



# BONNER COUNTY PLANNING DEPARTMENT

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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Ichabod Woods
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### APPLICANT INFORMATION:

Landowner's name: Forested Habitats, LLC Attn: Corey Peterson		
Mailing address: P.O. Box 1383		
City: Deer Park	State: WA	Zip code: 99006
Telephone: 509-991-2277	Fax: We use email	
E-mail: Corey@Petersonhomecenter.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: SAME AS ABOVE		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Todd Emerson - Licensed Surveyor		
Company name: Emerson Surveying		
Mailing address: 17010 N Tamarac Lane		
City: Nine Mile Falls	State: WA	Zip code: 99026
Telephone: 509-710-3200	Fax: Use Email	
E-mail: Emersonsurveying@hotmail.com		

### PARCEL INFORMATION:

Section #: 31	Township: 56N	Range: 5W	Parcel acreage: 10
Parcel # (s): RP56N05W315400A			
Legal description: 31-56N-5W NE of Govt LOT 3 (See attached Exhibit A)			
Current zoning: 512-Land Resid rural tract vac		Current use: Vacant Land	
What zoning districts border the project site? Rural Residential - 5 and 10 acre parcels			

North: 513 - Land Rural	East: Sleepy Hollow Sub Division - 537 Resid Improv
South: 548 - MH real prop on own land	West: 548 - MH real prop on own land
Comprehensive plan designation: Rural Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Home on 8.8 acre parcel. Mostly treed	
South: Home on 10 acre parcel. Mostly treed	
East: Two parcels. Homes on 5 acre parcels. Mostly treed	
West: Two parcels. Homes on 5 are parcels. Thinned trees. Open spaces.	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, which city?: Oldtown
Detailed Directions to Site: From Hwy 41, Go East on Sleepy Hollow Road for about 1,300'. The road will then curve to the South. Follow the road South for about 675'. You will come to a driveway on the subject property. West side of road.	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>		
This application is for : Ichabod Woods Minor Land Division		
Proposed lots: 2 five are lots		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5.05	667' x 330'
Lot #2	Proposed acreage: 5.03	663' x 330'
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____ We propose splitting the current 10 acre parcel into two 5 acre parcels. Both new parcels will front on Sleepy Hollow road with 330' of frontage on the road.		

**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 features are flat. There are minor slopes of 5% in some portions of the parcels. All very usable land. No rock out croppings. The land is flat and covered in mature timber. There are roughed in driveways for each new proposed parcel. No benches.	
Water courses (lakes, streams, rivers & other bodies of water): _____ No water features.	
Springs & wells: _____ No springs or wells.	



Existing structures (size & use): \_\_\_\_\_  
No existing structures.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Are wetlands present on site?  Yes  No Source of information: Walked in person

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

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
5 acre parcels fit well with the current use of surrounding parcels. The access road is in very good shape and maintained.  
Power is along the West and East borders for easy access to install for each new parcel.  
The land is very flat and all acres are useable. Each new proposed parcel has a healthy stand of mature timber.  
We are bordered on the East and West by 5 acre parcels.

### 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: \_\_\_\_\_  
Gravel easement road is flat and very well maintained. The edges of the easement road have been cleared of vegetation for great visibility and daylight for melting snow.  
Easement is 61' wide. Travel way width is 30'.

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.  
Existing driveway into parcel. Power lines run along West and East boundaries.

**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: Gravity septic system.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

No plans to install sewage system at this time. Neighbors with homes have installed gravity 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: No current water source. Individual well could be drilled in the future.

Which power company will serve the project site? Inland Power. Confirmed on 5/3/23

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: Craig J. [Signature] Date: 5/4/23

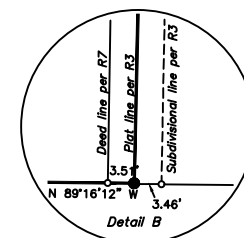
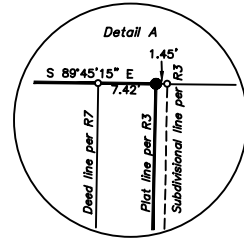
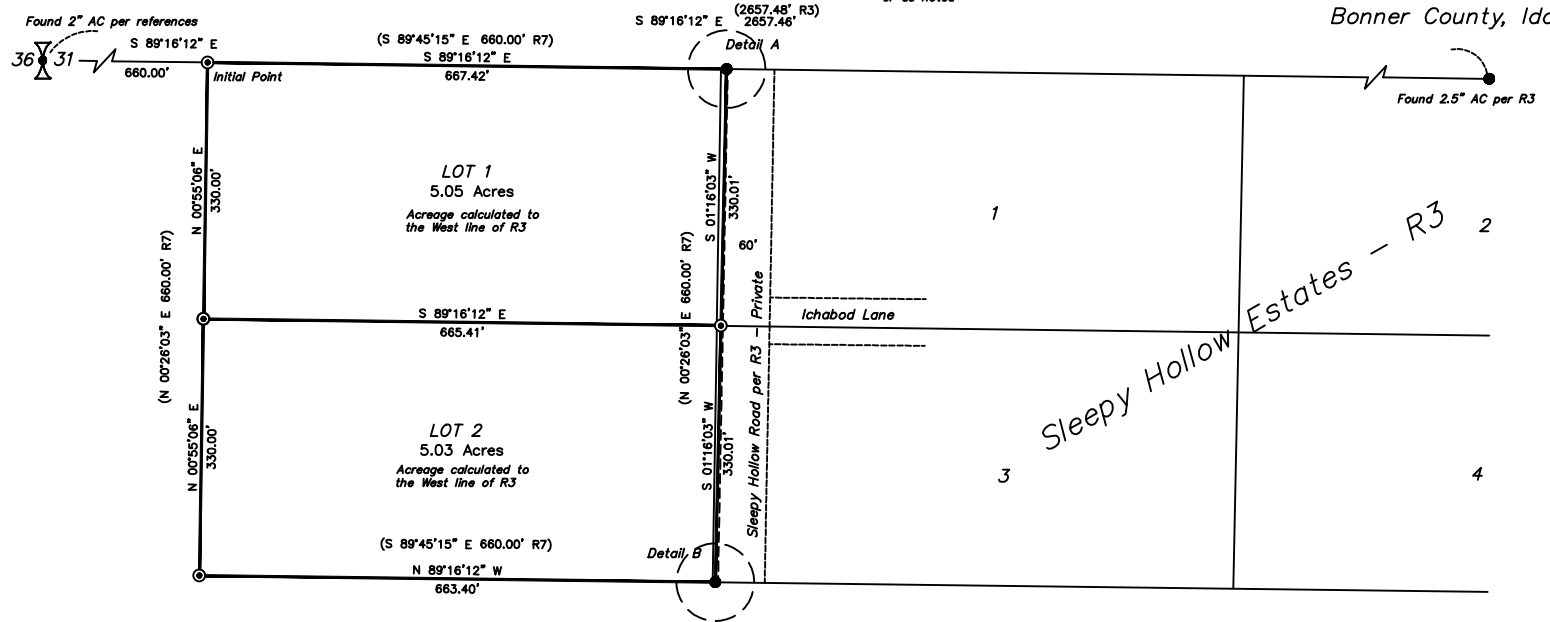
Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# ICHABOD WOODS

In Government Lot 3 of Section 31  
T.56N., R.5W. B.M.  
Bonner County, Idaho

### LEGEND

- Found monument as noted
- Computed point, not found or set this survey
- ⊙ Set 5/8" rebar & cap PLS 10345 or as noted



### METHOD OF SURVEY

This Survey was performed using a GNSS GPS Receiver with RTK methods using the NAD83-2011 Epoch 2010. The Survey Data was converted to Ground Distances then rotated to the Basis of Bearing. Redundant measurement using re-initialization and multiple measurements with error ellipses not greater than .05" was achieved. Methods used comply with State Law.

### NARRATIVE

The Boundary hereon was determined from R7 with the East line extended to the West line of the boundary of R3. Found monuments were found in place with a tolerance of .05 feet unless otherwise noted.

### BASIS OF BEARINGS

Bearings are rotated and shown relative to R3. GPS measurement and grid bearings were collected and adjusted to ground distances. NAD 83 GPS datum was used. Ground Distances are shown hereon.

See Method of Survey for more information.

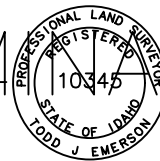
### SURVEY REFERENCES used for Analysis

- R1 = Survey Instrument No.294371
- R2 = Survey Instrument No.539179
- R3 = Plat Instrument No.762648
- R4 = Survey Instrument No.901694
- R5 = Survey Instrument No.946452
- R6 = Survey Instrument No.964030
- R7 = Warranty Deed Instrument No.1011251

# PRELIMINARY

Todd J. Emerson, PLS 10345

Date \_\_\_\_\_



NW	NE		Plat of ICHABOD WOODS
SW	SE		
EMERSON SURVEYING 17010 N Tamarac Lane Nine Mile Falls, WA. 99026 (509) 710-3200			PROJECT NUMBER 2023-000 SCALE 1"=100' PRINT DATE 2/7/2023
			SHEET 1 of 2

**OWNER'S CERTIFICATE**

Know all men by these presents, that Forested Habitats, LLC, the owners of said property has caused to be platted into Lots 1-2 as shown hereon and hereby declares this plat and dedicates to the public forever, all easements, other areas intended for public use shown hereon and subject to plat language:  
Said platted land originally being described as follows to be known as Ichabod Woods.  
A parcel of land in Section 31, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows: Beginning at a point on the East-West center section line, said point being South 89°45'15" East along said center section line a distance of 660.00 feet from the West quarter corner of said section; thence continuing along said center section line South 89°45'15" East a distance of 660.00 feet; thence South 00°26'03" West and parallel to the West line of said section a distance of 660.00 feet; thence North 89°45'15" West and parallel to said center section line a distance of 660.00 feet; thence North 00°26'03" East and parallel to the West line of said section a distance of 660.00 feet to the point of beginning.

\_\_\_\_\_  
Representative - Forested Habitats, LLC

**ACKNOWLEDGEMENT**

**NOTARY PUBLIC CERTIFICATE**

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me personally appeared \_\_\_\_\_

\_\_\_\_\_, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they 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: \_\_\_\_\_

**DOCUMENTS AND EASEMENTS OF RECORD**

Alliance Title and Escrow File No. 619712  
Conditions as shown thereon.

Warranty Deed: Instrument No. 1011251 records of Bonner County, Idaho.

**BONNER COUNTY COMMISSIONERS' CERTIFICATE**

This Plat has been approved and accepted by the Board of County Commissioners, Bonner County, Idaho.

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Chairmen, Board of Bonner County Commissioners

**PLANNING DIRECTOR**

This Plat has been Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_

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 Sanitary Restrictions are satisfied.

**SURVEYOR'S CERTIFICATION**

I, Todd J. Emerson, PLS 10345, do hereby certify that this plat was surveyed and prepared by me, or under my direct supervision; that this plat is a true and correct representation of the subject land, and that monumentation has been established in compliance with all provisions of applicable State Law and Local Ordinances.

PRELIMINARY

Todd J. Emerson PLS 10345

Date



**ICHABOD WOODS**

In Government Lot 3 of Section 31  
T.56N., R.5W. B.M.  
Bonner County, Idaho

**BONNER COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined the herein plat "ICHABOD WOODS" 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.

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
Bonner County Surveyor

**WATER AND SEWER NOTE**

Water Service: Water is to be provided by a private individual water system.

Sewer Service: Sewage disposal is to be provided by private individual Sewer System.

**RECORDER'S CERTIFICATE**

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_

o'clock \_\_\_\_\_ m, in Book \_\_\_\_\_ of Plats, page \_\_\_\_\_ at the request

of Emerson Surveying. As Instrument Number \_\_\_\_\_.

\_\_\_\_\_  
County Recorder by Deputy

Fee \_\_\_\_\_

NW	NE		Plat of ICHABOD WOODS	PROJECT NUMBER	2023-000	
SE				SCALE		
EMERSON SURVEYING 17010 N Tamarac Lane Nine Mile Falls, WA. 99026 (509) 710-3200			PRINT DATE	4/17/2023	SHEET	2 of 2