



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountytid.gov (email) www.bonnercountytid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # **MLD0032-23**

RECEIVED: **RECEIVED**

JUN 06 2023

**BONNER COUNTY
PLANNING DEPARTMENT**

PROJECT DESCRIPTION:

Name of Minor Land Division plat: O'BRIEN HOMES

APPLICANT INFORMATION:

Landowner's name: AMY SHROEDER

Mailing address: 26 JENKINS RD

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: 208-920-0331

Fax:

E-mail: AMYSCHROEDER425@GMAIL.COM

REPRESENTATIVE'S INFORMATION:

Representative's name: ADVANCED TECHNOLOGY SURVEYING, INC

Company name: ATS, INC

Mailing address: PO BOX 3457

City: HAYDEN

State: ID

Zip code: 83835

Telephone: 208-772-2745

Fax:

E-mail: TIFFANIEESPE@HOTMAIL.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 #: 23

Township: 54N

Range: 04W

Parcel acreage: 29.5 ACRES

Parcel # (s): RP54N04W-23-7200A

Legal description: NE QUARTER OF SE QUARTER OF SECTION 23, TOWNSHP 54N, RANGE 04 WEST

Current zoning: AG-10

Current use: VACANT, AG-FOREST

What zoning districts border the project site?

North: AG-10

East: AG-10

South: AG-10

West: AG-10

Comprehensive plan designation: AGRICULTURE-FOREST

Uses of the surrounding land (describe lot sizes, structures, uses):

North: 33-ACRES AG-10 AND STIMSON LUMBER PROPERTY

South: 21-ACRES OF VACANT LAND INUNDATED WITH WATER.

East: 20-ACRE PARCELS OF RESIDENTIAL LAND.

West: 22-ACRES OF VACANT LAND

Within Area of City Impact: Yes: No: If yes, which city?:

Detailed Directions to Site: From Bonner County, South on US 95 for 22.2 miles, right onto Granite Loop, turn slightly left to stay on Granite Loop, continue onto Kelso Lake Road for 5.5 miles, right onto Elizabeth Lane, property is on the left of the private road and across Kelso Lake Road to the South.

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Unplatted

This application is for : 2-Lot minor subdivision

Proposed lots: 2

Depth to Width Ratio (D:W)

Lot #1 Proposed acreage: 15.373 acres

1088:765 (2:1 based on average length of property lines)

Lot #2 Proposed acreage: 12.663 acres

1657:515 (3:1 based on average length of property lines)

Lot #3 Proposed acreage:

Lot #4 Proposed acreage:

Remainder Proposed acreage:

N/A

Describe the land division proposal and resulting acreage: KELSO LAKE ROAD NATURALLY DIVIDES THIS PROPERTY INTO TWO PARCELS. THE OWNER WOULD LIKE TO USE THE ROADWAY AS DIVIDING LINE AND SEPARATE THE PARCELS THROUGH THE MINOR SUBDIVISION PROCESS.

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 PROPERTY IS RELATIVELY FLAT IN NATURE. NO ROCK OUTCROPS.

Water courses (lakes, streams, rivers & other bodies of water):
THERE ARE BODIES OF WATER THAT LIE OUTSIDE THE BOUNDARY OF LOT 2, TO THE SOUTHWEST. THEY ARE IDENTIFIED AS STREAMS WITH SOME AREAS IDENTIFIED ON THE BONNER WEBSITE AS LAKE.

Springs & wells: NO SPRINGS EXIST ON THE PROPERTY

Existing structures (size & use): _____
THE PROPERTY IS CURRENTLY VACANT OF STRUCTURES.

Land cover (timber, pastures, etc): _____
THE PROPERTY CAN BE DESCRIBED AS DRY GRAZING LAND WITH MINIMAL PINE TREES AND NATIVE SHRUBS LOCATED IN THE NORTHERN SECTION OF LOT 1.

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: LOT 2 HAS POTENTIAL FLOOD AREA

Other pertinent information (attach additional pages if needed): _____
FRESHWATER FORESTED/SHRUB WETLANDS ARE IDENTIFIED ALONG THE SOUTHWEST PROPERTY LINE, JUST OUTSIDE THE BOUNDARIES OF LOT 2.

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: KELSO LAKE ROAD DIVIDES THIS PROPERTY AND IS A PUBLICLY MAINTAINED, PAVED ROADWAY. A 50FT PUBLIC RIGHT-OF-WAY DEDICATION IS MADE WITH THIS SUBMITTED PLAT.

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.

ELIZABETH LANE IS A PRIVATE EASEMENT THAT RUNS ALONG LOT 1, EAST PROPERTY LINE AND INTO NORTHERN SECTION.

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 TANK WITH DRAINFIELD SYSTEMS PROPOSED FOR BOTH LOTS

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: THE COMMON PRACTICE FOR THIS AREA, DUE TO THE LACK OF A PUBLIC OR PRIVATE SEPTIC SYSTEM, IS TO APPLY TO PHD FOR PROPER PLACEMENT AT TIME OF BUILDING PERMIT. INDIVIDUAL LOT OWNERS WOULD BE RESPONSIBLE FOR COMPLYING WITH PHD STANDARDS AT A LATER DATE FOR SEPTIC TANKS AND DRAINFIELDS.

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 BOTH LOTS PROPOSE TO ACQUIRE DOMESTIC WATER SERVICE AT A LATER DATE VIA DRILLING FOR INDIVIDUAL WELLS.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: THERE ARE RESIDENCES LOCATED AROUND THIS PROPERTY THAT HAVE WATER VIA WELLS AS THERE IS NO PUBLIC OR PRIVATE WATER SYSTEM AVAILABLE FOR THIS PROPERTY.

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.

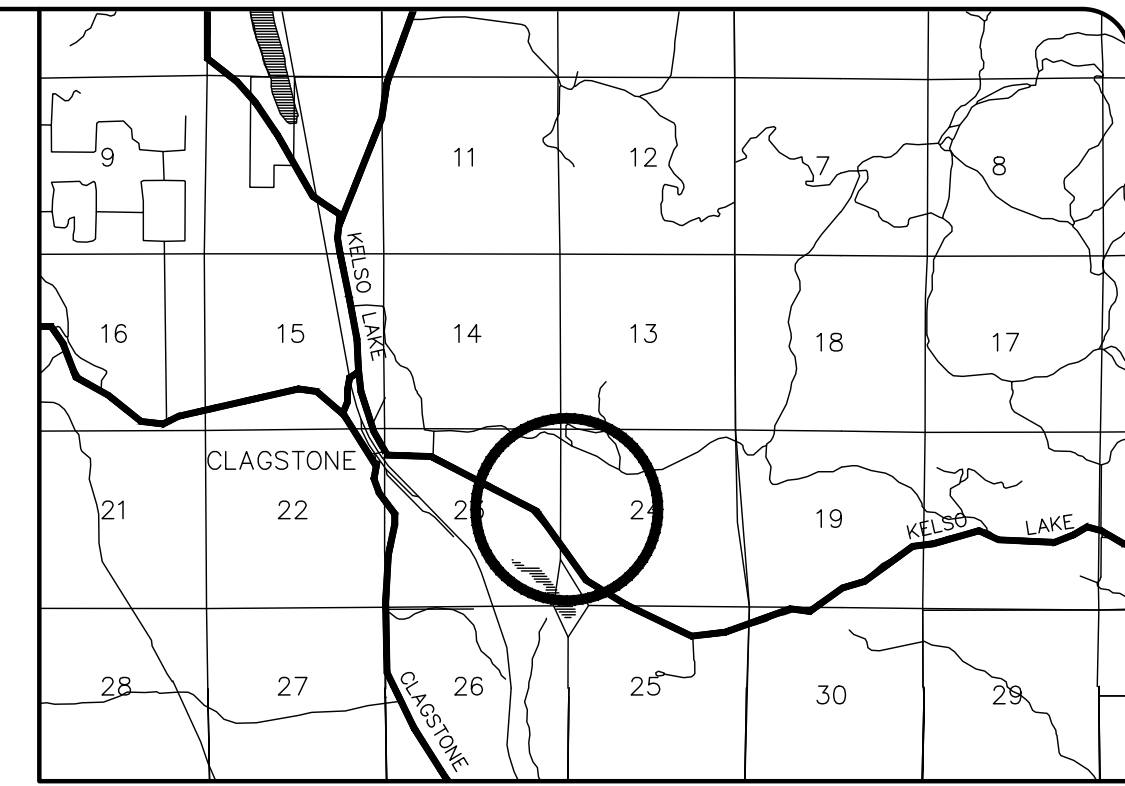
Landowner's signature: Tiffany Cape (ATS) Date: 5-30-23

Landowner's signature: _____ Date: _____

O'BRIEN HOMES

SITUATE IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M., BONNER COUNTY, IDAHO

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VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT AMY A. SCHROEDER, AS HER SOLE AND SEPARATE PROPERTY HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS 'O'BRIEN HOMES', SITUATE IN A PORTION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M., BONNER COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; FROM WHICH THE MEANDER CORNER OF SAID SECTION 23 AND SECTION 24 BEARS SOUTH 00°22'54" EAST, 3978.31 FEET; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER, SOUTH 00°22'54" EAST, 1917.51 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962" AND BEING THE TRUE POINT-OF-BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, SOUTH 00°22'54" EAST, 2097.65 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 38°00'00" WEST, 1743.14 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 16°55'00" WEST, 345.00 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 04°55'00" WEST, 206.16 FEET TO A POINT ON THE CENTERLINE OF KELSO LAKE ROAD, AS IT NOW EXISTS;

THENCE ALONG SAID CENTERLINE OF KELSO LAKE ROAD AS FOLLOWS:

SOUTH 57°57'22" EAST, 54.60 FEET TO THE POINT OF TANGENT CURVATURE TO THE RIGHT;

SOUTHEASTERLY, 182.18 FEET ALONG SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 17°23'48" AND A CHORD BEARING SOUTH 49°15'28" EAST, 181.48 FEET TO THE POINT OF TANGENCY;

SOUTH 40°33'34" EAST, 613.34 FEET;

THENCE LEAVING SAID CENTERLINE, NORTH 00°22'54" WEST, 801.11 FEET TO A 5/8" REBAR & CAP "ATS PLS 8962";

THENCE, NORTH 89°55'19" EAST, 600.01 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 29.592 ACRES, MORE OR LESS;

BE IT FURTHER KNOWN THAT:

- 1) THE OWNER HEREBY DEDICATES 50.0 FEET OF RIGHT-OF-WAY CENTERED ON AND ALONG THE CENTERLINE OF KELSO LAKE ROAD TO THE PUBLIC IN THE NAME OF BONNER COUNTY FOR ITS INTENDED USE.
- 2) THE WATER SOURCE FOR EACH LOT SHALL BE AN INDIVIDUAL WELL.
- 3) THE SEWER FOR LOT SHALL BE AN ON SITE INDIVIDUAL SEPTIC AND DRAINFIELD.

AMY A. SCHROEDER

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO } S.S.
COUNTY OF KOOTENAI }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY AMY A. SCHROEDER

NOTARY PUBLIC FOR THE STATE OF IDAHO



SANITARY RESTRICTION

SANITARY RESTRICTION(S), 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'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS.

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY SURVEYOR

COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS _____ DAY OF _____, 2023, AT _____ O'CLOCK ____ M.

AS INSTRUMENT _____

MICHAEL ROSEDALE, RECORDED

BY: _____
DEPUTY

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH _____

DATED THIS _____ DAY OF _____, 2023.

BONNER COUNTY TREASURER

COUNTY COMMISSIONER'S 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

SURVEYOR'S CERTIFICATE

I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF NOVEMBER 2022. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.

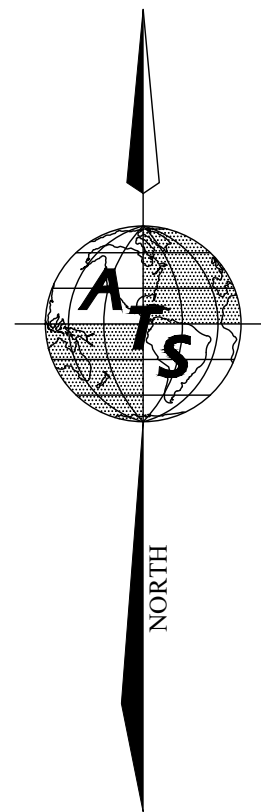


 ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC. 9177 HESS STREET, HAYDEN IDAHO, 83835 * PH. (208)-772-2745 * FAX (208)-762-7731 *	SCALE: NTS
	CHECKED BY MBM DATE: 05-15-2023
	DRAWN BY MBM DATE: 05-15-2023
	DWG: PLAT PROJ: 23-017

O'BRIEN HOMES

SITUATE IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 04 WEST, B.M., BONNER COUNTY, IDAHO

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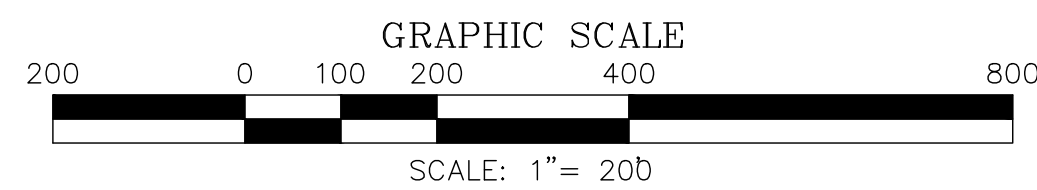
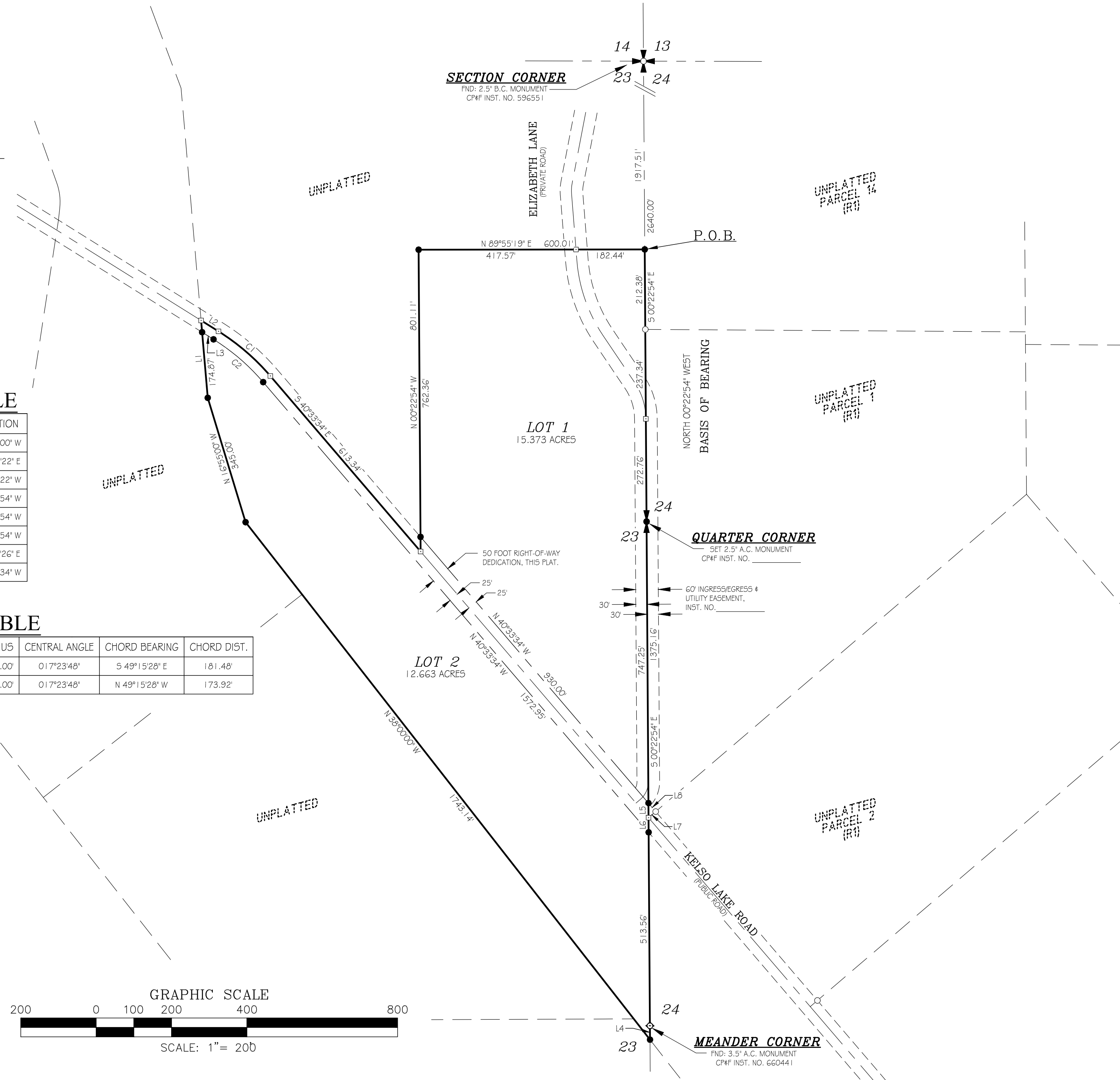


LINE TABLE

LINE	LENGTH	DIRECTION
L1	206.16'	N 04°55'00" W
L2	54.60'	S 57°57'22" E
L3	35.79'	N 57°57'22" W
L4	36.85'	N 00°22'54" W
L5	38.75'	N 00°22'54" W
L6	38.75'	N 00°22'54" W
L7	25.00'	N 49°26'26" E
L8	29.61'	N 40°33'34" W

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	182.18'	600.00'	017°23'48"	S 49°15'28" E	181.48'
C2	174.59'	575.00'	017°23'48"	N 49°15'28" W	173.92'



REFERENCES

- R1) SURVEY BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED AUGUST 2010 AS INSTRUMENT NUMBER 797645.
- R2) SURVEY BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED OCTOBER 2022 AS INSTRUMENT NUMBER 1012420.
- R3) QUITCLAIM DEED INSTRUMENT NO. 1007742.

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF SAID SECTION 23 AS DEPICTED ON RECORD OF SURVEY REFERENCED HEREIN AS "R1" AND TAKEN TO BEAR NORTH 00°22'54" WEST BETWEEN FOUND MONUMENTS AT THE NE CORNER AND EAST MEANDER CORNER OF SAID SECTION.

LEGEND

- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "ATS PLS 8962"
- FOUND 5/8" REBAR & CAP "ATS PLS 8962" (R1)
- COMPUTED POINT (NOTHING FOUND OR SET)
- ◇ FOUND MEANDER CORNER AS DESCRIBED
- ⊕ SECTION CORNER
- ⊗ QUARTER CORNER

SURVEYOR'S NARRATIVE/NOTES

1. NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FEATURES OF THIS PROPERTY, OR SHOW ANY NON-RECORDED EASEMENTS. ITEMS SUCH AS BUILDINGS & FENCES WHICH MAY BE SHOWN, ARE FOR INFORMATIONAL PURPOSES ONLY.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY ORDER NO. 1093934-5 DATED APRIL 18, 2023. PLAT BOUNDARIES ARE BASED ON R.G. BONNER COUNTY RECORDS AND FOUND MONUMENTATION OF RECORD AS DEPICTED.
3. MONUMENTS SHOWN IN THIS SURVEY WERE VISITED IN 2007, 2020 AND 2023.
4. THIS SURVEY MEETS OR EXCEEDS THE PRECISION REQUIREMENT FOR MATHEMATICAL ERROR OF CLOSURE AS SET FORTH IN IDAHO CODE TITLE-CHAPTER 55-1911, RECORDING OF SURVEYS. THIS SURVEY WAS PERFORMED BY ACCEPTED GPS DATA COLLECTION PRACTICES USING A TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12i RTK ROVER UNIT.
5. PLATTED LOTS ARE SUBJECT TO A RECIPROCAL ROAD AND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT NUMBER 1008612 AND RERECORDED AS INSTRUMENT NUMBER 1016006, BONNER COUNTY RECORDS.



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING

P.O. BOX 3457, HAYDEN IDAHO, 83835
 • PH. (208)-772-2745 • FAX (208)-762-7731 •

SCALE: 1"=200'

CHECKED BY: MBM
DATE: 05-15-2023

DRAWN BY: MBM
DATE: 05-15-2023

DWG: PLAT
PROJ: 23-017