



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 # MLD0018-23

RECEIVED:

RECEIVED

By Alex Feyen at 9:00 am, Apr 13, 2023

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Whitetail Estates

APPLICANT INFORMATION:

Landowner's name: Coford Lewis

Mailing address: 216 Muskrat Lake Rd

City: Sagle

State: ID

Zip code: 83860

Telephone: 208-255-8927

Fax:

E-mail: koolplowinco@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Katie Keeney

Company name: Glahe & Associates

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: kkeeney@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 #: 2

Township: 56N

Range: 3W

Parcel acreage: 10

Parcel # (s): RP56N03W023190A

Legal description: 2-56N-3W W2W2 GOV LOT 4 2006 FLEETWOOD 30 X 76 MH

Current zoning: R-5

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

What zoning districts border the project site?

North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Muskrat Lake Rd	
South: 170, no structures, 106- Productivity forest land	
East: 5, manufactured home, 548-MH real prop on own land; 5, vacant, 512-Land Resid rural tract vac	
West: 6.93, vacant, 512-Land Resid rural tract vac; 6.28, vacant, 512-Land Resid rural tract vac; 8.32, frame built home, 131-Land-ag/timb w/resid Imp; no info	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Head south on US-95 for approx 1.9mi; turn right on to Lakeshore Dr, follow 8.2mi; Turn right on to Gypsy Bay Rd, follow .8mi; Turn right on to Muskrat Lake Rd, follow .3mi; destination will be on the right	

ADDITIONAL PROJECT DESCRIPTION:**Existing plat recording information:****This application is for :**

Proposed lots: 2

Depth to Width Ratio (D:W)

Lot #1

Proposed acreage: 5.01

2.02: 1

Lot #2

Proposed acreage: 5.01

2.02: 1

Lot #3

Proposed acreage:

Lot #4

Proposed acreage:

Remainder

Proposed acreage:

N/A

Describe the land division proposal and resulting acreage: Client wishes to split current 10 acre property in to two equal five acre parcels. The Northern lot will have an easement on the Western side of the property for access to the southern 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:

Mostly flat, with mild sloping to the west

Water courses (lakes, streams, rivers & other bodies of water):

none

Springs & wells: none

Existing structures (size & use): home, 2300sf ft (approx), shop 24'x36'

Land cover (timber, pastures, etc): Mostly timbered, with small clearing at the north and south end of the parcel

Are wetlands present on site? Yes No Source of information: fwsprimary.wim.usgs.gov

Flood Hazard Zones located on site: X D A AE DFIRM MAP: Bonner County GIS

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: New 30' wide Ingress, Egress, & Utilities Easement in favor of Lot 2

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.
NLI-514980, CDA Leasing-206200

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 w/ drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: private, individual septic system with drain field in favor of proposed lot 1

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: private, individual well in favor of proposed lot 1

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.

DocuSigned by:

Landowner's signature: *Kathryn Keeney* Glahe & Associates Date: 4/12/2023
on behalf of property owner Coford Lewis
45B5EE76D2C742D...

Landowner's signature: _____ Date: _____

MUSKRAT LAKE

WHITETAIL ESTATES

GOVERNMENT LOT 4, LYING IN THE NW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR, PE 1947
- (R1) RECORD OF SURVEY BY PLS 6603, INST. NO. 264296, 12/3/2012.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE "AE" PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

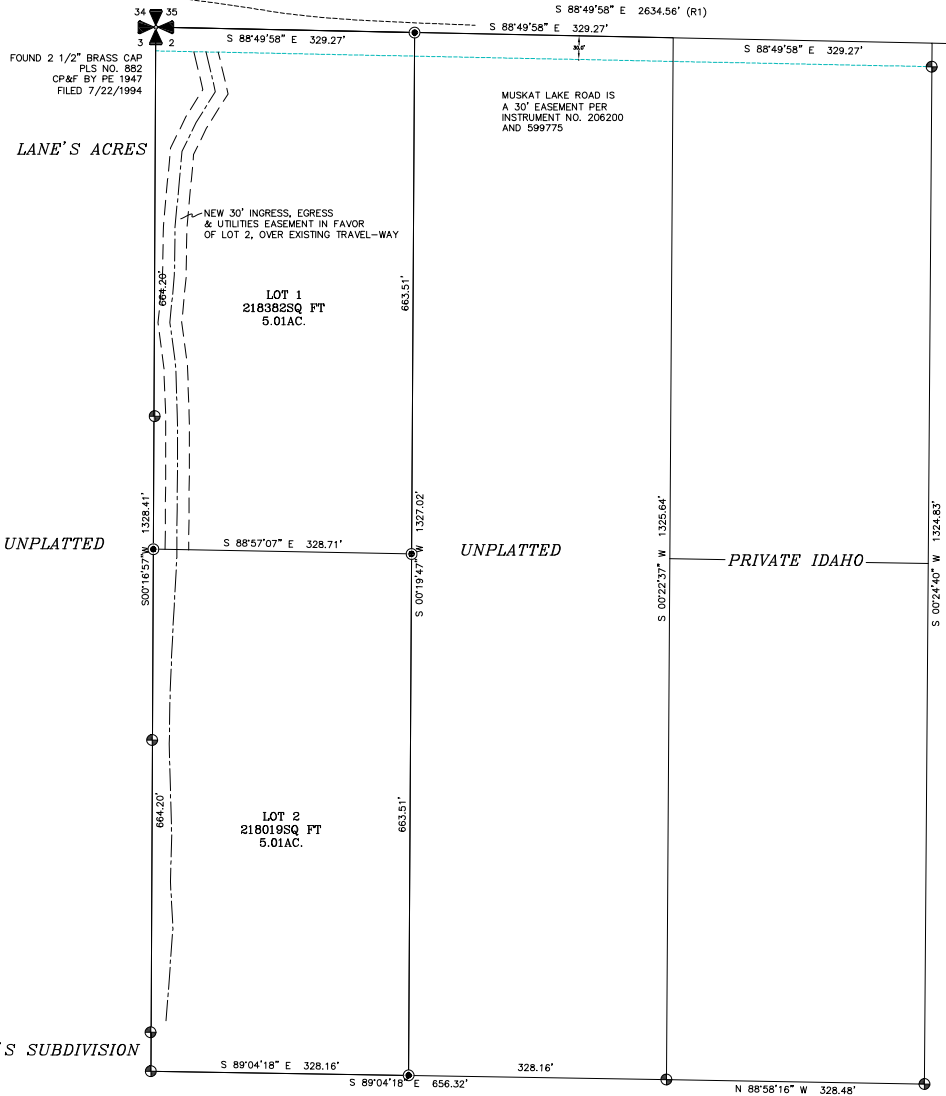
THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE PLAT CERTIFICATE, FILE NO. 1057288, GUARANTEE NO. 5010500-1057288-S, DATED 2022.

EASEMENT GRANTED TO COEUR D'ALENE LEASING INC., A CORPORATION, RECORDED OCTOBER 5, 1978, AS INSTRUMENT NO. 206200.

EASEMENT GRANTED TO NORTHERN LIGHTS, INC., RECORDED NOVEMBER 28, 1997, AS INSTRUMENT NO. 514980.

PLACE RECORDING LABEL HERE

PREPARED FOR:
COFORD LEWS
216 MUSKRAT LAKE RD.,
SAGLE, ID 8380



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 1.0001046773. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°41'25" AT THE NORTHWEST CORNER OF LOT 4.

SURVEYOR'S NARRATIVE

1) THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN QUITCLAIM DEED, RECORDED AS INSTRUMENT NO. 737115, RECORDS OF BONNER COUNTY IDAHO. EXISTING CORNERS WERE FOUND AS SHOWN ON THE DRAWING. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS OR SHOWN AND NOTED WHERE NOT WITHIN ACCEPTABLE SURVEY TOLERANCES.



1/4	Section	Township	Range	MONTANA	IDAHO
	2	56 N	3 W	OREGON	WASHINGTON
PROJECT # 22-179 LEWS DRAWING NAME: 22-179 WHITETAIL ESTATES					

WHITETAIL ESTATES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-285-4474

Scale: 1"=100'
Checked By: TLG
Drawn By: TDG/KK
Plot Date: 04/18/2023
Sheet: 1 of 2

WHITETAIL ESTATES

GOVERNMENT LOT 4, LYING IN THE NW¹/₄ OF THE NW¹/₄ OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT COFORD H LEWIS AND HEIRS AND DEVISEES OF THE ESTATE OF SHIRLEY A. LEWIS, DECEASED, 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 "WHITETAIL ESTATES" BEING A PORTION OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE WEST HALF OF GOVERNMENT LOT 4, IN SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., RECORDS OF BONNER COUNTY, IDAHO.

COFORD H LEWIS AND HEIRS AND DEVISEES OF THE ESTATE OF SHIRLEY A. LEWIS, DECEASED _____ DATE _____

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 _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "COFORD REPLAT" 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.

PLANNING DIRECTOR

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

PLANNING DIRECTOR _____

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
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 _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED COFORD H LEWIS AND HEIRS AND DEVISEES OF THE ESTATE OF SHIRLEY A. LEWIS, DECEASED, 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: _____

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 LOCATED IN SECTION 2, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, 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 _____

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:
COFORD LEWIS
216 MUSKRAT LAKE RD.
IDAHO 83860.

1/4	Section	Township	Range	MONTANA	IDAHO
	2	56 N	3 W		
PROJECT #: 22-179 LEWIS					
DRAWING NAME: 22-179 WHITETAIL ESTATES					

WHITETAIL ESTATES	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: N/A Checked By: TLG Plot Date: 04/12/2023
Drawn By: TDG/KK Sheet: 2 of 2	