



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 #	RECEIVED:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Whitaker Acres
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APPLICANT INFORMATION:

Landowner's name: David and Penny Whitaker		
Mailing address: PO Box 401		
City: Laclede	State: ID	Zip code: 83841
Telephone: 208-265-7839	Fax:	
E-mail: whitaker@frontier.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Travis Haller		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church Street		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: thaller@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 #: 30	Township: 56N	Range: 3W	Parcel acreage: 5.08
Parcel # (s): RP56N03W303100A and RP56N03W303137A			
Legal description: 30-56N-3W TAX 224 and 30-56N-3W TAX 230 N 20FT OF TAX 142, TAX 143, S 30FT OF E 150FT OF TAX 101 RETIREMENT APTS-8 UNITS 1979 MODULINE 14 X 66 MH			
Current zoning: Suburban		Current use: Residential	
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Transition	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 2.0 and 0.4 acre properties, both appear to look to have residential structures on them	
South: 5 properties ranging between 0.5 to 1.3 acres all but one appears to have a residence structure on it	
East: N. Riley Creek Road, public ROW and county maintained, and a 0.8 acre property, the property has a residence structure on it	
West: 1.2 and 2.3 acre properties, both with residential structures on them	
Within Area of City Impact: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, which city?:
Detailed Directions to Site: From Sandpoint, go West on Hwy 2 towards Washington State. Go approx. 20 miles to Laclede. Turn right onto North Riley Creek Road. Go approximately 0.5 miles down and one of the subject parcels is on the left.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 2.00	1.5:1
Lot #2	Proposed acreage: 1.53	1:1
Lot #3	Proposed acreage: 1.55	2:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: The owner would like to take their two existing lots and reconfigure them and create an additional lot to result in three lots being 1.53, 1.55 and 2.00 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: The site is relatively sloped to the south and southwest. Maximum slope is estimated at approximately 15%.
Water courses (lakes, streams, rivers & other bodies of water): No water courses.
Springs & wells: Two inactive wells exist on site located on the NE portion of the properties

Existing structures (size & use): _____

An approximate 1,800 sq ft residence is on one current parcel and an approximate 2,000 sq ft residence is the other current parcel.

Land cover (timber, pastures, etc): The majority of the project site is cleared with few trees.

Are wetlands present on site? Yes No

Source of information: Wetlands Mapper

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0895E

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: N. Riley Creek is a 50' wide with addition dedicated ROW in some locations. It is a paved county maintained road. Peaceful Place is a private easement, gravel street that is privately maintained off of Manley Creek Road a public county maintained road.

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

Yes No

List existing access and utility easements on the subject property.

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 sewer system. _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Typical individual underground sewer system.

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: Laclede Water District _____
- Proposed Community System - List type & proposed ownership: _____
- Individual well

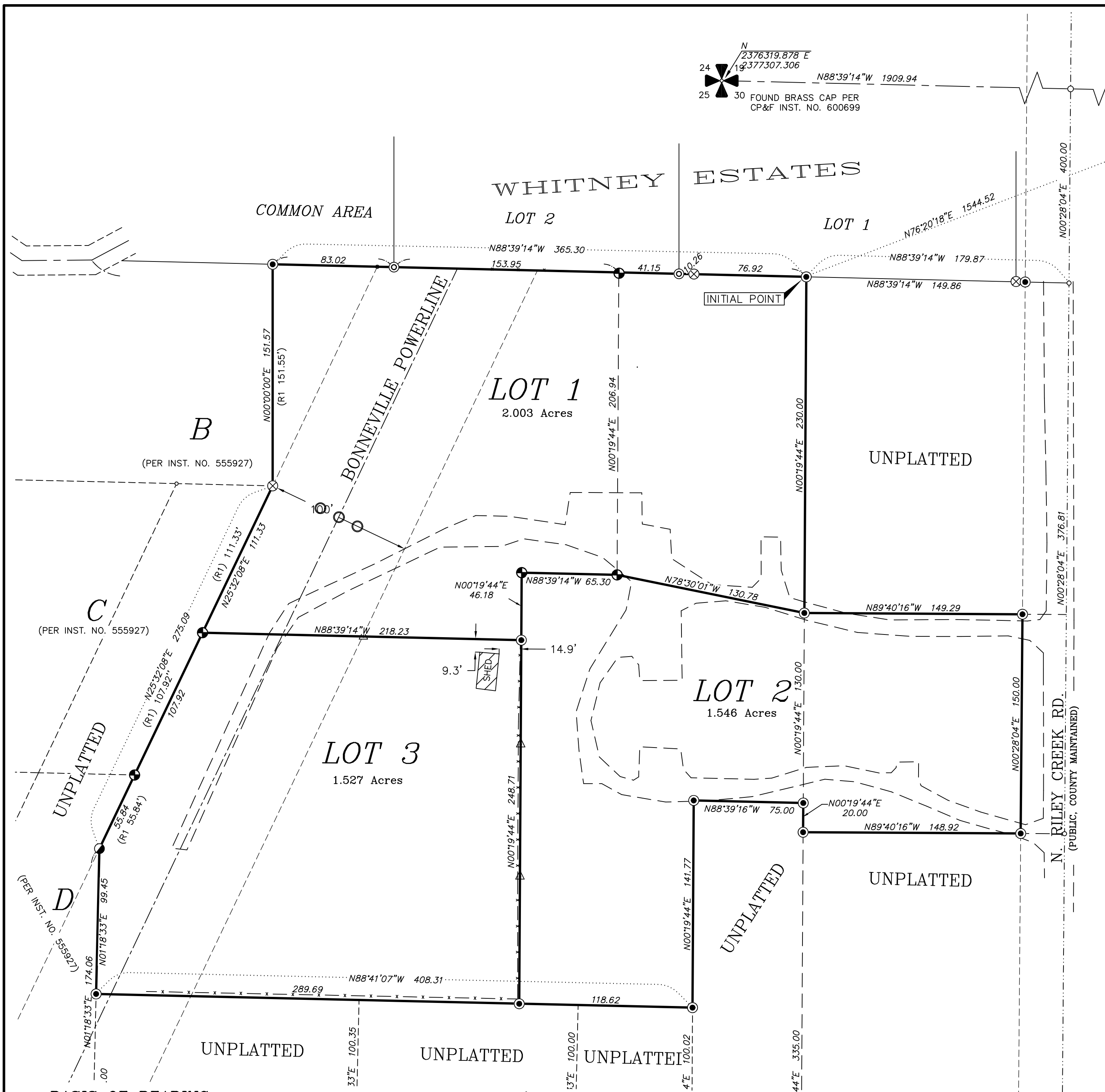
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: See well serve letter.

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.

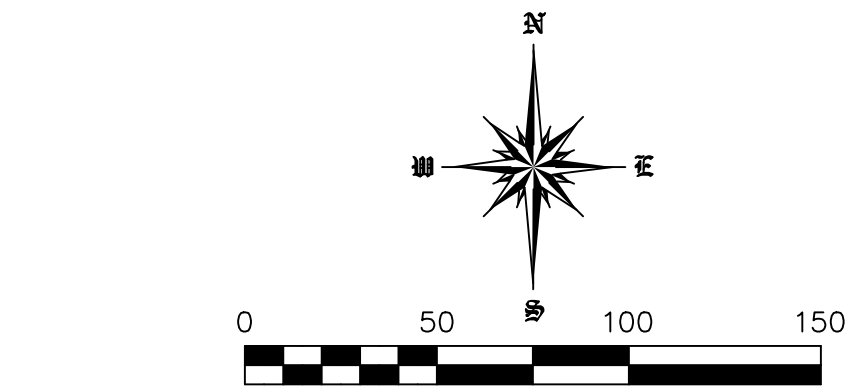
Landowner's signature: Kathryn Keeney Digitally signed by Kathryn Keeney
DN: cn=Kathryn Keeney, o=Globe & Associates, ou, email=kkeeney@globeinc.com, c=US
Date: 2023.06.09 13:54:45 -0700 Date: _____

Landowner's signature: _____ Date: _____



WHITAKER ACRES

LYING IN A PORTION OF SECTION 30,
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 WITH CAP, PLS 5087
- FOUND 5/8" REBAR WITH CAP, PLS 10559
- FOUND 5/8" REBAR WITH CAP, PLS 5087
- FOUND 5/8" REBAR, NO CAP
- FOUND 1/2" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- EDGE OF EXISTING DRIVEWAY
- (R1) RECORD OF SURVEY BY PLS 5087, INST. NO. 555927

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 'X' PER FEMA PANEL 16017C0895E, EFFECTIVE 11/18/2009.

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2023, AT ____ O'CLOCK __M., AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____ \$ _____ FEE

PLACE RECORDING LABEL HERE

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 1.0001069140. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'20" AT THE NORTHWEST CORNER OF SECTION 30.

SURVEYOR'S NARRATIVE

- 1) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 2) THE PURPOSE OF THIS SURVEY WAS TO PERFORM A MINOR LAND DIVISION OF TWO LOTS, CREATING THREE CONFORMING LOTS.
- 3) FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- 4) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.



1/4	Section	Township	Range	MONTANA	IDAHO		WHITAKER ACRES GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale: 1"=50'
	30	56 N	3 W	OREGON	WASHINGTON			Checked By: TLAG
PROJECT #: 22-094 WHITAKER MLD							Plot Date: 5/9/2023	Sheet: 1 of 2
DRAWING NAME: 22-094 WHITAKER-TLAG-GROUND								

WHITAKER ACRES

LYING IN A PORTION OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID D. WHITAKER AND PENNY A. WHITAKER, 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 1-3, THE SAME TO BE KNOWN AS 'WHITAKER ACRES' BEING A PORTION OF SECTION 30, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SOUTH 76°21'25" WEST, A DISTANCE OF 1544.56 FEET FROM THE NORTH QUARTER CORNER OF SECTION 30, MONUMENTED BY A 5/8" REBAR AND CAP BY PLS 14879, THENCE SOUTH 00°19'44" WEST, A DISTANCE OF 230.00 FEET;

THENCE SOUTH 89°40'16" EAST, A DISTANCE OF 149.29 FEET;

THENCE SOUTH 00°28'04" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°40'16" WEST, A DISTANCE OF 148.92 FEET;

THENCE NORTH 00°19'44" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 88°39'16" WEST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 00°19'44" WEST, A DISTANCE OF 141.77 FEET;

THENCE NORTH 88°41'07" WEST, A DISTANCE OF 408.31 FEET;

THENCE NORTH 01°18'33" EAST, A DISTANCE OF 99.45 FEET;

THENCE NORTH 25°32'08" EAST, A DISTANCE OF 275.09 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 151.57 FEET;

THENCE SOUTH 88°39'14" EAST, A DISTANCE OF 365.30 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID D. WHITAKER DATE _____

PENNY A. WHITAKER DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID D. WHITAKER, 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 PENNY A. WHITAKER, 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 15, TOWNSHIP 59 NORTH, RANGE 4 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

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PRELIMINARY RESEARCH REPORT, FILE NO. 22451648.

- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN DOCUMENT. PURPOSE: FOR EXISTING RIGHT OF WAY FOR COUNTY ROAD, LOGGING ROAD AND PIPE LINE. RECORDED: JUNE 11, 1914. INSTRUMENT NO.: 30224, RECORDS OF BONNER COUNTY, IDAHO.
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN DOCUMENT. PURPOSE: RIOGHT OF WAY FOR COUNTY ROAD, LOGGING ROAD, AND PIPELINE. RECORDED: JUNE 11, 1914. BOOK/PAGE: 28 OF DEEDS/PAGE 386. INSTRUMENT NO.: 30225, RECORDS OF BONNER COUNTY, IDAHO.
- EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN WARRANTY DEED. PURPOSE: COUNTY ROAD RIGHT OF WAY, LOGGING ROAD, PIPE LINE. RECORDED: JUNE 13, 1918. BOOK/PAGE: 32 OF DEEDS/PAGE 380. INSTRUMENT NO.: 41706, RECORDS OF BONNER COUNTY, IDAHO.
- TERMS AND CONDITIONS CONTAINED IN A/AN AGREEMENT. RECORDED: AUGUST 7, 1922. BOOK/PAGE: 7 OF MISCELLANEOUS/PAGE 381. INSTRUMENT NO.: 52660, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN DOCUMENT. GRANTED TO: UNITED STATES OF AMERICA. PURPOSE: TRANSMISSION LINE EASEMENT. RECORDED: MAY 12, 1950. BOOK 16 OF MISCELLANEOUS AT PAGE(S) 507. INSTRUMENT NO.: 33631, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN DOCUMENT. GRANTED TO: UNITED STATES OF AMERICA. PURPOSE: TRANSMISSION LINE EASEMENT. RECORDED: MAY 12, 1951. BOOK 17 OF MISCELLANEOUS AT PAGE(S) 561. INSTRUMENT NO.: 38287, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: NORTHERN LIGHTS, INC. PURPOSE: PUBLIC UTILITIES. RECORDED: APRIL 16, 1979. INSTRUMENT NO.: 212948, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: NORTHERN LIGHTS, INC. PURPOSE: PUBLIC UTILITIES. RECORDED: MARCH 13, 1981. FILE NUMBER: 224516485. INSTRUMENT NO.: 239642, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: NORTHERN LIGHTS, INC. PURPOSE: PUBLIC UTILITIES. RECORDED: JANUARY 8, 1999. INSTRUMENT NO.: 537890, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN WARRANTY DEED. PURPOSE: INGRESS, EGRESS AND UTILITIES. RECORDED: DECEMBER 2, 2002. INSTRUMENT NO.: 613748, RECORDS OF BONNER COUNTY, IDAHO.
- THE EFFECT OF QUITCLAIM DEED RECORDED JUNE 24, 2004 AS INSTRUMENT NO. 653107 RECORDS OF BONNER COUNTY, IDAHO. SAID DOCUMENT CONTAINS AN ERRONEOUS LEGAL DESCRIPTION AND SHOULD BE CORRECTED AND RE-RECORDED.
- TERMS AND CONDITIONS CONTAINED IN A/AN CERTIFICATE OF COMPLIANCE BONNER COUNTY PLANNING DEPARTMENT FILE CC121-04. RECORDED: AUGUST 17, 2004. INSTRUMENT NO.: 657251, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: NORTHERN LIGHTS, INCORPORATED. PURPOSE: PUBLIC UTILITIES. RECORDED: MARCH 7, 2019. INSTRUMENT NO.: 935370, RECORDS OF BONNER COUNTY, IDAHO.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "WHITAKER ACRES" AND CHECKED THE REPLAT 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

PANHANDLE HEALTH DISTRICT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE LACLEDE WATER DISTRICT, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE PANHANDLE HEALTH DISTRICT SIGNATURE

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY LACLEDE WATER DISTRICT
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEM

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

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

1/4	Section	Township	Range	MONTANA	IDAHO
	30	56 N	3 W		
PROJECT #: 22-094 WHITAKER MLD				OREGON	WASHINGTON
DRAWING NAME: 22-094 WHITAKER-TLAG-GROUND				Plot Date: 5/9/2023	
WHITAKER ACRES					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A	
				Checked By: TLAG	Drawn By: TLAG
				Sheet: 2 of 2	