



# 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 # **MLD12-23**

RECEIVED:

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**MAR 06 2023**

**Bonner County  
Planning Department**

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Svitak Estates

### APPLICANT INFORMATION:

Landowner's name: David J & Shelley M Svitak

Mailing address: P.O. Box 1227

City: Spirit Lake

State: ID

Zip code: 83869

Telephone: 208-660-9498 208-660-6462

Fax:

E-mail: [svitakds@gmail.com](mailto:svitakds@gmail.com), [svitakwood@gmail.com](mailto:svitakwood@gmail.com)

### REPRESENTATIVE'S INFORMATION:

Representative's name: Sam Osborne

Company name: Glahe & Associates, Inc.

Mailing address: 303 Church St.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax: n/a

E-mail: [sosborne@glaheinc.com](mailto:sosborne@glaheinc.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 #: 25

Township: 54N

Range: 5W

Parcel acreage: 16.6

Parcel # (s): RP54N05W250600A

Legal description: 25-54N-5W TAX 3

Current zoning: Rural 5

Current use: 513 - Land Rural cat 12 w/MH

What zoning districts border the project site?

|   |               |
|---|---------------|
| North: Rural 5  | East: Rural 5 |
| South: Agricultural/forestry 20 (A/f-20)  | West: Rural 5 |
| Comprehensive plan designation: Rural Residential (5-10 AC)   |               |
| Uses of the surrounding land (describe lot sizes, structures, uses):  |               |
| North: 4.5 AC unplatted vacant land   |               |
| South: State Highway 41. 455.1 AC, 107 - Bare forest land   |               |
| East: Lot 1 Flatiron (5.0 AC) - vacant, Lot 2 Flatiron (5.0 AC) - vacant  |               |
| West: 534 - Resid improv on cat 12 (7.0 AC)   |               |
| Within Area of City Impact: Yes:      No: <input checked="" type="checkbox"/> If yes, which city?:  |               |
| Detailed Directions to Site:  |               |
| From the intersection of Main St. and Hwy. 41 in Spirit Lake, ID, head north on Hwy. 41, proceed 3.5 mi. to Flatiron Drive and subject property on the right. |               |
|   |               |
|   |               |
|   |               |

**ADDITIONAL PROJECT DESCRIPTION:**

|   |                            |          |
|---|----------------------------|----------|
| <b>Existing plat recording information:</b> Unplatted                                   |                            |          |
| <b>This application is for :</b>  |                            |          |
| Proposed lots: 2  | Depth to Width Ratio (D:W) |          |
| Lot #1  | Proposed acreage: 7.9      | 3.37 : 1 |
| Lot #2  | Proposed acreage: 8.7      | 3.43 : 1 |
| Lot #3  | Proposed acreage:          |          |
| Lot #4  | Proposed acreage:          |          |
| Remainder   | Proposed acreage:          | N/A      |
| Describe the land division proposal and resulting acreage: _____                        |                            |          |
| Proposing to subdivide one 16.6 Acre parcel into 2 conforming lots (7.9 Ac. & 8.7 Ac.). |                            |          |
|   |                            |          |
|   |                            |          |

**SITE INFORMATION:**

|   |  |
|---|--|
| Please provide a detailed description of the following land features:   |  |
| <b>Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:</b>  |  |
| The south half of the property consists of a gently sloping hill, slope 15%-29%, relatively flat northerly half of the property. No rock outcroppings or benches. |  |
|   |  |
|   |  |
|   |  |
| <b>Water courses (lakes, streams, rivers &amp; other bodies of water):</b> _____  |  |
| None  |  |
|   |  |
|   |  |
|   |  |
| <b>Springs &amp; wells:</b> _____   |  |
| None  |  |
|   |  |
|   |  |

Existing structures (size & use): \_\_\_\_\_

None.

(A mobile home is being stored; it is not installed and will be moved.)

Land cover (timber, pastures, etc): \_\_\_\_\_

Property is mainly heavily forested with small clearings throughout. A cleared strip of land bisects the property for power lines.

Are wetlands present on site?  Yes  No

Source of information: USF&W web map

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C1100E

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: \_\_\_\_\_

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: Flatiron Drive is an existing 16' wide gravel road and provides access to both proposed lots and connects to Hwy. 41. State Hwy. 41, a paved roadway, approx. 30 ft. wide within an 80 ft. wide public right-of-way, exists to the south of the property.

Is public road dedication proposed as part of this minor land division?

Yes  No

List existing access and utility easements on the subject property.

Bk. 53 Deeds, Pg. 433; Inst. Nos. 653550, 17752, & 406434

**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 on-site septic

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical subsurface single residence septic systems.

Will the sanitary restriction be lifted by the Panhandle Health District?  
 Yes  No

Water will be supplied by:

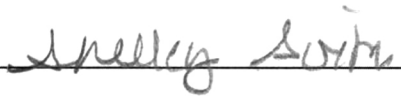
- Existing public or community system - List name of provider: \_\_\_\_\_
- Proposed Community System - List type & proposed ownership: \_\_\_\_\_
- Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Typical individual private well systems

Which power company will serve the project site? Inland Power and Light

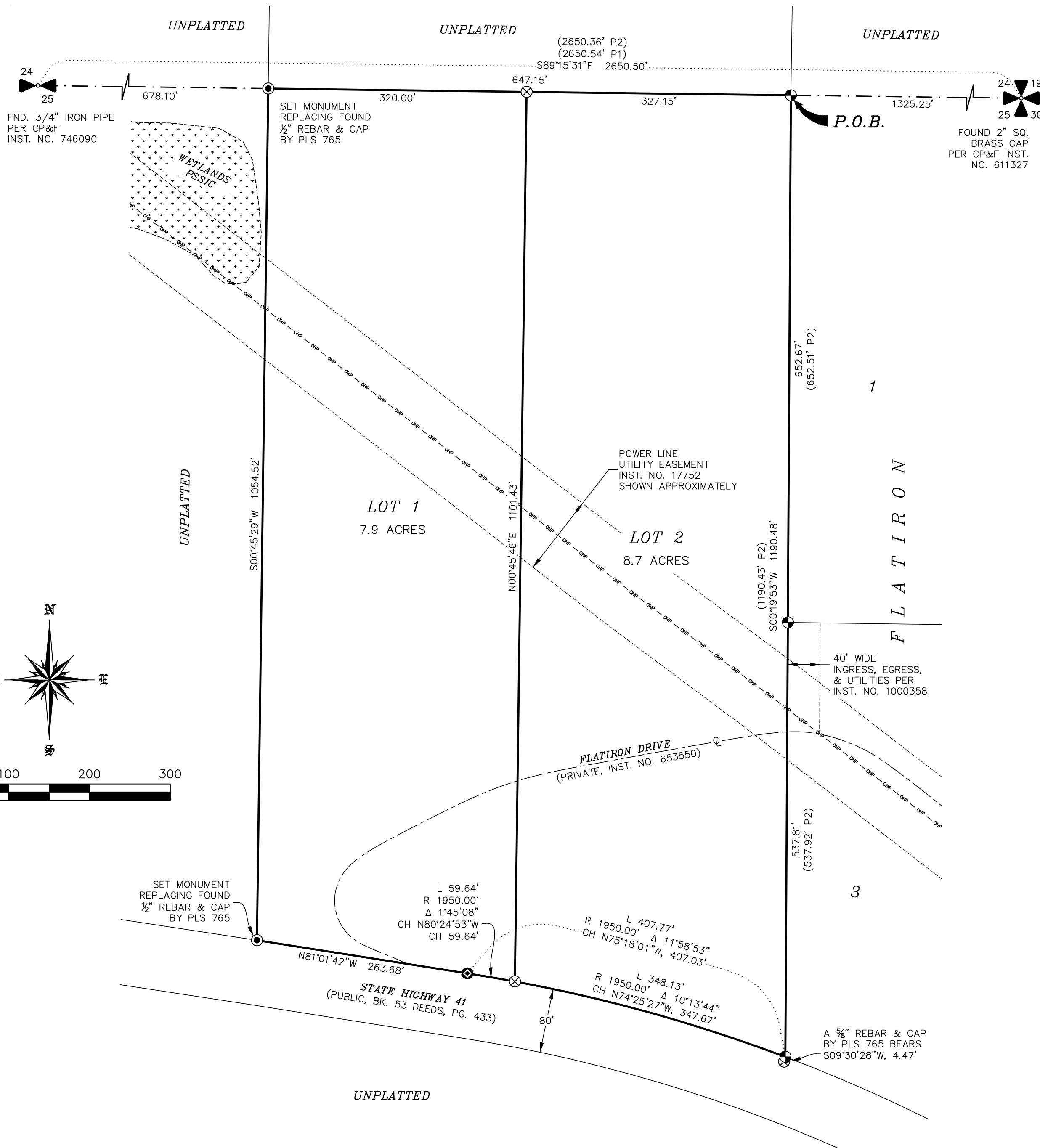
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:  Date: 3/2/23

Landowner's signature:  Date: 3/2/23

# SVITAK ESTATES

LYING IN A PORTION OF THE NE 1/4 OF SECTION 25,  
TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO



## DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PRELIMINARY RESEARCH REPORT, FILE NO. 22468292, DATED DEC. 21, 2022.

- A PUBLIC UTILITY EASEMENT REGARDING A POWER TRANSMISSION LINE, 100 FEET WIDE, AND ALL MATTERS DISCLOSED IN DOCUMENT RECORDED IN BK. 3 OF MISC., PG. 223, INST. NO. 16555, 2/25/1911. NOT SHOWN HEREON - OFF SITE.
- A PUBLIC UTILITY EASEMENT REGARDING A POWER TRANSMISSION LINE, NO WIDTH SPECIFIED, AND ALL MATTERS DISCLOSED IN DOCUMENT RECORDED IN BK. 3 OF MISC., PG. 301, INST. NO. 17752, 6/17/1911. AS SHOWN HEREON.
- A RIGHT-OF-WAY EASEMENT FOR POWER LINES, 20 FEET WIDE, GRANTED TO INLAND POWER AND LIGHT COMPANY, RECORDED AS INST. NO. 406434, 5/28/1992. NOT SHOWN HEREON - LOCATION NOT SPECIFIED.
- AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AN EXISTING ROAD (FLATIRON DRIVE) ON THE SUBJECT PROPERTY, NO WIDTH SPECIFIED, GRANTED TO LARCH HARRIS, INST. NO. 653550, 6/29/2004. AS SHOWN HEREON.
- TERMS AND CONDITIONS CONTAINED IN A DECLARATION OF HOMESTEAD BY AND BETWEEN DAVID SVITAK AND SHELLY SVITAK, INST. NO. 804426, 1/12/2011.

## LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- ⊕ FOUND 5/8" REBAR & CAP, PLS 7879
- ⊗ FOUND 1/2" REBAR & CAP, PLS 765
- ⊙ FOUND I.T.D. R.O.W. MONUMENT
- (P1) POGUE TRACTS, BK. 5 PLATS, PG. 178, INST. NO. 512335, 10/2/1997
- (P2) FLATIRON, BK. 18 PLATS, PG. 12, INST. NO. 1000358, 2/8/2022

## GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL. ADJACENT WETLANDS (CATEGORIZED AS PSS1C) ARE SHOWN APPROXIMATELY HEREON.
- THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1100E, EFFECTIVE 11/18/2009.

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. REFER TO THE DRAWING FOR SPECIFIC LINE AND MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0001209500. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°51'01" AT THE NORTHEAST CORNER OF SECTION 25.

## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE 1 PARCEL INTO 2 CONFORMING LOTS. FOUND CORNER MONUMENTS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES FOR BEING THE INDICATED CORNERS. SEE LEGEND FOR LIST OF REFERENCES USED.



|   |         |          |       |         |            |
|---|---------|----------|-------|---------|------------|
| 1/4   | SECTION | TOWNSHIP | RANGE | MONTANA | IDAHO      |
|   | 25      | 54 N     | 5 W   | OREGON  | WASHINGTON |
| PROJECT #: 21-259 SVITAK<br>DRAWING NAME: 21-259 SVITAK MLD |         |          |       |         |            |

## SVITAK ESTATES

GLAHE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
303 Church Street  
Sandpoint, Idaho 83864  
208-265-4474

Scale: 1"=100'  
Checked By: TLAG  
Drawn By: SWO  
Plot Date: 3/2/2023  
Sheet: 1 of 2



# SVITAK ESTATES

LYING IN A PORTION OF THE NE ¼ OF SECTION 25,  
TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN,  
BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID J. SVITAK AND SHELLY M. SVITAK, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'SVITAK ESTATES' BEING A PORTION OF SECTION 25, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF FLATIRON, AS RECORDED IN BOOK 18 OF PLATS, PG. 12, INST. NO. 1000358, 2/8/2022, RECORDS OF BONNER COUNTY, IDAHO, MONUMENTED WITH A 5/8 INCH REBAR AND CAP BY PLS 7879, FROM WHICH, THE NORTHEAST CORNER OF SAID SECTION 25, MONUMENTED WITH A 2 INCH SQUARE BRASS CAP, BEARS SOUTH 89°15'31" EAST, 1325.25 FEET;

THENCE ALONG THE WEST LINE OF SAID PLAT OF FLATIRON, AND ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 25, SOUTH 00°19'53" WEST, 1190.48 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID PLAT OF FLATIRON, AND AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 41, A PUBLIC HIGHWAY, AND A POINT OF NON-TANGENT CURVE TO THE LEFT, MONUMENTED WITH A 5/8 INCH REBAR AND CAP BY PLS 7879;

THENCE LEAVING SAID WEST LINES, 407.77 FEET ALONG SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 1950.00 FEET AND A DELTA ANGLE OF 11°58'53" (CHORD NORTH 75°18'01" WEST, 407.03 FEET) TO AN IDAHO TRANSPORTATION DEPARTMENT RIGHT-OF-WAY MONUMENT;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 81°01'42" WEST, 263.68 FEET TO A 5/8 INCH REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°45'29" EAST, 1054.52 FEET TO THE NORTH LINE OF SAID SECTION 25, MONUMENTED WITH A 5/8 INCH REBAR AND CAP BY PLS 14879;

THENCE ALONG SAID NORTH SECTION LINE, SOUTH 89°15'31" EAST, 647.15 FEET TO THE POINT OF BEGINNING.

\_\_\_\_\_  
DAVID J. SVITAK DATE

\_\_\_\_\_  
SHELLY M. SVITAK DATE

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID J. SVITAK, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC

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

RESIDING AT: \_\_\_\_\_

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

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHELLY M. SVITAK, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC

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

RESIDING AT: \_\_\_\_\_

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

## COUNTY COMMISSIONERS' CERTIFICATE

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

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

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

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
PLANNING DIRECTOR

## SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, STATE OF IDAHO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

\_\_\_\_\_  
TYSON L.A. GLAHE, PLS 14879 DATE

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SVITAK 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 \_\_\_\_\_, 2023.

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

## 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.

## WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELLS.  
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.

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

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

## RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_.

\_\_\_\_\_  
COUNTY RECORDER BY DEPUTY

\$ \_\_\_\_\_  
FEE

PLACE RECORDING LABEL HERE



PREPARED FOR:  
DAVID & SHELLY SVITAK  
PO BOX 1227  
SPIRIT LAKE, ID 83869

|  |         |          |        |                     |               |
|--|---------|----------|--------|---------------------|---------------|
| 1/4  | Section | Township | Range  | MONTANA             | IDAHO         |
|  | 25      | 54<br>N  | 5<br>W |                     |               |
| PROJECT #: 21-259 SVITAK<br>DRAWING NAME: 21-259 SVITAK MLD  |         |          |        | SVITAK ESTATES      |               |
| GLAHE & ASSOCIATES<br>PROFESSIONAL LAND SURVEYORS<br>303 Church Street<br>Sandpoint, Idaho 83864<br>208-265-4474 |         |          |        | Scale: N/A          | Drawn By: SWO |
|  |         |          |        | Checked By: TLAG    | Sheet: 2 of 2 |
|  |         |          |        | Plot Date: 3/2/2023 |               |