

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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SEP 12 2023

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: SORENSON ACRES

APPLICANT INFORMATION:

Landowner's name: KERSTIN SORENSON

Mailing address: [REDACTED]

City: BLANCHARD

State: ID

Zip code: 83804

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: ATS, INC

Company name: ADVANCED TECHNOLOGY SURVEYING, 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: N/A

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 23 Township: 54N Range: 05W Parcel acreage: 30.006

Parcel # (s): RP54N05W-23-5250A

Legal description: SOUTHEAST AND THE SOUTHWEST QUARTER OF SECTION 23

Current zoning: RURAL-5

Current use: RESIDENTIAL

What zoning districts border the project site?

North:RURAL-5

East: RURAL-5

South:RURAL-5

West: RURAL-5

Comprehensive plan designation: RURAL RESIDENTIAL

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

North: 20-ACRE PARCELS THAT APPEARS VACANT

South: OVER TEN PARCELS THAT ARE 5-ACRES EACH WITH RESIDENCES ON SITE

East: THREE, 5-ACRE LOTS WITH HOMES ON EACH PARCEL

West:10 AND 15-ACRE PARCELS WITH HOMES ON EACH LOT

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

Detailed Directions to Site:_____

THE PROJECT SITE IS LOCATED AT 23709 HIGHWAY 41, BLANCHARD, IDAHO.

HIGHWAY 95 SOUTH, TAKE RAMP TOWARD ATHOL/BAYVIEW, RIGHT ONTO HIGHWAY 54, TURN RIGHT ONTO HIGHWAY 41,
5 MILES DOWN, PROPERTY IS ON THE RIGHT.

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:

This application is for :

Proposed lots:

Depth to Width Ratio (D:W)

Lot #1	Proposed acreage: 10.00-ACRES	1:1
Lot #2	Proposed acreage: 10.01-ACRES	1:1
Lot #3	Proposed acreage: 10.00-ACRES	2.1:1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A

Describe the land division proposal and resulting acreage: _____

THE PARENT PARCEL IS 30 ACRES AND THE OWNER WOULD LIKE TO DIVIDE THE PIECE INTO THREE, 10-ACRES PARCELS FOR RESIDENTIAL PURPOSES.

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 ONLY SLOPES ON THE PROPERTY ARE LOCATED NEAR THE EXISTING HOME. THE REST OF THE LAND IS RELATIVELY FLAT.

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

THERE ARE NO BODIES OF WATER ON THIS PROPERTY.

Springs & wells: THERE ARE NO SPRINGS ON THIS PROPERTY.

Existing structures (size & use): _____
THERE IS AN EXISTING HOME WITH ACCESSORY BUILDINGS LOCATED ON LOT 3 OF THIS PLAT. ALL STRUCTURES ARE WELL AWAY FROM SHARED PROPERTY LINES PROPOSED.

Land cover (timber, pastures, etc): _____
LOTS 2 AND 3 HAVE AREAS OF GRASSLANDS, THE REST OF THE PROPERTY IS COVERED IN NATIVE PINE TREES AND SHRUBS.

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

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: _____
LOT 3 HAS AN EXISTING ACCESS FROM HIGHWAY 41 THAT IS PROPOSED TO REMAIN AS-IS. THE NEWLY CREATED LOTS WOULD GAIN ACCESS VIA PRIVATE EASEMENT AS INDICATED ON THE PLAT. THAT WILL BE NAMED UPON APPROVAL.

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

List existing access and utility easements on the subject property.
STATE HIGHWAY DEDICATION DEED # 196152

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 DRAIN FIELD IS PROPOSED _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: THERE ARE NO PUBLIC SEWAGE DISPOSAL SYSTEMS IN THIS AREA, SO THE COMMON PRACTICE IS TO OBTAIN A PERMIT WITH PANHANDLE HEALTH FOR INDIVIDUAL SEPTIC AND DRAIN FIELDS. THE RESTRICTIONS ARE NOT LIFTED FOR PLATTING PURPOSES.

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 AN EXISTING WELL PROVIDES DOMESTIC WATER TO THE HOME, THE SAME IS PROPOSED FOR THE NEW LOTS.

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: WHERE NO PUBLIC WATER SHARING IS AVAILABLE, THE COMMON PRACTICE TO OBTAIN WATER IS TO DRILL FOR A PRIVATE WELL AFTER PERMITTING THROUGH IDWR. THIS IS PROPOSED.

Which power company will serve the project site? INLAND POWER AND LIGHT CO.

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.

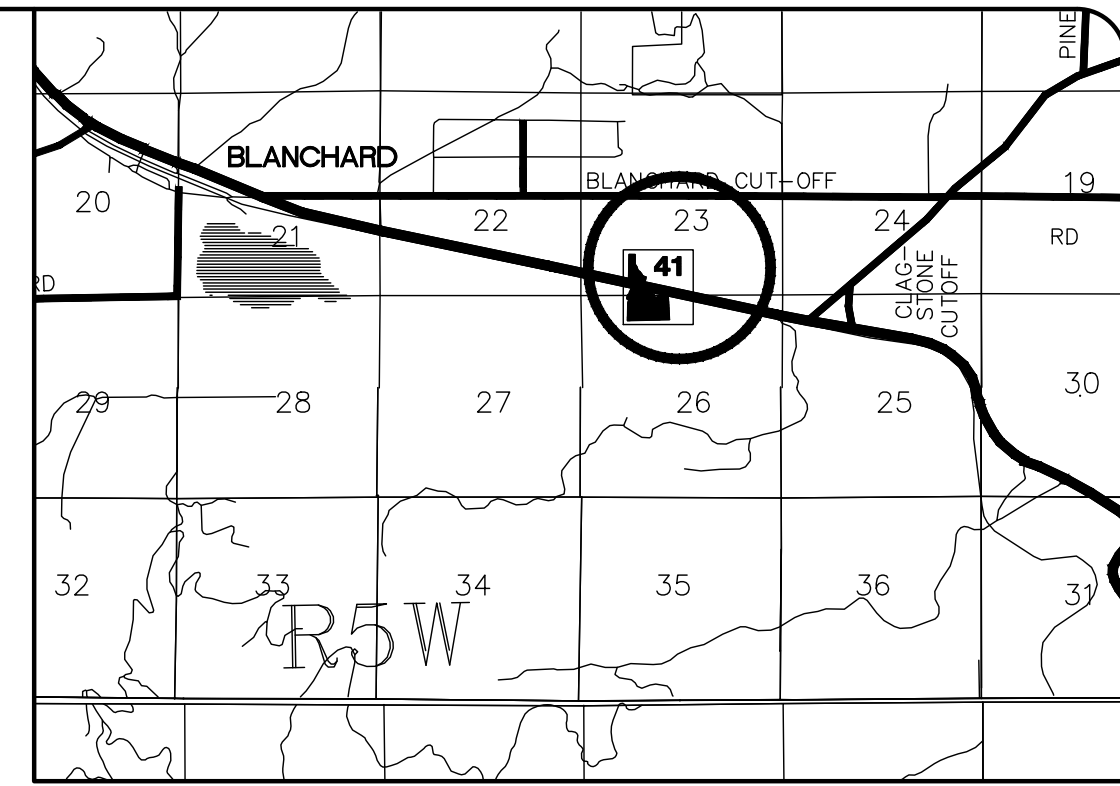
Landowner's signature:  Date: 8-30-23

Landowner's signature: _____ Date: _____

SORENSEN ACRES

PORTIONS OF THE SOUTHEAST AND THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, B.M., BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT KERSTIN SORENSON, AN UNMARRIED WOMAN HAS CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS "SORENSEN ACRES", SITUATE IN PORTIONS OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, B.M., BONNER COUNTY, IDAHO AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 23 AS MARKED BY A 5/8" REBAR MONUMENT PER CP&F INSTRUMENT NUMBER _____, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION AS MARKED BY A 1" I.D. IRON PIPE MONUMENT PER CP&F INSTRUMENT NUMBER _____ BEARS SOUTH 00°00'19" EAST, 2653.63 FEET; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°54'36" EAST, 215.25 FEET TO THE POINT OF INTERSECTION WITH THE NORTH EXTENSION OF THE WEST BOUNDARY OF THOSE PARTICULAR PARCELS DEPICTED AS PARCELS 5 THROUGH 9 IN RECORD OF SURVEY INSTRUMENT NUMBER 556448, BONNER COUNTY; THENCE ALONG SAID WEST BOUNDARY, SOUTH 00°00'28" WEST, 996.92 FEET TO A 5/8" REBAR & CAP "PLS 4997" AND BEING THE TRUE *POINT-OF-BEGINNING*;

THENCE CONTINUING ALONG SAID WEST BOUNDARY, SOUTH 00°00'28" WEST, 1588.88 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY FOR STATE HIGHWAY 41 AS MARKED BY A 5/8" REBAR & CAP "PLS 5713";

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 78°11'47" WEST, 891.39 FEET TO AN IRON ROD;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 00°02'01" WEST, 1405.37 FEET TO A 5/8" REBAR & CAP "PLS 4997";

THENCE, NORTH 89°55'22" EAST, 873.59 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 30.006 ACRES, MORE OR LESS;

BE IT FURTHER KNOWN THAT;

- 1) THE OWNER HEREBY GRANT A 50.0 FEET WIDE INGRESS/EGRESS & UTILITY EASEMENT AS DEPICTED ON PAGE 2 OF THIS PLAT 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.

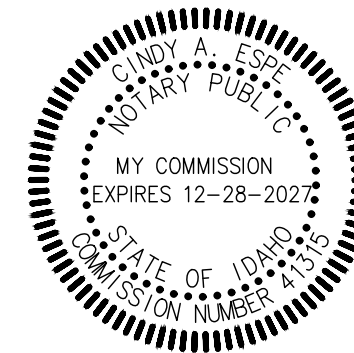
KERSTIN SORENSON

NOTARY PUBLIC CERTIFICATE

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

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY KERSTIN SORENSON

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 AUGUST 2023. 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.



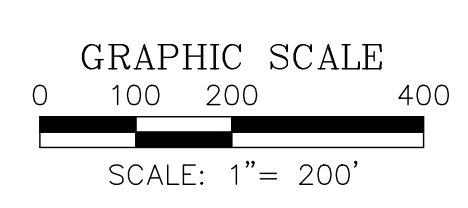
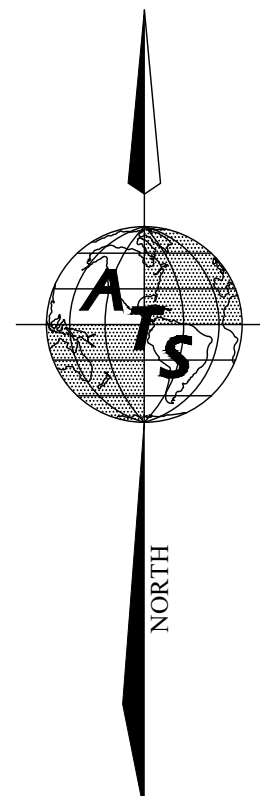
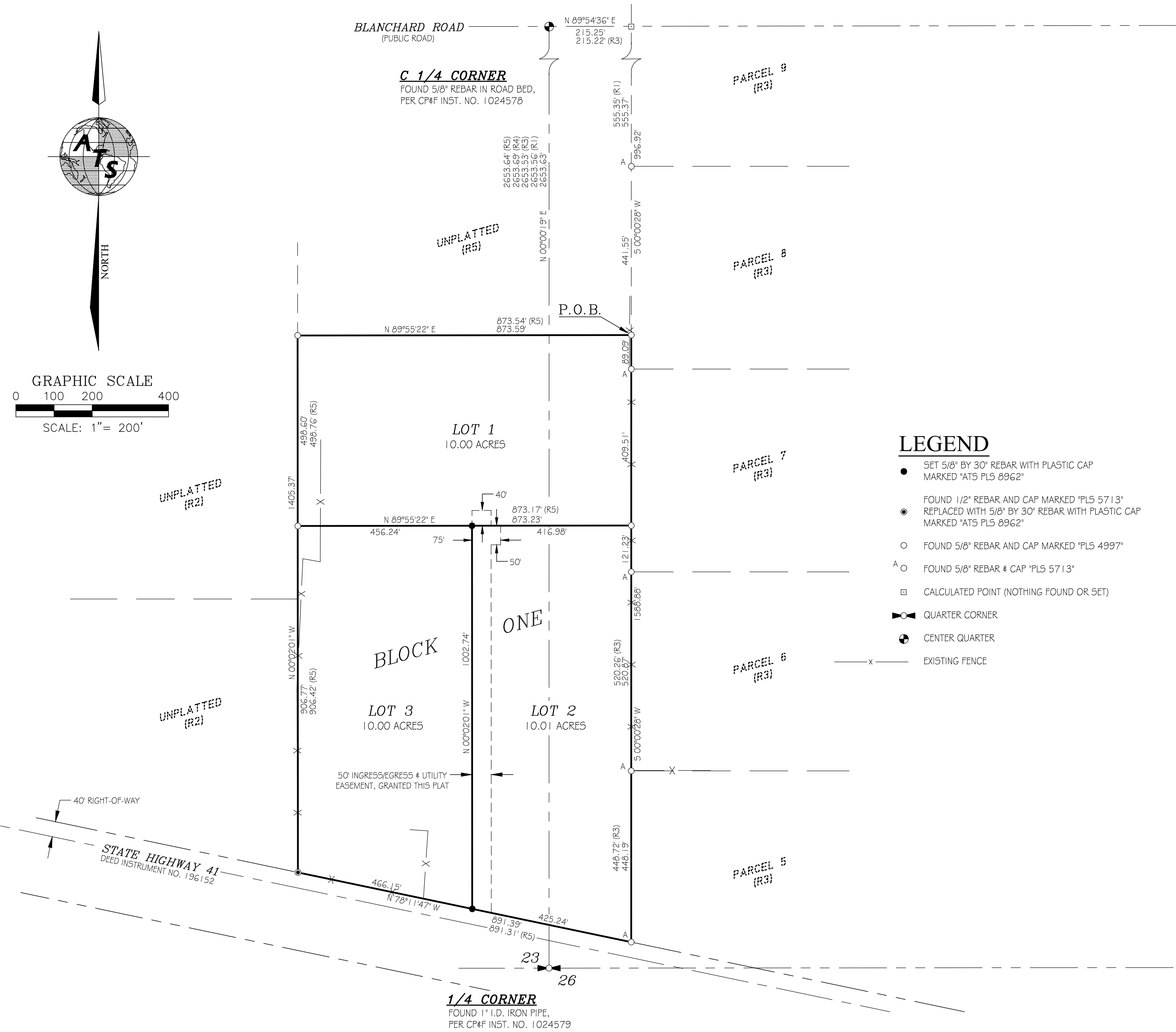
<p>ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.</p> <p>9177 HESS STREET, HAYDEN IDAHO, 83835 * PH. (208)-772-2745 * FAX (208)-762-7731 *</p>	SCALE: NTS
	CHECKED BY MBM
	DATE: 08-08-2023
	DRAWN BY MBM
	DATE: 08-08-2023
DWG: PLAT	
PROJ: 23-074	

SORENSEN ACRES

PORTIONS OF THE SOUTHEAST AND THE SOUTHWEST QUARTER OF
SECTION 23, TOWNSHIP 54 NORTH, RANGE 05 WEST, B.M.,
BONNER COUNTY, IDAHO

PAGE 2 OF 2

INSTRUMENT NO. _____



- ### LEGEND
- SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED 'ATS PLS 8962'
 - FOUND 1/2" REBAR AND CAP MARKED 'PLS 5713' REPLACED WITH 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED 'ATS PLS 8962'
 - FOUND 5/8" REBAR AND CAP MARKED 'PLS 4997'
 - FOUND 5/8" REBAR & CAP 'PLS 5713'
 - CALCULATED POINT (NOTHING FOUND OR SET)
 - ◐ QUARTER CORNER
 - ◑ CENTER QUARTER
 - x— EXISTING FENCE

REFERENCES

- R1) SURVEY BY H. MARVIN BERNING, PLS 7010. RECORDED MARCH 1997 AS INSTRUMENT NUMBER 501120.
 - R2) SURVEY BY MILTON I. BOOTH, PLS 748. RECORDED MARCH 1991 AS INSTRUMENT NUMBER 387393.
 - R3) SURVEY BY LAWRENCE A. GLAHE, PLS 5713. RECORDED DECEMBER 1999 AS INSTRUMENT NUMBER 556448.
 - R4) SURVEY BY ROBERT L. STRATTON, PLS 10677. RECORDED DECEMBER 2009 AS INSTRUMENT NUMBER 784348.
 - R5) SURVEY BY ROBERT I. HALL, PLS 4997. RECORDED JUNE 2013 AS INSTRUMENT NUMBER 845587.
 - R6) DEED OF TRUST INSTRUMENT NO. 729972 AND NOTICE OF DEFAULT INSTRUMENT NO. 1021839.
- 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 WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 023 AS DEPICTED ON RECORD OF SURVEY REFERENCED HEREIN AS "R4" AND TAKEN TO BEAR NORTH 00°00'19" EAST BETWEEN FOUND MONUMENTS AT THE SOUTH QUARTER CORNER AND THE CENTER QUARTER CORNER OF SAID SECTION.

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 FLYING 5 TITLE AND ESCROW OF IDAHO, INC. ORDER NO. 1105615-C DATED JUNE 30, 2023. PLAT BOUNDARIES ARE BASED ON WARRANTY DEED R6 AND FOUND/VERIFIED MONUMENTATION OF RECORD AS PER R5, BONNER COUNTY RECORDS.
3. MONUMENTS SHOWN IN THIS SURVEY WERE VISITED IN AUGUST 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. PORTION OF THE PLATTED LOTS WITHIN THE SOUTHEAST QUARTER OF SECTION 23 MAY BE SUBJECT TO A UTILITY EASEMENT PER INSTRUMENT NO. 188753.
6. PLATTED LOTS 2 AND 3 ARE SUBJECT TO AN UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREIN ALONG THE CENTERLINE OF EXISTING UTILITY LINES NEAR THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 41 PER INSTRUMENT NO. 476252.



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: 08-22-2023

DRAWN BY: MBM
DATE: 08-08-2023

DWG: PLAT
PROJ: 23-074