

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:

APPLICANT INFORMATION:

Landowner's name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

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

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #:	Township:	Range:	Parcel acreage:
Parcel # (s):			
Legal description:			
Current zoning:	Current use:		
What zoning districts border the project site?			

North:	East:
South:	West:
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes: No: If yes, which city?:	
Detailed Directions to Site: _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:	
Lot #2	Proposed acreage:	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

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:

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

Springs & wells:

Existing structures (size & use): _____

Land cover (timber, pastures, etc): _____

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

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

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: _____

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: _____

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?
 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: _____

Which power company will serve the project site?

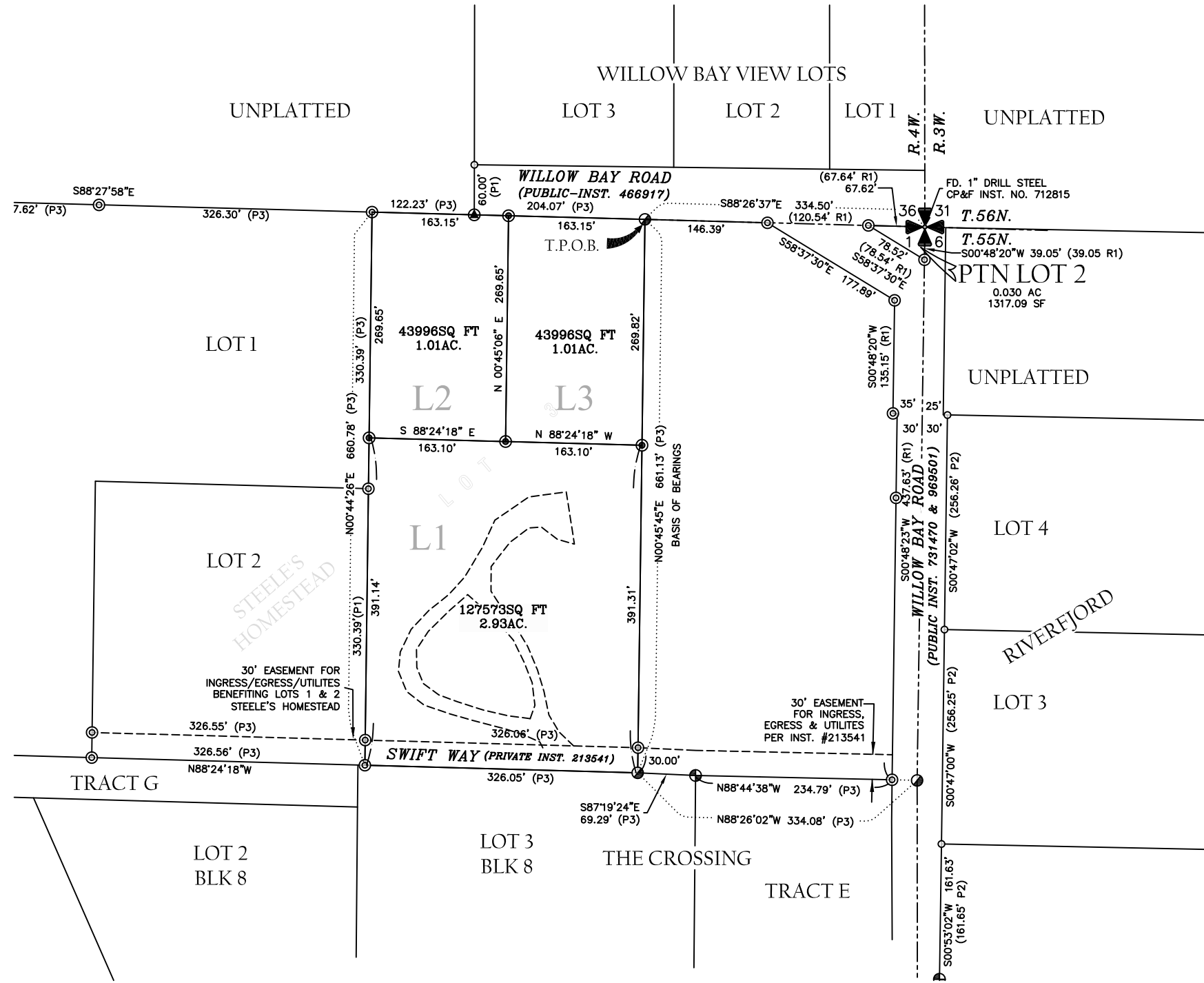
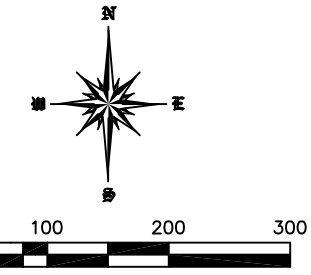
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: *Katie Keeney* Date: _____

Landowner's signature: _____ Date: _____

STEELE'S HOMESTEAD II

A REPLAT OF LOT 3, STEELE'S HOMESTEAD
 LYING IN A PORTION OF SECTION 1,
 TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
 BONNER COUNTY, IDAHO



- LEGEND**
- SECTIONAL CORNER, FOUND 1-1/2" IRON ROD, PER CP&F INST. NO. 712815
 - SET 5/8" x 24" REBAR AND CAP, P.L.S. 14879
 - FOUND 5/8" REBAR AND CAP, PREVIOUSLY SET, PLS 14879
 - FOUND REBAR AND CAP, PLS 5087
 - FOUND REBAR AND CAP, PLS 974
 - CALCULATED POINT, NOTHING SET
 - (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 969501, 11/05/2020.
 - (P1) PLAT OF WILLOW BAY VIEW LOTS, BK. 5 OF PLATS, PG. 69, INST. NO. 466917, RECORDS OF BONNER CO., ID.
 - (P2) PLAT OF RIVERFJORD, BK. 8 OF PLATS, PG. 181, INST. NO. 731470, RECORDS OF BONNER CO., ID.
 - (P3) PLAT OF STEELE'S HOMESTEAD, BK. 15 OF PLATS, PG. 82, INST. NO. 968131, RECORDS OF BONNER CO., ID.

- GENERAL NOTES:**
- 1) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
 - 2) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
 - 3) THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0715E, EFFECTIVE 11/18/2009.

PURPOSE OF SURVEY:
 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 3 OF STEELE'S HOMESTEAD INTO 3 CONFORMING LOTS.

METHOD OF SURVEY
 THIS SURVEY WAS PERFORMED USING CONVENTIONAL SURVEYING AND WAS COMPLETED USING TRIMBLE R10 R.T.K. G.P.S. RECEIVERS.

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.
 DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0000933290. GEODETIC NORTH IS AN ANGULAR ROTATION OF 0°45'19" AT THE NORTHEAST CORNER OF SECTION 1.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	1	55 N	4 W		
PROJECT # 23-037 STEELE MLD			Plot Date: 05/03/2023		
DRAWING NAME: 23-037 STEELE_MLD_GROUND					

STEELE'S HOMESTEAD II

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

Scale: 1" = 100'

Checked By: TLAG
 Drawn By: TLAG

Sheet: 1 of 2

STEELE'S HOMESTEAD II

A REPLAT OF LOT 3, STEELE'S HOMESTEAD
LYING IN A PORTION OF SECTION 1,
TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT SETH ANDREW STEELE AND JAMIE LEE STEELE, A MARRIED COUPLE, HEREBY CERTIFIES THAT THEY ARE THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1, 2, AND 3, THE SAME TO BE KNOWN AS 'STEELE'S HOMESTEAD II' BEING IN A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, PRIEST RIVER, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 3 OF STEELE'S HOMSTEAD, AS RECORDED IN BOOK 15 OF PLATS, PAGE 82, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

SETH ANDREW STEELE DATE _____

JAMIE LEE STEELE DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SETH ANDREW STEELE, 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 JAMIE LEE STEELE, 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: _____

PLANNING DIRECTOR

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

PLANNING DIRECTOR

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER BONNER TITLE INSURANCE COMPANY PLAT CERTIFICATE, FILE NO. BT-30041, MARCH 28, 2023.

CONDITIONS AND PROVISIONS CONTAINED IN WARRANTY DEED TO RICHARD E. STEELE AND MILDRED T. STEELE, HUSBAND AND WIFE AND THE TERMS AND CONDITIONS CONTAINED THEREIN:
RECORDED: MAY 2, 1979, INSTRUMENT NO.: 213541 , RECORDS OF BONNER COUNTY, IDAHO.

ANY MATTERS AS DISCLOSED BY SURVEY RECORDED OCTOBER 8, 1980, AS INSTRUMENT NO. 233854 ,RECORDS OF BONNER COUNTY, IDAHO.

EASEMENT GRANTED TO WILLOW BAY HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND THE TERMS AND CONDITIONS THEREIN:
RECORDED: MARCH 21, 2014, INSTRUMENT NO.: 8 57287 , RECORDS OF BONNER COUNTY, IDAHO.

RIGHT OF WAY EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: NORTHERN IDAHO RURAL ELECTRIFICATION REHABILITATION ASSOCIATION DATED: AUGUST 16, 1948.
RECORDED: MARCH 8, 2019
INSTRUMENT NO.: 935486 , RECORDS OF BONNER COUNTY, IDAHO.

RIGHT OF WAY EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: NORTHERN LIGHTS, INC.
RECORDED: JULY 26, 2021, INSTRUMENT NO.: 988130 , RECORDS OF BONNER COUNTY, IDAHO.

MEMORANDUM OF AGREEMENT, INCLUDING THE TERMS, CONDITIONS, COVENANTS AND PROVISIONS SET FORTH THEREIN BETWEEN: SETH ANDREW STEELE AND JAMIE LEE STEELE AND NORTHERN LIGHTS, INC.
RECORDED: AUGUST 2, 2021, INSTRUMENT NO.: 988628 , RECORDS OF BONNER COUNTY, IDAHO.

RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS DELINEATED AND / OR DESCRIBED ON THE PLAT RECORDED IN BOOK 15 OF PLATS AT PAGE(S) 82, AS STEELE'S HOMESTEAD, BONNER COUNTY, IDAHO.

SANITARY RESTRICTION ACCORDING TO IDAHO CODE 50-1326 TO 50-1329. NO BUILDING, DWELLING OR SHELTER SHALL BE ERECTED UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED, AS DISCLOSED BY THE RECORDED PLAT.

RIGHT OF WAY EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO: NORTHERN LIGHTS, INC.
RECORDED: NOVEMBER 21, 2022, INSTRUMENT NO.: 1014356 , RECORDS OF BONNER COUNTY, IDAHO.

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

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 1, TOWNSHIP 55 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 _____

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 "STEELE'S HOMESTEAD II" 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 RESTRICTIONS

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: WATER SHALL BE SUPPLIED BY INDIVIDUAL WELL SYSTEMS
SEWER: SANITARY SEWER DISPOSAL SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS

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



1/4	Section	Township	Range	MONTANA	IDAHO		STEELE'S HOMESTEAD II
	1	55 N	4 W	OREGON	WASHINGTON		
PROJECT #: 23-037 STEELE_MLD				Plot Date: 05/03/2023		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
DRAWING NAME: 23-037 STEELE_MLD_GROUND						Scale: N/A	Checked By: TLAG Sheet: 2 of 2