



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 # MLD0005-23	RECEIVED: 01/17/2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Bickish Heritage Acres
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APPLICANT INFORMATION:

Landowner's name: Jeffrey Bickish		
Mailing address: 217 Cedar Street #224		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-437-0100	Fax:	
E-mail: jbickish@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller		
Company name: Lance G. Miller, P.L.S.		
Mailing address: PO Box 2523		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: 208-263-1533	Fax:	
E-mail: lancetrue@gmail.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Lance Miller - Land Surveyor		
Company name: Lance G. Miller, P.L.S.		
Mailing address: Same as above.		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 8	Township: 58 North	Range: 1 West	Parcel acreage: 39.84 acres
Parcel # (s): RP58N01W081970A and RP 58N01W087350A			
Legal description: See attached Deeds			
Current zoning: AF-10	Current use: Open Land and Residential		
What zoning districts border the project site?			

North: AF20	East: AF20
South: AF10	West: AF20
Comprehensive plan designation: AF-10 - 20 Acres.	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 36 acre parcel with residence.	
South: 19.92 acre parcel with residence.	
East: Bordered on the East by Spokane International Railroad.	
West: 20 acre parcels open land and residence.	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Highway 95 North to Colburn Culver Road. East on Colburn Culver Road to North Center Valley Rd. South on North Center Valley Road approx. 1/2 mile to Magpie Lane. East on Magpie Lane approx. 1/4 mile to property.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: NA		
This application is for : Minor Land Division of 39.84 acres into four 9.96 acre Lots.		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 9.96 acres	1:1
Lot #2	Proposed acreage: 9.96 acres	1.47:1
Lot #3	Proposed acreage: 9.96 acres	2.7:1
Lot #4	Proposed acreage: 9.96 acres	3.86:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Propose to divide 39.84 acres (2 existing parcels) into four 9.96 acre Lots, as allowed by BCRC.</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>The land has level, forested areas with gullies in areas. There are slopes of approx. 30% adjacent to the gullies.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>There are intermittent streams in the gullies during periods of spring runoff and heavy rains.</u>	
Springs & wells: <u>No wells on the subject property, Springs are limited to intermittent stream(s).</u>	

Existing structures (size & use): A permitted barn/ADU under construction on Lot 2. A permitted residence under construction on Lot 4.
A permitted barn under construction on Lot 3.

Land cover (timber, pastures, etc): The property is 90% forest growth.

Are wetlands present on site? Yes No Source of information: USF&WS Wet. Inv. Map

Flood Hazard Zones located on site: X D A AE DFIRM MAP: None

Other pertinent information (attach additional pages if needed): _____
Per preliminary meeting with Daniel Britt, the MLD application is being submitted simultaneously with a BLA application for the parcel that borders the South boundary of this property.

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: Magpie Lane provides private access from North Center Valley Road. It has a gravel travelway that varies from 16 feet to 20 feet in width. The Easement varies from 80 feet to 30 feet in width and is recorded in Instrument numbers 994867, 1006052 and 1006053. Additional Easement will be granted on the face of the Plat. The roadway is majority level with 5% grades in areas.

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.
See Subdivision Report provided with this application and Instrument numbers 994867, 1006052 & 1006053 for access.

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>Individual septic tank and drainfields.</u>
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Individual septic tank and drainfields.</u> _____ _____	
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: <u>Water will be provided by individual wells.</u> _____ _____	
Which power company will serve the project site? <u>Northern Lights Inc.</u>	

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: _____

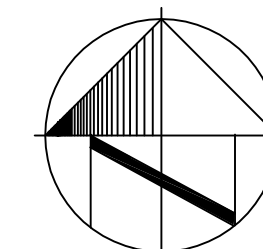
BICKISH HERITAGE ACRES

LOCATED IN A PORTION OF THE SE1/4-NE1/4 AND THE NE1/4-SE1/4 OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

NORTHEAST CORNER SECTION 8;
2" DIA. BRASS CAP BY PLS
1018. POSITION COMPUTED
FROM SURVEY INST. NO. 922631.
CP&F FILED 12-12-1978.

SURVEY NARRATIVE

1.) THE PURPOSE OF THIS PLAT/SURVEY IS TO DIVIDE THE PARCEL SHOWN HEREON INTO FOUR LOTS, AS ALLOWED BY BONNER COUNTY REVISED CODE.
2.) THE BOUNDARY OF THE PARCEL SHOWN HEREON WAS PREVIOUSLY ESTABLISHED AND MONUMENTED IN 2021. REFERENCE RECORD OF SURVEY INSTRUMENT NUMBER 987340, RECORDS OF BONNER COUNTY, IDAHO. THE SPOKANE INTERNATIONAL RAILROAD RIGHT OF WAY IS AS SHOWN ON RECORD OF SURVEY INST. NO. 922631 BY PLS 7879.
3.) DOCUMENTS USED IN THE PERFORMANCE OF THIS PLAT/SURVEY: RECORD OF SURVEY INST. NO. 987340. RECORD OF SURVEY INST. NO. 922631. QUITCLAIM DEED INST. NO'S. 1006052, 1006053 & 1006054. CLTA GUARANTEE ISSUED BY STEWART TITLE GUARANTY COMPANY, POLICY NO. G-0000913419808.



NORTH
SCALE 1" = 200 FEET
TRUE NORTH



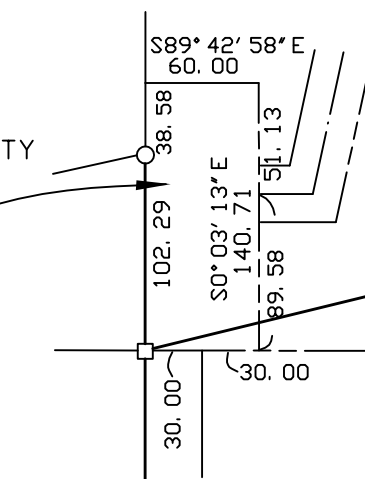
LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107' IN A PREVIOUS SURVEY - REFERENCE INSTRUMENT NO. 987340.
- ⊙ MONUMENTATION AS NOTED
- △ FOUND A 5/8" DIA. REBAR WITH PLASTIC CAP LABELED 'TRI STATE - PLS 5713'. REFERENCE SURVEY INST NO. 397289.
- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.

—x—x—x— FOUND WIRE FENCE.

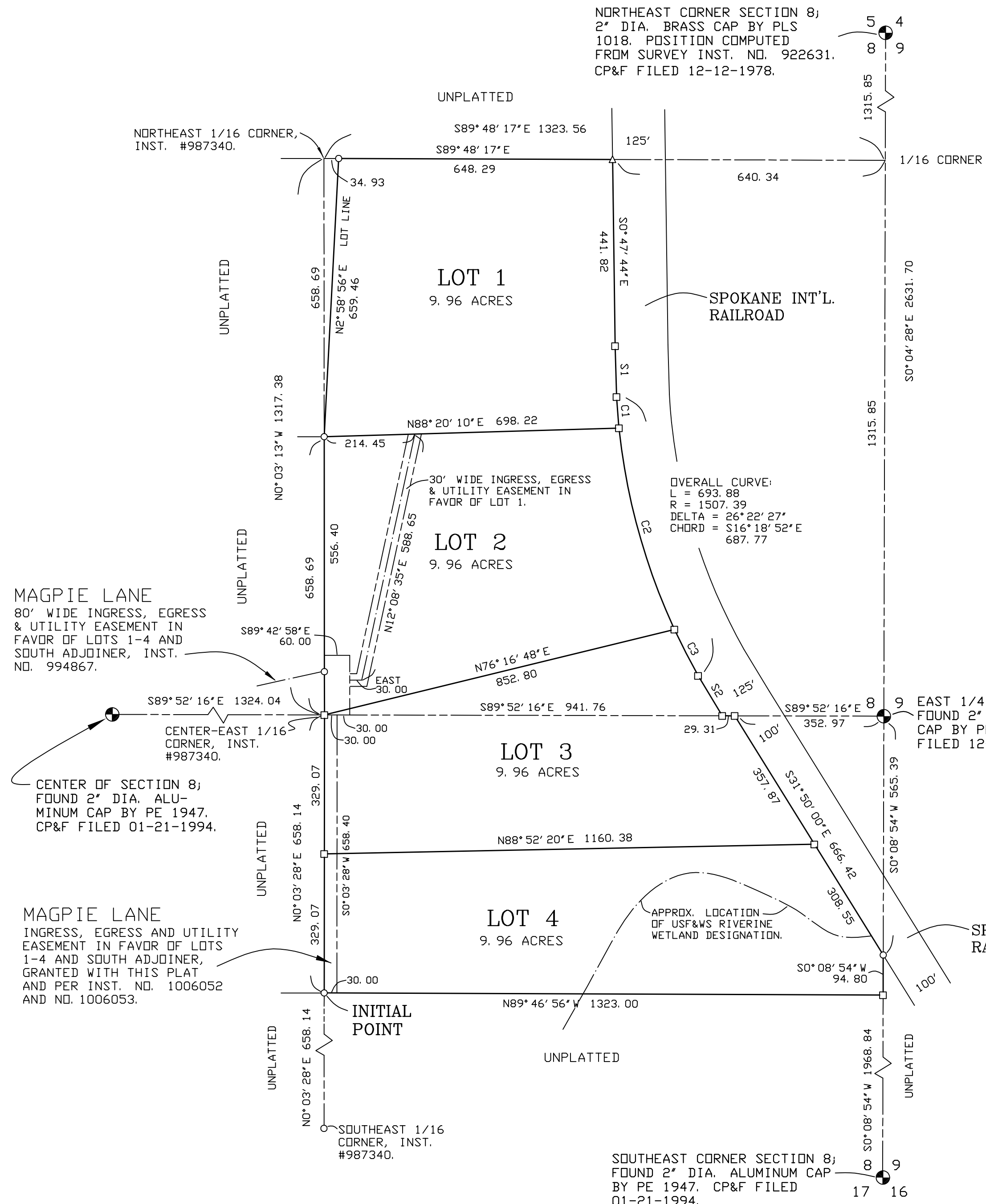
MAGPIE LANE

INGRESS, EGRESS AND UTILITY EASEMENT IN FAVOR OF LOTS 1-4 AND SOUTH ADJOINER, GRANTED WITH THIS PLAT AND PER INST. NO. 1006052 AND NO. 1006053.



EASEMENT DETAIL

1" = 100'



OVERALL CURVE:
L = 693.88
R = 1507.39
DELTA = 26°22'27"
CHORD = S16°18'52"E
687.77

EAST 1/4 CORNER SECTION 8;
FOUND 2" DIA. ALUMINUM
CAP BY PE 1947. CP&F
FILED 12-05-1995.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	2°49'02"	1507.39	74.12	74.11	S4°32'10"E
C2	18°52'40"	1507.39	496.65	494.41	S15°23'01"E
C3	4°40'45"	1507.39	123.10	123.07	S27°09'43"E

SPIRAL CURVE TABLE

CURVE	CHORD
S1	S1°35'19"E 120.48
S2	S31°02'26"E 110.75

SECTION SUBDIVISION NOTE

THE SUBDIVISION SHOWN HEREON IS AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 987340, AND IS BASED ON A SURVEY PERFORMED BY ME IN 2021.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF SOUTH 0°08'54" WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 1 WEST, B.M., THE SAME AS SHOWN ON RECORD OF SURVEY INST. NO. 987340, RECORDS OF BONNER COUNTY, IDAHO.

LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533



12-28-22



BICKISH HERITAGE ACRES

LOCATED IN A PORTION OF THE SE1/4-NE1/4 AND THE NE1/4-SE1/4 OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION _____ T. _____ R. _____ B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 29TH DAY OF DECEMBER, 2021.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF BICKISH HERITAGE 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 _____, 20__.

BONNER COUNTY SURVEYOR

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 _____, 20__.

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 _____, 20__.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____, 20__.

BONNER COUNTY PLANNING DIRECTOR

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.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20__, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____

BONNER COUNTY RECORDER

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT JEFFREY BICKISH, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, IS THE RECORD OWNER OF THE LAND DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS BICKISH HERITAGE ACRES, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 0°03'28" EAST ALONG THE WEST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 658.14 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 0°03'13" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 658.69 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 2°58'56" EAST A DISTANCE OF 659.46 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°48'17" EAST ALONG SAID NORTH LINE A DISTANCE OF 648.29 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE SPOKANE INTERNATIONAL RAILROAD; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING SIX COURSES; 1.) SOUTH 0°47'44" EAST A DISTANCE OF 441.82 FEET; 2.) 120.49 FEET ALONG A SPIRAL CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 1°35'19" EAST, 120.48 FEET) TO A POINT OF CIRCULAR CURVE; 3.) 693.88 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1507.39 FEET (THE CHORD OF WHICH BEARS SOUTH 16°18'52" EAST, 687.77 FEET) TO A POINT OF SPIRAL CURVE; THENCE 110.75 FEET ALONG A SPIRAL CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 31°02'26" EAST, 110.75 FEET) TO AN INTERSECTION WITH THE EAST-WEST CENTERLINE OF SAID SECTION 8; 5.) SOUTH 89°52'16" EAST ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 29.31 FEET; 6.) SOUTH 31°50'00" EAST A DISTANCE OF 666.42 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE LEAVING SAID RIGHT OF WAY SOUTH 0°08'54" WEST ALONG SAID EAST LINE A DISTANCE OF 94.80 FEET; THENCE NORTH 89°46'56" WEST A DISTANCE OF 1323.00 FEET TO THE INITIAL POINT.

JEFFREY BICKISH

ACKNOWLEDGEMENT

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF _____, BEFORE ME PERSONALLY APPEARED JEFFREY BICKISH, KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF _____), TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

DOCUMENTS AND EASEMENTS OF RECORD

THIS PLAT IS SUBJECT TO THE FOLLOWING:

- 1.) AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., AS RECORDED IN INSTRUMENT NO. 102300.
- 2.) AN EASEMENT IN FAVOR OF NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC., AS RECORDED IN INSTRUMENT NO. 132010.
- 3.) AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., AS RECORDED IN INSTRUMENT NO. 689704.
- 4.) COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS AS RECORDED IN INSTRUMENT NO. 994866.
- 5.) ROAD EASEMENT AND MAINTENANCE DECLARATION AS RECORDED IN INSTRUMENT NO. 994867.
- 6.) BONNER COUNTY PLANNING DEPARTMENT VARIANCE EXCEPTION - FILE VE0022-21, RECORDED AS INSTRUMENT NO. 1000040.
- 7.) AN EASEMENT IN FAVOR OF NORTHERN LIGHTS, INC., AS RECORDED IN INSTRUMENT NO. 1004159.
- 8.) BONNER COUNTY PLANNING DEPARTMENT ZONE CHANGE FILE NO. ZC0014-22, RECORDED AS INSTRUMENT NO. 1013711.

ALL IN RECORDS OF BONNER COUNTY, IDAHO.

WATER AND SEWER SERVICE NOTES:

- 1.) WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.
- 2.) SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.