



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

RECEIVED
By Rob Winningham at 8:58 am, Aug 08, 2023

FOR OFFICE USE ONLY:

FILE # MLD0038-23

RECEIVED:

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Alex Acres

APPLICANT INFORMATION:

Landowner's name: GEORGE ALEX

Mailing address: [REDACTED]

City: SPOKANE

State: WA

Zip code: 99203

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Katie Keeney

Company name: GLAHE & ASSOCIATES

Mailing address: 303 CHURCH ST.

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: (208) 265-4474

Fax:

E-mail: kkeeney@glahinc.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Stephanie Littlebrave

Company name:

Mailing address: [REDACTED]

City: Sagle

State: ID

Zip code: 83860

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

PARCEL INFORMATION:

Section #: 33

Township: 57 NORTH

Range: 1 WEST

Parcel acreage: 51.10 total for all

Parcel # (s): RP57N01W330451A, RP57N01W331190A, RP57N01W331043A

Legal description: 33-57N-1W TAX 35

Current zoning: R-10 & Rec

Current use: Residential

What zoning districts border the project site?

North: R-10 & Rec	East: R-10 & Rec
South: R-10 & Rec	West: R-10 & Rec
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses): See attached letter with info	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site:	
Follow US-95S for 2.5mi, turn right on to Bottle Bay Rd, follow for 9.9mi; Turn right on to Eureka Rd to get to -0451 & 1190.	
If going to -1043 you will need to make a slight left on to Beltane Cove, follow for 0.2mi; turn left onto Stewarts Dr/Alex Alley, destination will be on the right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots: 4	Depth to Width Ratio (D:W)	
Lot #1 L1 B1	Proposed acreage: ±1.53	0.78:1
Lot #2 L2 B1	Proposed acreage: ±1.54	0.73:1
Lot #3 L1 B2	Proposed acreage: 30.97	0.78:1
Lot #4 L2 B2	Proposed acreage: 17.00	0.71:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Client is trying to divide property for his children. They all currently have homes on the property. But the property needs to be separated so that it can be deeded to each child in his will.</u>		

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: <u>GENTLE SLOPE INTO THE LAKE.</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>SOUTHWEST PROPERTY BOUNDARY IS LAKE PEND ORIELLE. SMALL RAVINE RUNS THROUGH THE NORTH EASTERN PART OF BLK 3, LOT 1</u>	
Springs & wells: <u>ONE WELL LOCATED ON LOT 2 BLK1, ONE WELL LOCATED ON LOT 1 BLK 2 AND ONE WELL LOCATED ON LOT 2 BLK 2.</u>	

Existing structures (size & use): _____
3,663 sq. ft. residence w/ 744 sq. ft. detached garage

2,328 sq. ft. residence w/ 576 sq. ft. detached garage

various utility sheds, outbuildings, boat house, and docks.

Land cover (timber, pastures, etc): _____
LANDSCAPE AND TIMBER

Are wetlands present on site? Yes No Source of information: <https://www.fws.gov/wetlands/data/mapper.html>

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

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: ALEX ALLEY IS A PRIVATE 20' WIDE EASEMENT WITH 12' WIDE GRAVEL SURFACE.

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: EUREKA RD, BELTANE COVE, AND STEWARTS DRIVE ARE GRAVEL ROADS IN 60' WIDE PUBLIC R/W.

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: _____

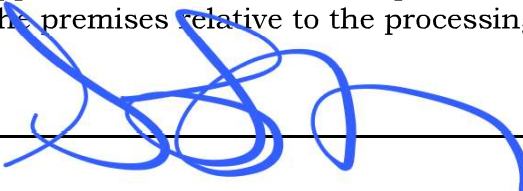
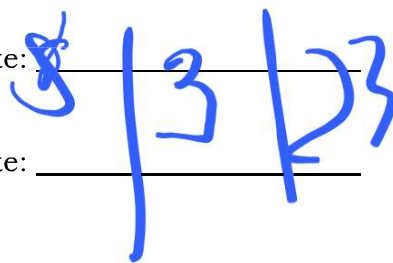
Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.
INST NO'S. 10068, 96183, 191452, 218422, 433995, 503608, 503609, 558898, 803795.

SERVICES:

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> BOTTLE BAY WATER AND SEWER DISTRICT - BLK 1, LOTS 1 & 2
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system - List type:</u> PRIVATE INDIVIDUAL SEPTIC ON BLK 2
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> PRIVATE INDIVIDUAL WATER
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: EXISTING INDIVIDUAL WELLS, PRESSURE TANKS AND UNDERGROUND PIPING. _____ _____	
Which power company will serve the project site? AVISTA	

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: 

Landowner's signature: _____ Date: _____

ALEX ACRES

LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

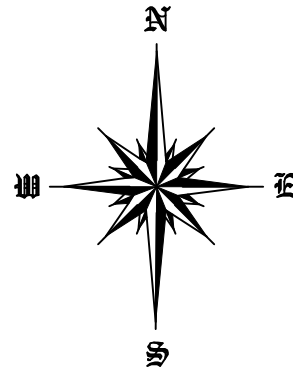
RECORD REFERENCES

(R1) R.O.S. BY PLS 5576, INST. NO. 562309, 4/12/2000
 (P1) BEL-TANE ACRES SUBDIVISION, PLS 3814, BK. 3 PLATS, PG. 138, 9/27/1979
 (P2) BEL-TANE ACRES FIRST ADD., PLS 974, BK. 4 PLATS, PG. 73, 10/12/1988
 (P3) BEL-TANE ACRES SECOND ADD., PLS 5576, BK. 6 PLATS, PG. 107, 6/19/2000
 (P4) PEREGRINE PLACE, PLS 7879, BK. 17 PLATS, PG. 66, 10/19/2021
 (D1) QUIT CLAIM DEED, INST. NO. 825049, 4/19/2012

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 1.0001277683. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°31'08" AT THE NORTHERNMOST CORNER OF THE SUBJECT PROPERTY.



LEGEND

- ⊙ SET 5/8" X 24" REBAR AND CAP, PLS 13548
- ⊕ FOUND 5/8" REBAR & CAP, PLS 5576
- ⊗ FOUND 5/8" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- LIMIT OF SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE PER FEMA FIRM

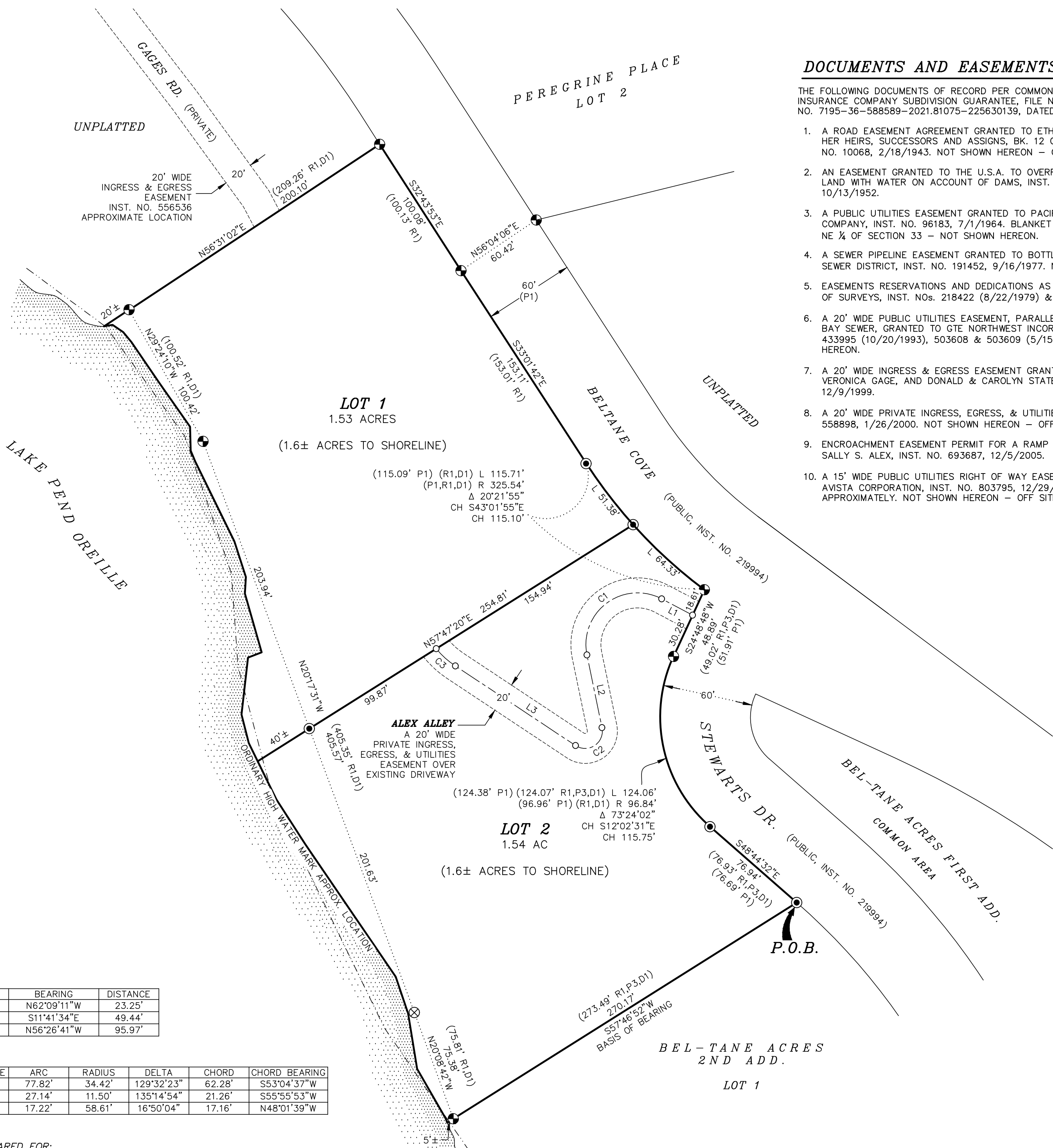
GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) LAKE PEND OREILLE, WETLAND CATEGORY "L1UBH," IS ADJACENT TO THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL, AND SHOWN APPROXIMATELY.
- C) THE LOTS ARE CATEGORIZED AS SFHA ZONES "X" AND "AE" PER FEMA PANEL 16017C0975E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, FILE NO. 588589, GUARANTEE NO. 7195-36-588589-2021.81075-225630139, DATED OCTOBER 12, 2021.

1. A ROAD EASEMENT AGREEMENT GRANTED TO ETHOL PAGE WESTWOOD, HER HEIRS, SUCCESSORS AND ASSIGNS, BK. 12 OF MISC., PG. 224, INST. NO. 10068, 2/18/1943. NOT SHOWN HEREON - OFF SITE (EUREKA RD.)
2. AN EASEMENT GRANTED TO THE U.S.A. TO OVERFLOW AND FLOOD THE LAND WITH WATER ON ACCOUNT OF DAMS, INST. NO. 43648, 10/13/1952.
3. A PUBLIC UTILITIES EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY, INST. NO. 96183, 7/1/1964. BLANKET EASEMENT ACROSS THE NE ¼ OF SECTION 33 - NOT SHOWN HEREON.
4. A SEWER PIPELINE EASEMENT GRANTED TO BOTTLE BAY WATER AND SEWER DISTRICT, INST. NO. 191452, 9/16/1977. NOT SHOWN HEREON.
5. EASEMENTS RESERVATIONS AND DEDICATIONS AS SHOWN ON RECORDS OF SURVEYS, INST. NOS. 218422 (8/22/1979) & 562309 (4/14/2000).
6. A 20' WIDE PUBLIC UTILITIES EASEMENT, PARALLEL WITH THE BOTTLE BAY SEWER, GRANTED TO GTE NORTHWEST INCORPORATED, INST. NOS. 433995 (10/20/1993), 503608 & 503609 (5/15/1997). NOT SHOWN HEREON.
7. A 20' WIDE INGRESS & EGRESS EASEMENT GRANTED TO DALE & VERONICA GAGE, AND DONALD & CAROLYN STATE, INST. NO. 556536, 12/9/1999.
8. A 20' WIDE PRIVATE INGRESS, EGRESS, & UTILITIES EASEMENT, INST. NO. 558898, 1/26/2000. NOT SHOWN HEREON - OFF SITE.
9. ENCROACHMENT EASEMENT PERMIT FOR A RAMP AND PIER GRANTED TO SALLY S. ALEX, INST. NO. 693687, 12/5/2005.
10. A 15' WIDE PUBLIC UTILITIES RIGHT OF WAY EASEMENT, GRANTED TO AVISTA CORPORATION, INST. NO. 803795, 12/29/2010. DESCRIBED APPROXIMATELY. NOT SHOWN HEREON - OFF SITE.



LINE	BEARING	DISTANCE
L1	N62°09'11"W	23.25'
L2	S11°41'34"E	49.44'
L3	N56°26'41"W	95.97'

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	77.82'	34.42'	129°32'23"	62.28'	S53°04'37"W
C2	27.14'	11.50'	135°14'54"	21.26'	S55°55'53"W
C3	17.22'	58.61'	16°50'04"	17.16'	N48°01'39"W

PREPARED FOR:
 GEORGE ALEX
 2706 S. PITTSBURG
 SPOKANE, WA 99203



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	33	57 N	1 W		
PROJECT # 21-228 ALEX DRAWING NAME: 21-228 ALEX MLD					

ALEX ACRES

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

Scale:	1"=50'	
Checked By:	JLA	Drawn By:
Plot Date:	9/19/2023	Sheet:
		1 of 2

ALEX ACRES

LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT GEORGE C. ALEX AND SALLY S. ALEX, 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 & 2, THE SAME TO BE KNOWN AS "ALEX ACRES", BEING THAT PARCEL AS DESCRIBED IN QUITCLAIM DEED, INST. NO. 825049, RECORDS OF BONNER COUNTY, IDAHO, IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 BEL-TANE ACRES SECOND ADDITION, AS RECORDED IN BOOK 6 OF PLATS, PG 107, 9/19/2000, RECORDS OF BONNER COUNTY, IDAHO;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, S57°46'52"W, 270.17 FEET TO A 5/8" REBAR AND CAP BY PLS 5576 NEAR THE SHORELINE OF LAKE PEND OREILLE;

THENCE ALONG A LINE APPROXIMATELY PARALLEL WITH SAID SHORELINE THE FOLLOWING FOUR (4) COURSES:

- N20°08'42"W, 75.38 FEET;
- N20°17'31"W, 201.63 FEET;
- N20°17'31"W, 203.94 FEET;
- N29°24'10"W, 100.42 FEET TO A 5/8" REBAR AND CAP BY PLS 5576;

THENCE N56°31'02"E, 200.10 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF BELTANE COVE, A PUBLIC ROAD;

THENCE ALONG SAID RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

- S32°43'53"E, 100.08 FEET;
- S33°01'42"E, 153.11 FEET, TO A POINT OF NON-TANGENT CURVE TO THE LEFT;
- 115.71 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.54 FEET AND A DELTA ANGLE OF 20°21'55" (CHORD S43°01'55"E, 115.10 FEET) TO THE WESTERLY RIGHT-OF-WAY OF STEWARTS DRIVE, A PUBLIC ROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

- S24°48'48"W, 48.89 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT;
- 124.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 96.84 FEET AND A DELTA ANGLE OF 73°24'02" (CHORD S12°02'31"E, 115.75 FEET);
- S48°44'32"E, 76.94 FEET TO THE POINT OF BEGINNING.

A 20 FT. WIDE EASEMENT (ALEX ALLEY), AS SHOWN HEREON, IS HEREBY GRANTED TO LOT 1 FOR INGRESS, EGRESS, & UTILITIES PURPOSES.

GEORGE C. ALEX, DATE

SALLY S. ALEX
GEORGE C. ALEX, PERSONAL REPRESENTATIVE DATE

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGE C. ALEX, 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 GEORGE C. ALEX, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVE OF SALLY S. ALEX, DECEASED.

NOTARY PUBLIC NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

GENERAL NOTES

A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

B) WETLANDS, CATEGORIZED AS "L1UBH" (LAKE PEND OREILLE), ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL, AND SHOWN APPROXIMATELY.

C) THE LOTS ARE CATEGORIZED AS SFHA ZONES "X" AND "AE" PER FEMA PANEL 16017C0975E, EFFECTIVE 11/18/2009.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO DIVIDE ONE EXISTING PARCEL INTO TWO LOTS THROUGH THE MINOR LAND DIVISION PROCESS.
- BOUNDARY LINES WERE ESTABLISHED FROM EXISTING MONUMENTS OF RECORD. SEE "LEGEND". MISSING CORNERS WERE SET AT RECORD LOCATIONS.
- FOR A LIST OF PERTINENT RECORDS USED, SEE "RECORD REFERENCES."
- LOT SIZES DO NOT INCLUDE PUBLIC RIGHT-OF-WAY AND WERE CALCULATED TO THE SURVEY LINE THAT IS APPROXIMATELY PARALLEL WITH THE SHORELINE.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER. CONVENTIONAL SURVEYING WAS COMPLETED BY CLOSED-LOOP AND RADIAL TIE TECHNIQUES USING A NIKON TOTAL STATION.

PLANNING DIRECTOR

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

PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I, JOEL L. ANDRING, PLS 13548, 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 33, TOWNSHIP 57 NORTH, RANGE 1 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.

JOEL L. ANDRING, PLS 13548 DATE

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 RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEMS.
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 2023.

BONNER COUNTY SURVEYOR

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 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



1/4	Section	Township	Range	MONTANA	IDAHO
	33	57 N	1 W		OREGON WASHINGTON
PROJECT #: 21-228 ALEX DRAWING NAME: 21-228 ALEX MLD					

ALEX ACRES

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

Scale:
Checked By: JLA
Drawn By: SWO/JLA
Plot Date: 9/19/2023
Sheet: 2 of 2