



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) (email) [www.bonnercountyid.gov](http://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: Replat of Lot 1 Uryadi
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### APPLICANT INFORMATION:

Landowner's name: The Wakefield Boehle Living Trust - Heath Wakefield and Christina Boehle		
Mailing address: [REDACTED]		
City: Sandpoint	State: Idaho	Zip code: 83864
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall		
Company name: GO Land Surveying, PLLC		
Mailing address: 414 Euclid Ave.		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-946-9203	Fax:	
E-mail: stevenb@golandsurveying.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 #: 6	Township: 58N	Range: 1W	Parcel acreage: 20 Ac
Parcel # (s): RP0445000010A			
Legal description: URYADI LOT 1			
Current zoning: A/f-10	Current use: 131-Land-ag/timber w/resid Imp		
What zoning districts border the project site? A/f-20 and A/f-10			

North: A/f-20	East: A/f-10
South: A/f-10	West: A/f-10
Comprehensive plan designation: A/f-10	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 15.94 Acres, no structures, Timber	
South: 40 Acres, ag/timber w/resid Imp.	
East: 16.34 Acres, Resid improv on cat 15	
West: 74.05 Acres, ag/timb w/resid Imp.	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____	
Hwy 95 North to Colbern Culver Road.	
East on Colbern Culver Road 1 mile to Shepherds Lane.	
North on Shepherds Lane +/- .8 miles to parcel at end of road.	
_____	
_____	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> Plat of Uryadi - Plat Bk18, Pg38 Instr. No. 978228		
<b>This application is for :</b> Minor Land Division		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10.00 Ac	671.8/648.5 = 1:1
Lot #2	Proposed acreage: 10.00 Ac	649.2/671.09 = 1:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
Lot 1A (North) containing 10.00 acres.		
Lot 1B (south) containing 10.00 acres.		
_____		
_____		

**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 level pasture ground with timbered draws in the north 1/4.	
_____	
_____	
_____	
Water courses (lakes, streams, rivers & other bodies of water):	
None	
_____	
_____	
Springs & wells:	
Developed wells on both parcels as shown on Plat.	
_____	
_____	

Existing structures (size & use): \_\_\_\_\_  
Lot 1A: Foundation has been poured for a home 3025 sq ft.

Lot 1B: House (3168 sq. ft) , Indoor arena and stables (24,440 sq. ft.), Pole barn (1224 sq. ft.), Shop (3150 sq ft)/w/ carport (1275 sq ft)

Land cover (timber, pastures, etc): \_\_\_\_\_  
Mixed timber and pasture

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

Flood Hazard Zones located on site:  X  D  A  AE DFIRM MAP: 16017C0495E

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: Precision Drive, is extended as shown as a 30 ft. wide easement, 15 feet each side of the described centerline for access and utilities to Lot 1A.

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.  
Northern Lights has a blanket utility easement across Lot 1B as shown.

**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: Both lots have existing individual drain fields.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Drainfield for Lot 1A is located South of the Home.  
Drainfield for Lot 2 is located south of the Home.

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: Existing Individual wells provide water for both sites, as shown on Plat. Note that the well shown east of the extension of Precision Dr. is not active.

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:  Date: 7/27/23

Landowner's signature:  Date: 7/27/23

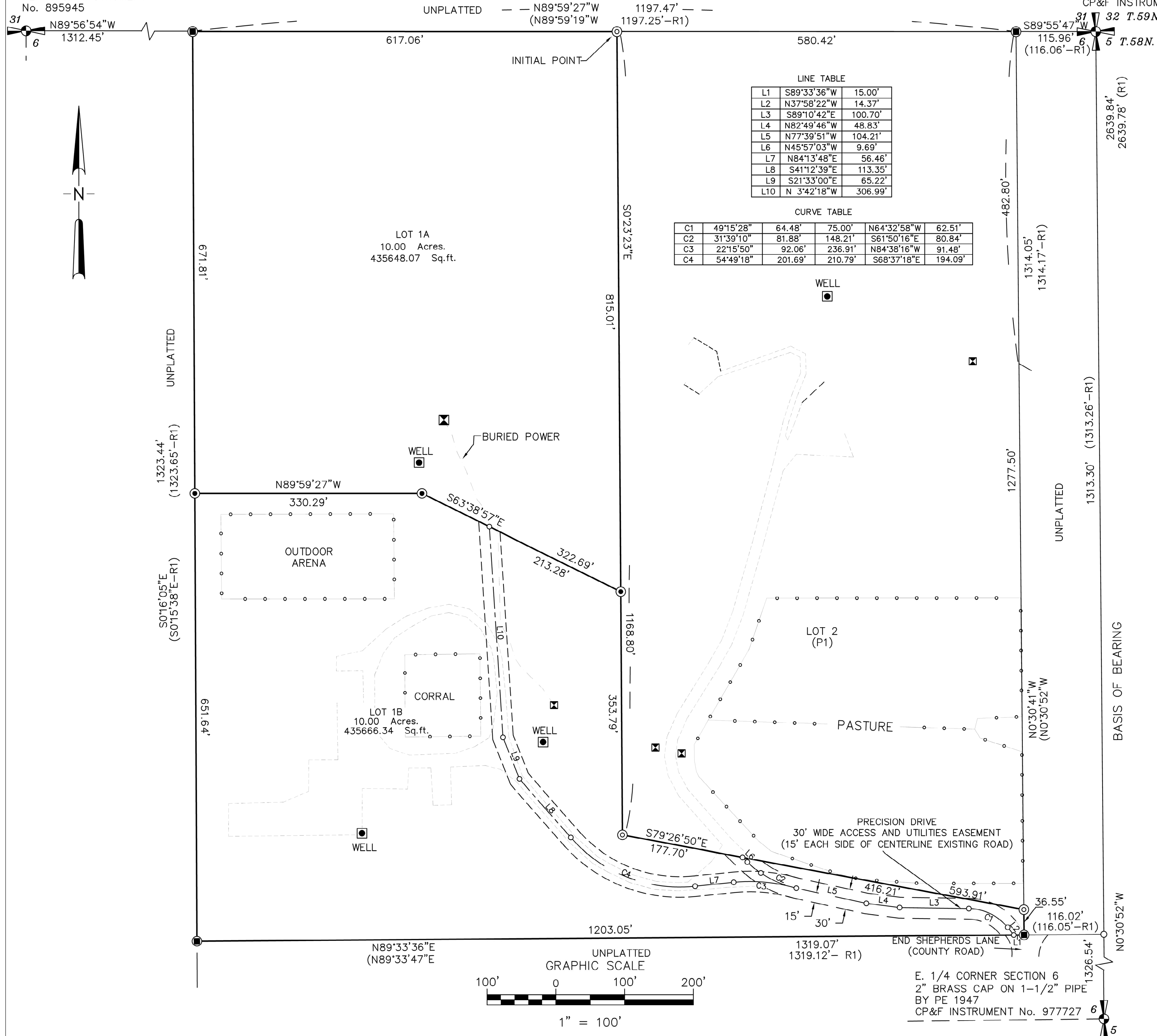
PRELIMINARY

# REPLAT OF LOT 1 URYADI

LYING IN A PORTION OF GOVERNMENT LOT 1,  
SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

N. 1/4 CORNER SECTION 6  
2" ALUM. CAP BY PLS 5576  
PER CP&F INSTRUMENT  
No. 895945

2" BRASS CAP ON 1-1/2" PIPE  
BY RLS 974, (1981)  
CP&F INSTRUMENT No. 977728



## PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO DIVIDE LOT 1 OF URYADI (BOOK 16 OF PLATS, PAGE 38) INTO 2 LOTS CONFORMING TO THE STANDARDS OF BONNER COUNTY, IDAHO.

## REFERENCES

- (R1) RECORD OF SURVEY INSTRUMENT NO. 457854, BY MILLER, PLS 1607 (1994)
- (P1) PLAT OF URYADI, BK 16, PG 38, INSTR. NO. 978228, BY PLS 14214 (2021)

## BASIS OF BEARING

THE BASIS OF BEARING IS N0°30'52"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 6 PER RECORD OF SURVEY INSTRUMENT NO. 457854 (R1).

## NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00012689=GROUND.


## LEGEND

- COMPUTED POINT
- FOUND CORNER AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP - "PLS 6107"
- ⊙ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- ⊙ SET 5/8" x 30" WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- WELL
- ⊠ ELECTRIC JUNCTION BOX
- FENCE

## SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF HEATH WAKEFIELD AND CHRISTINA BOEHLE.



		GO LAND SURVEYING, PLLC	
		414 EUCLID AVE. SANDPOINT, IDAHO 83864 (208)-946-9203 stevenb@golandsurveying.com	
DRAWN BY SJB / LEM	PROJECT NO. 230108	DRAWING NO. 230108_Replat L1.dwg	SHEET 1 of 2

**PRELIMINARY**

# REPLAT OF LOT 1 URYADI

LYING IN A PORTION OF GOVERNMENT LOT 1,  
SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT I, HEATH WAKEFIELD AND CHRISTINA BOEHLE, TRUSTEES OF THEIR SUCCESSORS IN TRUST UNDER THE WAKEFIELD BOEHLE LIVING TRUST DATED APRIL 24, 2018 AND ANY AMENDMENTS THERETO, BEING OWNERS OF THE HEREIN DESCRIBED PROPERTY, HAVE CAUSED THE SAME TO BE DIVIDED AND KNOWN AS THE "REPLAT OF LOT 1 URYADI", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A TRACT OF LAND IN A PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 58 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, THENCE ALONG THE NORTH LINE THEREOF, S89°55'47" W, A DISTANCE OF 115.96 FEET (RECORD S 89°59'19" W, 116.06 FEET) TO A 5/8-INCH REBAR WITH YELLOW PLASTIC CAP BY PLS 6107 PER RECORD OF SURVEY INSTRUMENT NUMBER 457854, RECORDS OF BONNER COUNTY;

THENCE CONTINUING ALONG SAID NORTH LINE N 89°59'27" W, A DISTANCE OF 580.42 FEET TO THE NORTHWEST CORNER OF LOT 2, ACCORDING TO THE PLAT OF URYADI, FILED IN BOOK 16 OF PLATS AT PAGE 38, AND THE INITIAL POINT, SAID POINT BEING MARKED ON THE GROUND WITH A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE CONTINUING S 89°59'27" W, A DISTANCE OF 617.06 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 1, BEING MARKED ON THE GROUND WITH A 5/8-INCH REBAR AND YELLOW PLASTIC CAP BY PLS 6107;

THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 1, S 0°16'05" E, A DISTANCE OF 1323.44 FEET, (RECORD S 0°15'38" E, 1323.54 FEET), TO THE SOUTHWEST CORNER THEREOF, BEING MARKED ON THE GROUND WITH A 5/8-INCH REBAR AND YELLOW PLASTIC CAP BY PLS 6107;

THENCE ALONG THE SOUTH LINE OF GOVERNMENT LOT 1, N 89°33'36" E, A DISTANCE OF 1203.05 FEET, (RECORD N89°33'47" E, 1203.07 FEET), TO A 5/8-INCH REBAR WITH YELLOW PLASTIC CAP BY PLS 6107;

THENCE N 0°30'41" W, (RECORD N 0°30'52" W) A DISTANCE OF 36.55 FEET TO A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE N 79°26'50" W, A DISTANCE OF 593.91 FEET TO A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE N 0°23'23" W, A DISTANCE OF 1168.80 FEET, TO THE INITIAL POINT, CONTAINING 20.00 ACRES MORE OR LESS.

\_\_\_\_\_  
HEATH WAKEFIELD, TRUSTEE DATE  
WAKEFIELD BOEHLE LIVING TRUST

\_\_\_\_\_  
CHRISTINA BOEHLE, TRUSTEE DATE  
WAKEFIELD BOEHLE LIVING TRUST

## ACKNOWLEDGEMENT

STATE OF IDAHO  
COUNTY OF BONNER

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HEATH WAKEFIELD AND CHRISTINA BOEHLE, TRUSTEES OF THEIR SUCCESSORS IN TRUST UNDER THE WAKEFIELD BOEHLE LIVING TRUST DATED APRIL 24, 2018 AND ANY AMENDMENTS THERETO, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AS TRUSTESS, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS SUCH TRUSTEES.

I HAVE HEREUNTO SET MY HAND AND SEAL.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING AT \_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

## WATER AND SEWER NOTE

WATER SERVICE TO LOTS 1A AND 1B ARE SERVICED BY A INDIVIDUAL WELLS.  
SEWAGE DISPOSAL IS MANAGED BY EXISTING INDIVIDUAL SEPTIC DRAINFIELDS.

## 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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

## PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS \_\_, DAY OF \_\_\_\_\_, IN THE YEAR OF 2023.

\_\_\_\_\_  
BONNER COUNTY PLANNING DIRECTOR

## COUNTY COMMISSIONERS' CERTIFICATE

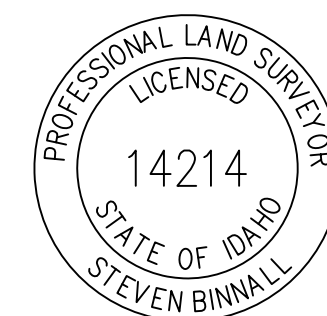
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF HEATH WAKEFIELD AND CHRISTINA BOEHLE.



## COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR HEATH WAKEFIELD AND CHRISTINA BOEHLE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ M.,  
AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,  
INSTRUMENT NO. \_\_\_\_\_.  
FEE: \$ \_\_\_\_\_.

\_\_\_\_\_  
BONNER COUNTY RECORDER DEPUTY CLERK

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20\_\_\_\_.  
APPROVED THIS \_\_, DAY OF \_\_\_\_\_, IN THE YEAR OF 2023.

\_\_\_\_\_  
BONNER COUNTY TREASURER

## COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND CHECKED THE PLAT COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_, DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

	<b>GO LAND SURVEYING, PLLC</b>		
	414 EUCLID AVE. SANDPOINT, IDAHO 83864 (208)-946-9203 stevenb@golandsurveying.com		
DRAWN BY SJB / LEM	PROJECT NO. 230103	DRAWING NO. 230108_Replat L1.dwg	SHEET 2 of 2