

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 # MLD0006-23	RECEIVED: Received by the Planning Department 1/31/2023
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Summit West Subdivision

APPLICANT INFORMATION:

Landowner's name: Reginald Bruss		
Mailing address: 18390 SW Seiffert Road		
City: Sherwood	State: Oregon	Zip code: 97140
Telephone: 503-515-5091	Fax:	
E-mail: oogieboo@comcast.net		

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@jrsurveying.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 #: 23	Township: 56 N	Range: 3 W	Parcel acreage: 15.08 Acres
Parcel # (s): RP56N03W235954A			
Legal description: T56N R3W Section 23 - Tax 14			
Current zoning: Rural 5 Acres		Current use: Residential	
What zoning districts border the project site?			

North: Rural 5 Acres	East: Rural 5 Acres
South: Rural 5 Acres	West: Rural 10 Acres
Comprehensive plan designation: Minor Land Division splitting 15.08 acres into three 5+ acre Lots	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 3.07 Acres - Residential - no buildings	
South: 25.06 Acres - Residential - house w/ out buildings	
East: 2 Lots - 10 Acres - Residential - house w/ out buildings / 5.40 Acres - timbered Lot	
West: 5.02 Acres -Residential - house w/ out buildings	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From Sagle travel south on U.S. Highway 95 for 3.2 miles, turn right (west) on Dufort Road - travel 3.8 miles, turn right (north) ont to Otts Basin Road- travel 0.5 miles to west end of property.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for : Minor Land Division

Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5.03 Acres	1.25 : 1
Lot #2	Proposed acreage: 5.03 Acres	1.26 : 1
Lot #3	Proposed acreage: 5.02 Acres	1.11 : 1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: _____
 Dividing 15.08 acre Tract into 3 - 5 acre lots

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:
 From the north line of the property, the grade slopes down to the south at +/- 3% and from the west line of the property the grade slopes up at 0.5% to a top of break that follows from 100 feet to 200 feet west of the creek and then slopes down at +/- 6% to the creek. No evidence of rock outcrops.

Water courses (lakes, streams, rivers & other bodies of water): _____
 Moore Creek, a intermittent stream, runs along the east line of the property.

Springs & wells: Well exist on new Lot 2

Existing structures (size & use): _____
Existing Cabin +/- 800 sq. ft. and a small out building on new Lot 3

Land cover (timber, pastures, etc): _____
80% pasture, 20% timber along creek

Are wetlands present on site? Yes No Source of information: Wetlands Inventory Map

Flood Hazard Zones located on site: X D A AE DFIRM MAP: 16017C0925E

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: _____
Otts Basin Road - a 16 foot wide gravel County road w/ 50 foot Easement. / An existing private drive, 10 feet wide dirt road

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.
Nothern Lights Inc

SERVICES:

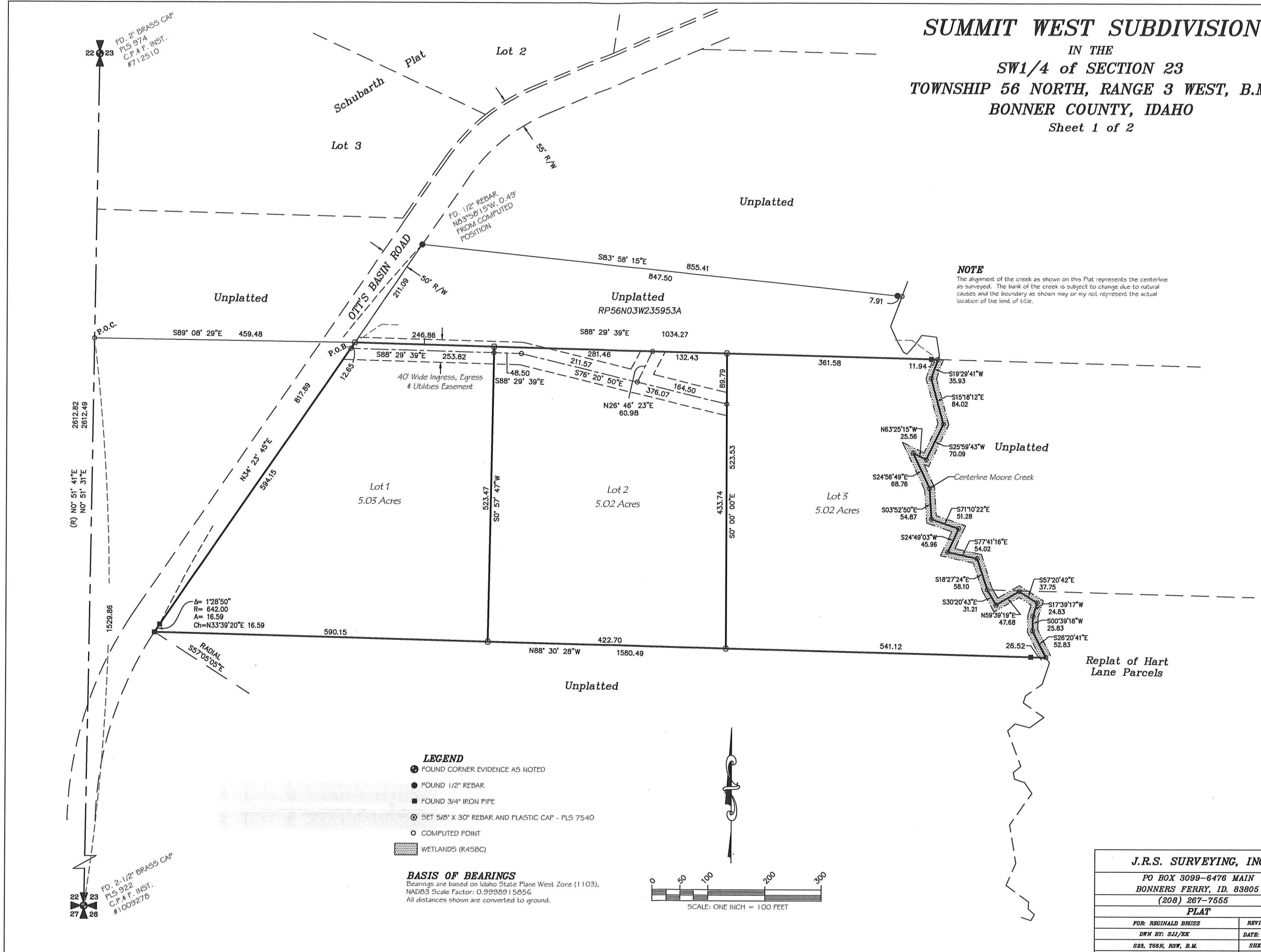
Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> <u>septic with drain field</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 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 Inc.	

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: *Reynold L. Brown* Date: 1/16/2023

Landowner's signature: _____ Date: _____

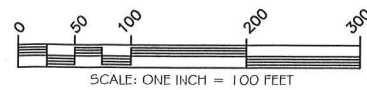
SUMMIT WEST SUBDIVISION
 IN THE
 SW1/4 of SECTION 23
 TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M.
 BONNER COUNTY, IDAHO
 Sheet 1 of 2



NOTE
 The alignment of the creek as shown on this Plat represents the centerline as surveyed. The bank of the creek is subject to change due to natural causes and the boundary as shown may or may not represent the actual location of the limit of title.

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - FOUND 1/2" REBAR
 - FOUND 3/4" IRON PIPE
 - ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 7540
 - COMPUTED POINT
 - ▨ WETLANDS (R45BC)

BASIS OF BEARINGS
 Bearings are based on Idaho State Plane West Zone (1103),
 NAD83 Scale Factor: 0.9998915856
 All distances shown are converted to ground.



Replat of Hart Lane Parcels

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
PLAT	
FOR: REGINALD BRUSS	REVISION NO. 1
DNW BY: SJJ/KK	DATE: 01/16/2023
S28, T66N, R3W, B.M. BONNER COUNTY, IDAHO	SHEET 1 OF 2 JOB NO. 22-109

SUMMIT WEST SUBDIVISION
IN THE
SW1/4 of SECTION 23
TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO
Sheet 2 of 2

OWNERS' CERTIFICATION

Be it known that Reginald Bruss and Linda M. Bruss, husband and wife, as community property with right of survivorship, 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 Summit West Subdivision, being in a portion of the Southwest Quarter (SW1/4) of Section 23, Township 56 North, Range 3 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:
 COMMENCING at a point on the west line of said SW1/4, which is N 00°51'31" E, 1529.86 feet from the southwest corner of said SW1/4; thence S 89°08'29" E, perpendicular to said west line, 459.48 feet to the easterly right of way Otts Basin Road, being the TRUE POINT OF BEGINNING, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, leaving said right of way, S 88°29'39" E, 1022.33 feet to a 1/2 inch rebar on the west bank of Moore Creek; thence, continuing, S 88°29'39" E, 11.94 feet to the centerline of Moore Creek as located December 15, 2022; thence, along said centerline the following 16 courses: S 19°29'41" W, 35.93 feet; thence S 15°18'12" E, 84.02 feet; thence S 25°59'43" W, 70.09 feet; thence N 63°25'15" W, 25.56 feet; thence S 24°56'49" E, 68.76 feet; thence S 03°52'50" E, 54.87 feet; thence S 71°10'22" E, 51.28 feet; thence S 24°49'03" W, 45.96 feet; thence S 77°41'16" E, 54.02 feet; thence S 18°27'24" E, 58.10 feet; thence S 30°20'43" E, 31.21 feet; thence N 59°39'19" E, 47.68 feet; thence S 57°20'42" E, 37.75 feet; thence S 17°39'17" W, 24.83 feet; thence S 00°39'18" W, 25.83 feet; thence S 26°20'41" E, 52.83 feet; thence, leaving said centerline, N 88°30'28" W, 26.52 feet to a 3/4 inch iron pipe on the west bank of said Moore Creek; thence N 88°30'28" W, 1553.97 feet to the west right of way of Otts Basin Road, marked by a 3/4 inch iron pipe; thence, along said west right of way, on a nontangential curve to the right having a radial bearing of S 57°05'05" E, a central angle of 01°28'50", and a radius of 642.00 feet, for an arc length of 16.59 feet (chord= N 33°39'20" E, 16.59), marked on the ground by a 3/4 inch iron pipe; thence, continuing along said right of way, N 34°23'45" E, 606.80 feet to the TRUE POINT OF BEGINNING; encompassing an area of 15.08 acres.

 Reginald Bruss Date _____

 Linda M. Bruss Date _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
)
 County of _____)
 I hereby certify that on this _____ day of _____, 2023, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Reginald Bruss and Linda M. Bruss, 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: _____

SURVEYOR'S NARRATIVE

The purpose of this survey was for a Minor Land Division of the property described in Warranty Deed Instrument Number xxxxxxxx, in records of Bonner County, Idaho. The survey was confined to SW1/4 of Section 23, T59N R3W, BM in Bonner County, Idaho. Record of Survey by PLS 9905 recorded in Book 9 of Plats, Page 160 as Instrument Number 772358 and a Record of Survey by PLS 14879 recorded as Instrument Number 952540, in records of Bonner County, Idaho were used to verify corner locations and make final adjusted boundary determination. Monuments were set as shown on this survey at new position for division of property.

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.
 Dated this _____ day of _____, 2023

 Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this _____ day of _____, 2023.

 Bonner County Planning Director

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 _____, 2023

 Bonner County Treasurer

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.

ADJACENT SURVEYS OF RECORD

- UNRECORDED SURVEY OF UNPLATTED SUBDIVISION "CIRCLE C RANCH" BY PLS 974, DATED 1974
- RECORD OF SURVEY BY PLS 974, INST. NO. 22496, 11/28/1979
- RECORD OF SURVEY BY PLS 885, INST. NO. 464399, 4/28/1995
- RECORD OF SURVEY BY PLS 885, INST. NO. 482936, 4/14/1996
- RECORD OF SURVEY BY PLS 885, INST. NO. 435571, 11/15/1993
- RECORD OF SURVEY BY PLS 882, INST. NO. 603708, 6/28/2002
- RECORD OF SURVEY BY PLS 14879, INST. NO. 952540, 2/3/2020
- PLAT OF ROCKING CREEK K ESTATES, BK. 7 OF PLATS, PAGE 46, INST. NO. 628851, 7/9/2003
- PLAT OF HART LANE PARCELS, BK. 8 OF PLATS, PAGE 8, INST. NO. 717465, 11/20/2005
- OTTS BASIN PLANNED UNIT DEVELOPMENT, BK. 9 OF PLATS, PAGE 153, INST. NO. 769012, 3/25/2009
- SCHUBART PLAT, BK. 9 OF PLATS, PAGE 160, INST. NO. 772358, 5/21/2009
- PLAT OF TRICKLE CREEK, BK. 9 OF PLATS, PAGE 164, INST. NO. 763286, 12/5/2008

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein SUMMIT WEST 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 _____, 2023

 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 23, 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.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2023, at _____ m. and duly recorded as Instrument No. _____

 County Recorder Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN	
BONNERS FERRY, ID. 83805	
(208) 287-7555	
PLAT	
FOR: REGINALD BRUSS	REVISION NO. 1
DWN BY: SJJ/XK	DATE: 01/10/2023
S23, T56N, R3W, B.M.	SHEET 2 OF 2
BONNER COUNTY, IDAHO	JOB NO. 22-109