

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 # MLD0039-23	RECEIVED: RECEIVED AUG 10 2023 BONNER COUNTY PLANNING DEPARTMENT
--------------------------	---

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Sawbuck Forest

APPLICANT INFORMATION:

Landowner's name: Benjamin Davidson, Ian Davidson, Mark Davidson, Ryan Gruenstein

Mailing address: [REDACTED]

City: Bonney Lake

State: WA

Zip code: 98391

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Ian Davidson

Company name:

Mailing address: [REDACTED]

City: Bonney Lake

State: WA

Zip code: 98391

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 10

Township: 54N

Range: 04W

Parcel acreage: 20

Parcel # (s): RP54N04W105401A

Legal description: 10-54N-4W E2NWSW

Current zoning: R-5

Current use: vacant land

What zoning districts border the project site?

North: R-5	East: US Forest Service Lands
South: R-5	West: R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 2 homes on 20 acres	
South: vacant 20-acre parcel	
East: US Forest Service Lands	
West: 5-acre lots, 1 with a completed home	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____ Heading south on Spirit Lake Cutoff from Dufort Rd, left on Kelso Lake Rd, then right on Sawbuck Rd	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

Proposed lots:	Depth to Width Ratio (D:W)
Lot #1 Proposed acreage: 5	2:1.... 330:165
Lot #2 Proposed acreage: 5	2:1.... 330:165
Lot #3 Proposed acreage: 5	2:1.... 330:165
Lot #4 Proposed acreage: 5	2:1.... 330:165
Remainder Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: _____
Basic split of a flat 20-acre parcel into 4 rectangular parcels

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:
Flat land in the Hoo Doo Valley, a couple rolling 10-20% pitches

Water courses (lakes, streams, rivers & other bodies of water): _____
No water courses, very well-drained soils from Lake Missoula flood gravel

Springs & wells: _____
Excellent wells in the area, adjacent parcels over 35 GPM. No wells on subject parcel at this time.

Existing structures (size & use): _____
NA

Land cover (timber, pastures, etc): _____
The property is timbered with sapling-sized lodgepole pine, Douglas-fir and ponderosa pine

Are wetlands present on site? Yes No Source of information: walking site, topo maps

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:
989950 60-foot wide easement, good recently constructed 2-lane gravel road
969662 60-foot wide easement, good recently constructed 2-lane gravel road

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 is a good county road that provides access to Sawbuck Road

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.
989950, 969662

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: standard septic system with drainfield

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: _____

None existing on property. New construction will have standard septic systems with drainfields complying with Panhandle Health and Bonner County rules.

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: _____

No wells installed at present. Adjacent properties have excellent wells over 35 GPM. Arrangements have been made with "AAA Sweetwater Drilling" to drill 2 wells for the property. Each well will

Provide water to 2 properties.

Which power company will serve the project site? Northern Lights

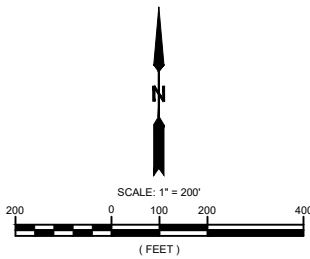
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: *Ann Davidson / [Signature]* Date: 8/4/23

Landowner's signature: *Ryan J. Smith / [Signature]* Date: 8/4/23

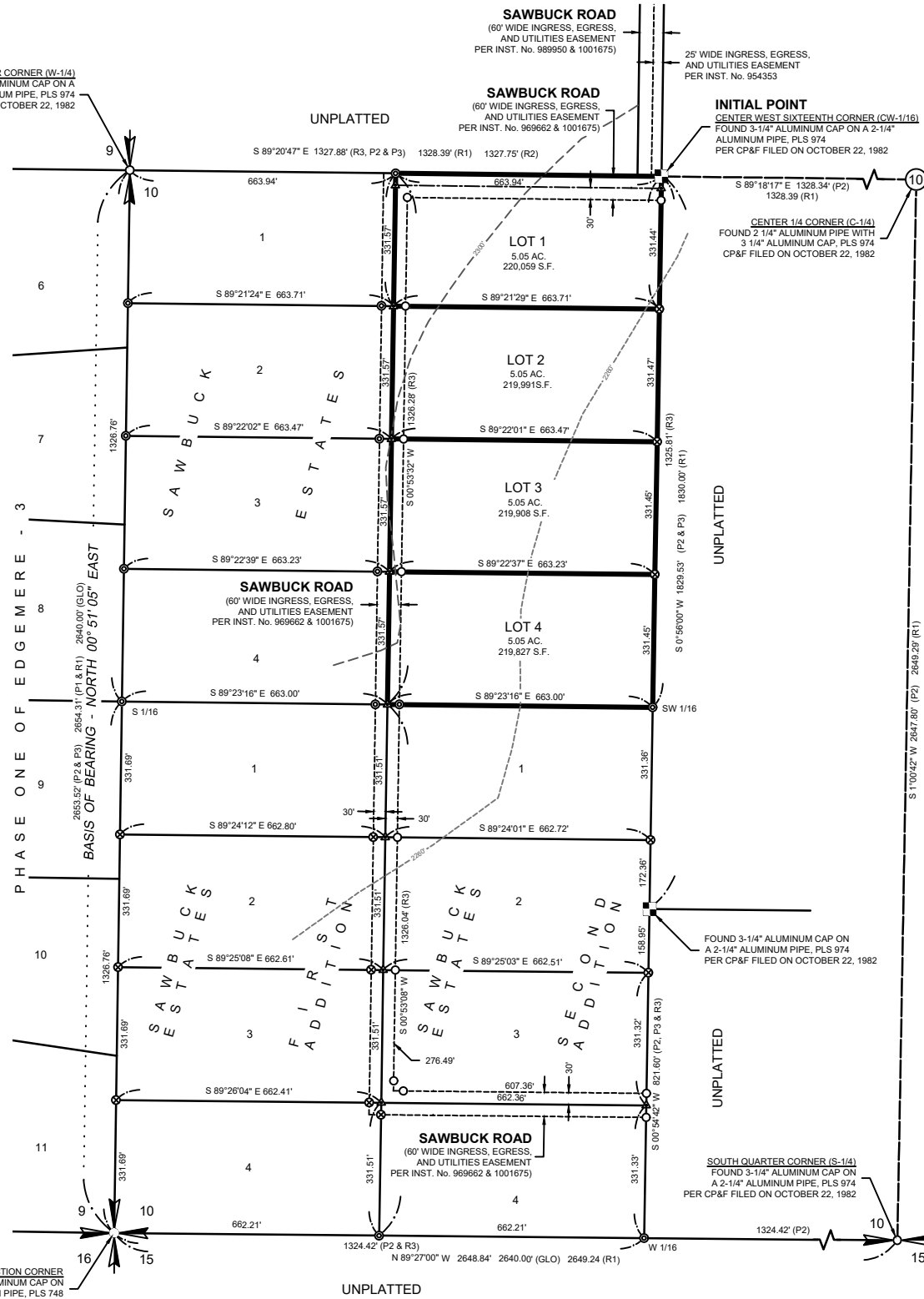
LEGEND

- FOUND A 1-1/4" ORANGE PLASTIC CAP ON A 5/8" REBAR, "SLS PLS 17407"
- FOUND A 1-1/4" ORANGE PLASTIC CAP ON A 5/8" REBAR, "SLS PLS 17407" (WITNESS CORNER)
- FOUND A 1-1/4" YELLOW PLASTIC CAP (YPC) ON A 5/8" REBAR, "SLS PLS 9905"
- FOUND AN ALUMINUM CAP AS DESCRIBED
- ▲ COMPUTED POINT, NOTHING FOUND OR SET
- SECTION MONUMENT AS NOTED



NOTES

1. NORTH IDAHO TITLE INSURANCE, INC., ORDER NO. N-64780, DATED AUGUST 29, 2023 WAS RELIED ON FOR THE PREPARATION OF THIS PLAT.
2. A RIGHT-OF-WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., WITH NO DEFINED WIDTH OR LOCATION, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 573847, RECORDS OF BONNER COUNTY, IDAHO).
3. CC&R'S AFFECT THE SUBJECT PROPERTY (INSTRUMENT No. 978580, RECORDS OF BONNER COUNTY, IDAHO).
4. A RIGHT-OF-WAY EASEMENT BENEFITING NORTHERN LIGHTS, INC., WITH NO DEFINED WIDTH OR LOCATION, AFFECTS THE SUBJECT PROPERTY (INSTRUMENT No. 987677, RECORDS OF BONNER COUNTY, IDAHO).
5. WATER IS TO BE PROVIDED BY INDIVIDUAL WELLS.
6. SEWAGE DISPOSAL IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
7. PROPOSED USE IS RESIDENTIAL.
8. PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
9. PROJECT IS LOCATED WITHIN SPIRIT LAKE FIRE DISTRICT.
10. ZONING DISTRICT IS RURAL 5.
11. CONTOURS ARE TAKEN FROM THE USGS MAP (NAVD 88).
12. NO WATER COURSES ARE PRESENT (USGS MAP).
13. NO WETLANDS ARE PRESENT (USFWS NWI MAP).
14. NO FLOOD HAZARD AREAS ARE PRESENT (FIRM, PANEL 16017C1125E, ZONE X).



BASIS OF BEARING

THE BASIS OF BEARING AS MEASURED BETWEEN THE SOUTHWEST SECTION CORNER OF SECTION 10, COMMON TO SECTIONS 9, 10, 15, AND 16 AND THE WEST QUARTER CORNER OF SECTION 10; SAID LINE BEARS NORTH 00°51'05" EAST.

SURVEY NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 1022324, RECORDS OF BONNER COUNTY, IDAHO.

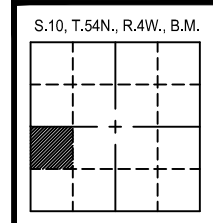
THE MONUMENTED LINES AS DEPICTED ARE BASED ON THE FOUND AND HELD MONUMENTS AS DESCRIBED. UN-MONUMENTED LINES SHOWN HEREON ARE BASED ON CALCULATED POSITIONS AND ARE SHOWN FOR REFERENCE ONLY. MONUMENTATION WAS SET FOR THE NEW LOTS AS SHOWN.

THIS SURVEY WAS PERFORMED USING A ONE SECOND TOTAL STATION AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT.

REFERENCES

- (PER RECORDS OF BONNER COUNTY, UNLESS OTHERWISE NOTED)
- (GLO) THE SUBDIVISION OF TOWNSHIP 54 NORTH, RANGE 3 WEST - SURVEYED BY OSCAR SONNENKALB UNDER CONTRACT NO. 130, COMPLETED SEPTEMBER 3, 1892.
 - (P1) PHASE ONE OF EDGEMERE - 3, RECORDED IN BOOK 4 OF PLATS, PAGE 94, BY ALAN V. KIEBERT, PLS 974, DATED JULY 26, 1990.
 - (P2) SAWBUCK ESTATES, RECORDED IN BOOK 15 OF PLATS, PAGE 96, BY MARK W. DUFFNER, PLS 9905, DATED NOVEMBER 25, 2020.
 - (R1) RECORD OF SURVEY BY ALAN V. KIEBERT, PLS 974, FILED AS INSTRUMENT No. 261441, DATED OCTOBER 22, 1982.
 - (R2) RECORD OF SURVEY BY LAWRENCE A. GLAHE, PLS 5713, FILED AS INSTRUMENT No. 570964, DATED OCTOBER 4, 2000.
 - (R3) RECORD OF SURVEY BY RON C. HEIDEMANN, PLS 17407, FILED AS INSTRUMENT No. 994559, DATED OCTOBER 2, 2021.

RECORDER'S
CERTIFICATE



SAWBUCK FOREST

LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 10,
TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

560 W. CANFIELD AVE., STE. 200
COEUR D'ALENE, IDAHO 83815
(208) 714 - 4544

SAWTOOTH
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG:	SHEET:
9-22-2023	CMA	RCH	222006	222006-SAWBUCK 2ND ADD-PLAT	2 / 2