



# 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 #  MLD0004-23	RECEIVED:  <b>RECEIVED</b> By Swati Rastogi at 11:24 am, Jan 11, 2023
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Ironwood Estates
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### APPLICANT INFORMATION:

Landowner's name: Ironwood Builders, LLC		
Mailing address: PO Box 1048		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-610-0080	Fax:	
E-mail: ironwoodbuildersllc@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall		
Company name: GO Land Surveying, PLLC		
Mailing address: 414 Euclid Ave.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-946-9203	Fax:	
E-mail: stevenb@golandsurveying.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 #: 31	Township: 58N	Range: 1E	Parcel acreage: 0.796
Parcel # (s): RP04359007020A			
Legal description: LOT 2A BLK7 REPLAT 1ST ADD AND GOLDEN TEE ESTATES			
Current zoning: Recreation (Rec)		Current use: Transition	
What zoning districts border the project site? Recreation			

North: Rec	East: Rec
South: Rec	West: Rec
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Lot 1 Block 21 - 18,678 sq.ft. (Residential); Lot 3 Block 6 - 21059 sq.ft	
South: Lots 11 - 14, Block 20 11,534 - 12,242 sq ft (Residential)	
East: Lot 3, Block 7 17,944 sq ft (Residential) ; Lot 4, Block 7 5,721 sq ft. (dedicated open space)	
West: Lot 4, Block 21 - 28,515 sq ft. (Residential);	
Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:	
From the intersection of US HWY 200 and Hidden Lakes Drive, Commence Northerly on Hidden Lakes Drive 0.25 miles to the intersection of Jim Brown Way.	
Continue westerly on Jim Brown way 0.10 miles to the intersection of N. Idaho Club Dr.	
Follow North Idaho Drive 300 feet to the Lot on the North side of road.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> Bk 8 Pg 77, Replat of Golden Tee Estates and Golden Tee Estates 1st Add and Unplatted Land		
<b>This application is for :</b> Replat of Lot 2A		
Proposed lots: 3	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 0.27 Ac	1.5 : 1
Lot #2	Proposed acreage: 0.26 Ac	2.25 : 1
Lot #3	Proposed acreage: 0.26 Ac	2.6 : 1
Lot #4	Proposed acreage:	NA
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
The Proposed MLD divides Lot 2A into 3 lots each over 0.25 acres in size.		

**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:	
Land is level, open field the average elevation being 2075 feet NAVD88.	
Water courses (lakes, streams, rivers & other bodies of water): None	
Springs & wells: None	

Existing structures (size & use): None

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Land cover (timber, pastures, etc): Open Field

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Are wetlands present on site?  Yes  No

Source of information: Bonner Co. GIS

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C0735E

Other pertinent information (attach additional pages if needed): \_\_\_\_\_

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**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: Lot 1 abuts N. Idaho Club Drive on the South and Alpenrose Lane (Culdesac) on the West. Lots 2 & 3 are adjacent to N. Idaho Club Dr on the South and Gracie Lane on the North.

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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: \_\_\_\_\_

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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: \_\_\_\_\_

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Is public road dedication proposed as part of this minor land division?  
 Yes     No

List existing access and utility easements on the subject property.  
The Perimeter of Lot 2A (parent) is subject to a 10 ft. easement for utilities.

**SERVICES:**

Sewage disposal will be provided by:

Existing Community System - List name of sewer district or provider and type of system:  
Gem State Water

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: TIC Utilites


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: TIC Utilites

Which power company will serve the project site? Avista

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.

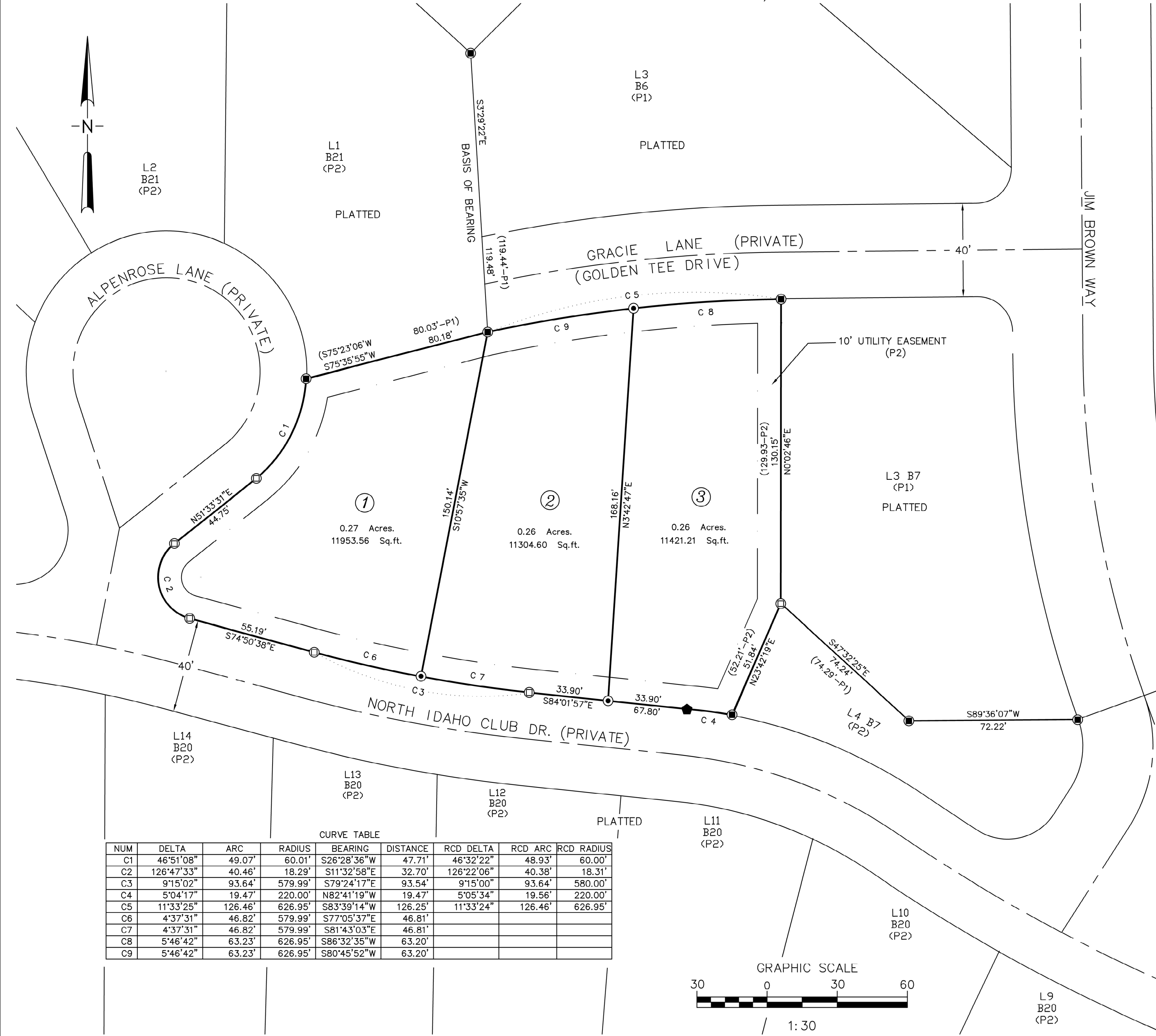
Landowner's signature:  Date: 1/10/2023

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

# Ironwood Addition

REPLAT OF LOT 2A, BLOCK 7, REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UPLATTED LAND  
SECTION 36, T.58N., R.1W., B.M.  
BONNER COUNTY, ID

RECORDER'S  
CERTIFICATE



## PURPOSE OF SURVEY

THE PURPOSE OF SURVEY IS TO DIVIDE LOT 2A, BLOCK 7 ACCORDING TO THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND INTO THREE LOTS AS SHOWN.

## SURVEYOR'S NARRATIVE

THIS SURVEY HOLDS THE CORNERS OF RECORD AS FOUND FOR THE BOUNDARY OF LOT 2A. AS EVIDENT ALONG THE EAST LINE OF SAID LOT, MINOR DIFFERENCES ARE RECOGNIZED. CURVES ALONG SAID LOT LINES ARE BEST FIT TO THE RECOVERED MONUMENTS AND ARE NOT COMPUTED AS TANGENT, RATHER DESCRIBED BY CHORD BEARING.

## REFERENCES

- (P1) PLAT OF GOLDEN TEE ESTATES 1ST ADDITION-PLANNED UNIT DEVELOPMENT (PHASE TWO) BK 6, PG 114, INSTR. NO.573716, BY PLS 3628 (2000)
- (P2) REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND, BK 8, PG 77, INSTR. NO. 714738, BY PLS 3628 (2006)
- (D1) WARRANTY DEED INSTR. NO. 1011490 (2022)

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS S 3°29'22" E, ALONG THE EAST LINE OF LOT 1 BLOCK 21, ACCORDING TO REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND (P1).

## NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.000134747=GROUND.

## LEGEND

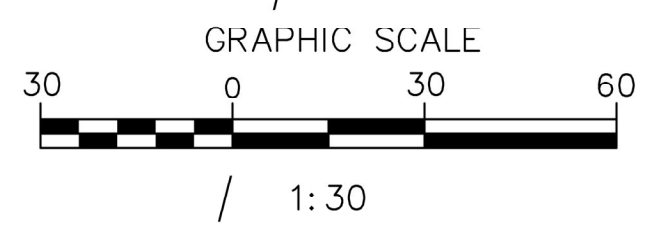
- FOUND 5/8" REBAR WITH RED PLASTIC CAP - "PLS 3628"
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 3628"
- ⊙ SET 5/8" x 30" WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- ◆ FOUND 5/8" REBAR (NO CAP)


## SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF IRONWOOD BUILDERS, LLC, AND IDAHO LIMITED LIABILITY COMPANY.

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	RCD DELTA	RCD ARC	RCD RADIUS
C1	46°51'08"	49.07'	60.01'	S26°28'36"W	47.71'	46°32'22"	48.93'	60.00'
C2	126°47'33"	40.46'	18.29'	S11°32'58"E	32.70'	126°22'06"	40.38'	18.31'
C3	9°15'02"	93.64'	579.99'	S79°24'17"E	93.54'	9°15'00"	93.64'	580.00'
C4	5°04'17"	19.47'	220.00'	N82°41'19"W	19.47'	5°05'34"	19.56'	220.00'
C5	11°33'25"	126.46'	626.95'	S83°39'14"W	126.25'	11°33'24"	126.46'	626.95'
C6	4°37'31"	46.82'	579.99'	S77°05'37"E	46.81'			
C7	4°37'31"	46.82'	579.99'	S81°43'03"E	46.81'			
C8	5°46'42"	63.23'	626.95'	S86°32'35"W	63.20'			
C9	5°46'42"	63.23'	626.95'	S80°45'52"W	63.20'			





**GO**  
Land Surveying, PLLC

**GO LAND SURVEYING, PLLC**

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SANDPOINT, IDAHO 83864  
(208)-946-9203  
stevenb@golandsurveying.com

DRAWN BY SJB	PROJECT NO. 220906	DRAWING NO. 220906 MLD.dwg	SHEET 1 of 1
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# Ironwood Addition

REPLAT OF LOT 2A, BLOCK 7, REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION SECTION 36, T.58N., R.1W., B.M. BONNER COUNTY, ID

RECORDER'S CERTIFICATE

## OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT PATRICK McKENNA, PRESIDENT OF IRONWOOD BUILDERS, LLC, AN IDAHO LIMITED LIABILITY CORPORATION, OWNER OF LOT 2A, BLOCK 7, ACCORDING TO THE REPLAT OF GOLDEN TEE ESTATES AND GOLDEN TEE ESTATES 1ST ADDITION AND UNPLATTED LAND RECORDED IN BOOK 8 OF PLATS, PAGE 77, AS INSTRUMENT NUMBER 714738, RECORDS OF BONNER COUNTY, IDAHO HAS CAUSED TO BE SURVEYED AND SPLIT INTO LOTS AS SHOWN HEREIN TO BE KNOWN AS IRONWOOD ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 21, OF SAID REPLAT, THENCE ALONG THE EAST LINE THEREOF, S 03°29'22" E, 119.48 FEET DISTANT (RECORD 119.44 FEET), TO THE SOUTHEAST CORNER THEREOF AND THE INITIAL POINT, MARKED ON THE GROUND BY A 5/8-INCH REBAR WITH RED PLASTIC CAP BY PLS 3628;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S 75°35'55" W, 80.18 FEET DISTANT TO THE SOUTHWEST CORNER THEREOF AND THE RIGHT-OF-WAY OF ALPENROSE LANE;

THENCE ALONG THE RIGHT-OF-WAY OF ALPENROSE LANE, THE FOLLOWING THREE COARSES:

49.06 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.01 FEET, THE CHORD OF WHICH BEARS S 26°28'36" W, 47.71 FEET DISTANT;

S 51°33'31" E, 44.75 FEET DISTANT;

40.46 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 18.29 FEET, THE CHORD OF WHICH BEARS S 11°32'58" E, 32.70 FEET DISTANT, TO THE RIGHT-OF-WAY OF NORTH IDAHO CLUB DRIVE;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES:

S 74°50'38" E, 55.19 FEET DISTANT;

93.63 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 579.99 FEET, THE CHORD OF WHICH BEARS S 79°24'17" E, 93.54 FEET DISTANT;

S 84°01'57"E, 67.80 FEET DISTANT;

19.48 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 220 FEET, THE CHORD OF WHICH BEARS S 82°41'19" E, TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 7, PER SAID REPLAT;

THENCE ALONG THE WEST LINE OF SAID LOT 4, N23°42'19" E, 51.84 FEET DISTANT TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE WEST LINE OF LOT 3, BLOCK 7 PLAT OF GOLDEN TEE ESTATES, N 00°02'46" E, 130.15 FEET DISTANT TO THE NORTHWEST CORNER THEREOF;

THENCE 126.46 FEET ALONG THE SOUTH RIGHT-OF-WAY OF GRACIE LANE (PLATTED AS GOLDEN TEE DRIVE), BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 656.95 FEET, THE CHORD OF WHICH BEARS S 83°39'14" W, 126.25 FEET DISTANT TO THE INITIAL POINT CONTAINING 0.80 ACRES, MORE OR LESS.

\_\_\_\_\_  
PATRICK McKENNA, IRONWOOD BUILDERS LLC DATE

## WATER AND SEWER NOTE

WATER SERVICE WILL BE PROVIDED BY TIC UTILITIES.

SEWAGE DISPOSAL WILL BE PROVIDED BY GEM STATE WATER.

## ACKNOWLEDGEMENT

STATE OF IDAHO  
COUNTY OF BONNER

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PATRICK McKENNA, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON 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.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO

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

MY COMMISSION EXPIRES: \_\_\_\_\_.

## 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 THE 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\_\_\_\_. APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2023

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

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2023.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR IRONWOOD BUILDERS, LLC. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_M.,

AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,

INSTRUMENT NO. \_\_\_\_\_.

FEE: \$ \_\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY RECORDER

\_\_\_\_\_  
DEPUTY CLERK

## COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

## SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF IRONWOOD BUILDERS LLC.



GO LAND SURVEYING, PLLC

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DRAWN BY SJB	PROJECT NO. 220906	DRAWING NO. 220906 MLD.dwg	SHEET 1 of 2
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