quarter, of the Northwest Quarter (SW1/4 NW1/4) of Section 10, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at the intersection of the easterly right of way of the Spokane International Railroad and the south line of said SW1/4NW1/4, which is S 89°26'14"E, 40.69 feet from the southwest corner of said SW1/4NW1/4, marked on the ground by a 5/8 inch rebar with a plastic cap stamped PLS 7540; thence, along said right of way, N 19°07'24" E, 190.62 feet to a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, continuing along said right of way, on a curve to the right having a central angle of 02°29'41", with a radius of 11580.75 feet, and an arc length of 504.23 feet (chord= N 20°22'15" E, 504.19 feet), to the corner position which is occupied by a power pole; thence, leaving said right of way, S 89°30'07" E, 1056.50 feet to the east line of said SW1/4NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7879; thence, along said east line, S 00°42'08" W, 656.26 feet to the southeast corner of said SW1/4NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7879; thence, along the south line of said SW1/4NW1/4, N 89°26'14" W, 1286.43 feet to the TRUE POINT OF BEGINNING; encompassing an area of 17.67 acres.

SUBJECT TO a Private Road having a 60 foot wide easement for ingress, egress and utilities, described in Instrument Number 412497.

SUBJECT TO a Private Road having a 30 foot wide easement for ingress, egress and utilities, described in Instrument Number 522923.

Michael J. Gow _____ Date _____

Laura Gow _____ Date _____

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this _____ day of _____, 2022.

Bonner County Planning Director

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
ss. _____)
County of _____)
I hereby certify that on this _____ day of _____, 2022, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Michael J. Gow and Laura Gow, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at: _____

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
PLAT	
FOR: MIKE & LAURA GOW	REVISION NO. 1
DWN BY: SJJ/KK	DATE: 10/26/2022
S10, T59N, R1W, B.M. BONNER COUNTY, IDAHO	
SHEET 1 OF 1 JOB NO. 22-37	