



# 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: |
|--------|-----------|

### PROJECT DESCRIPTION:

|  |
|--|
| Name of Minor Land Division plat: Legend Estates |
|--|

### APPLICANT INFORMATION:

|                                      |           |                 |
|--------------------------------------|-----------|-----------------|
| Landowner's name: INWHP LLC          |           |                 |
| Mailing address: 720 E Lakeside Ave. |           |                 |
| City: Coeur d'Alene                  | State: ID | Zip code: 83814 |
| Telephone: (208)660-6079             | Fax:      |                 |
| E-mail: cole@teamturnbull.com        |           |                 |

### REPRESENTATIVE'S INFORMATION:

|                                       |           |                 |
|---------------------------------------|-----------|-----------------|
| Representative's name: Bruce Coppess  |           |                 |
| Company name: Keller Associates       |           |                 |
| Mailing address: 601 Sherman Ave.     |           |                 |
| City: Coeur d'Alene                   | State: ID | Zip code: 83814 |
| Telephone: (208)758-8601              | Fax:      |                 |
| E-mail: bcoppess@kellerassociates.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 #: 19   | Township: 54N                  | Range: 4W | Parcel acreage: 10.086 acres |
| Parcel # (s): 1 RP54N04W192700A   |                                |           |                              |
| Legal description: SW1/4 OF THE NE1/4 OF THE NW1/4, SECTION 19, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, ID. |                                |           |                              |
| Current zoning: R-5   | Current use: RURAL RESIDENTIAL |           |                              |
| What zoning districts border the project site?  |                                |           |                              |

|  |           |
|--|-----------|
| North: R-5   | East: R-5 |
| South: R-5   | West: R-5 |
| Comprehensive plan designation: Rural Residential (5-10 AC)  |           |
| Uses of the surrounding land (describe lot sizes, structures, uses):   |           |
| North: Residential use 4.91 acres no structures  |           |
| South: Residential use 19.40 acres with existing structures  |           |
| East: Residential use 10.00 acres with existing structures   |           |
| West: Residential use 3.10 acres no structures   |           |
| Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?: n/a   |           |
| Detailed Directions to Site: <u>From the intersection for State Highway 41 and Clagstone Cutoff Road travel in a north northeasterly direction on Clagstone Cutoff Road for about 1.4 miles to Legend Lane.</u><br>subject property is lying south of Legend lane. |           |
|  |           |
|  |           |
|  |           |

**ADDITIONAL PROJECT DESCRIPTION:**

|   |                               |     |
|---|-------------------------------|-----|
| Existing plat recording information: none   |                               |     |
| This application is for : Legend Estates  |                               |     |
| Proposed lots: 2  | Depth to Width Ratio (D:W)    |     |
| Lot #1  | Proposed acreage: 5.043 acres | 2:1 |
| Lot #2  | Proposed acreage: 5.043 acres | 2:1 |
| Lot #3  | Proposed acreage:             |     |
| Lot #4  | Proposed acreage:             |     |
| Remainder   | Proposed acreage:             | N/A |
| Describe the land division proposal and resulting acreage: <u>The land division includes subdividing 10.086 acre parcel into two equal parcels</u><br>of which being at or more than 5.000 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:  |  |
| -For proposed Lot 1 there is a bench line running southeasterly starting 100 ft. south from the northwest corner of lot 1 and ending at a point about 390 south from the northeast corner of proposed Lot 1. |  |
| there is a slope from the bench southwesterly for about a 120 feet with a slope of about 23% this slope encompasses about 25% of proposed Lot 1  |  |
| -For proposed Lot 2 there is a bench line running southeasterly starting 390 ft. south from the nw corner of lot 2 and ending roughly at the southeast corner of Lot 2.                                      |  |
| there is a slope from the bench southwesterly for about 120 feet with a slope of about 23% this slope encompasses about 22% of propose Lot 2   |  |
| Water courses (lakes, streams, rivers & other bodies of water): <u>There are no apparent bodies of water located on subject property</u>   |  |
|  |  |
|  |  |
|  |  |
| Springs & wells: <u>there is no apparent springs located on subject property. there is a well located on Proposed Lot 1.</u>   |  |
|  |  |
|  |  |

Existing structures (size & use): there is an existing structure on Proposed Lot 1 24' x 45' residential house, not in use.

Land cover (timber, pastures, etc): land is sparse timber

Are wetlands present on site?  Yes  No

Source of information: FEMA

Flood Hazard Zones located on site:  X  D  A  AE

DFIRM MAP: 16017C1100E

Other pertinent information (attach additional pages if needed): SEE ATTACHED MAP

**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: There is and existing 40' easement for ingress and egress centered on the north line of Lots 1 and 2, instrument no. 180678.  
There is and existing 20' easement for ingress and egress lying 20 feet south of the north line of Lots 1 and 2, instrument no. 360142.

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.  
see attached title commitment prepared by Alliance title and Estrow File No. 640303.

**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 \_\_\_\_\_

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Septic is in place for for the old cabin on proposed Lot 1. no system on proposed Lot 2.  
\_\_\_\_\_  
\_\_\_\_\_

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 There will be individual wells servicing proposed Lots 1 and 2

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Will be to the standards set forth by Panhandle Health District.  
\_\_\_\_\_  
\_\_\_\_\_

Which power company will serve the project site? Inland Power

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: 9-20-23

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# LEGEND ESTATES

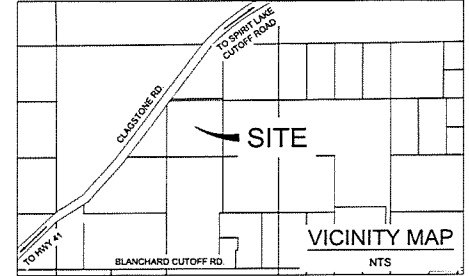
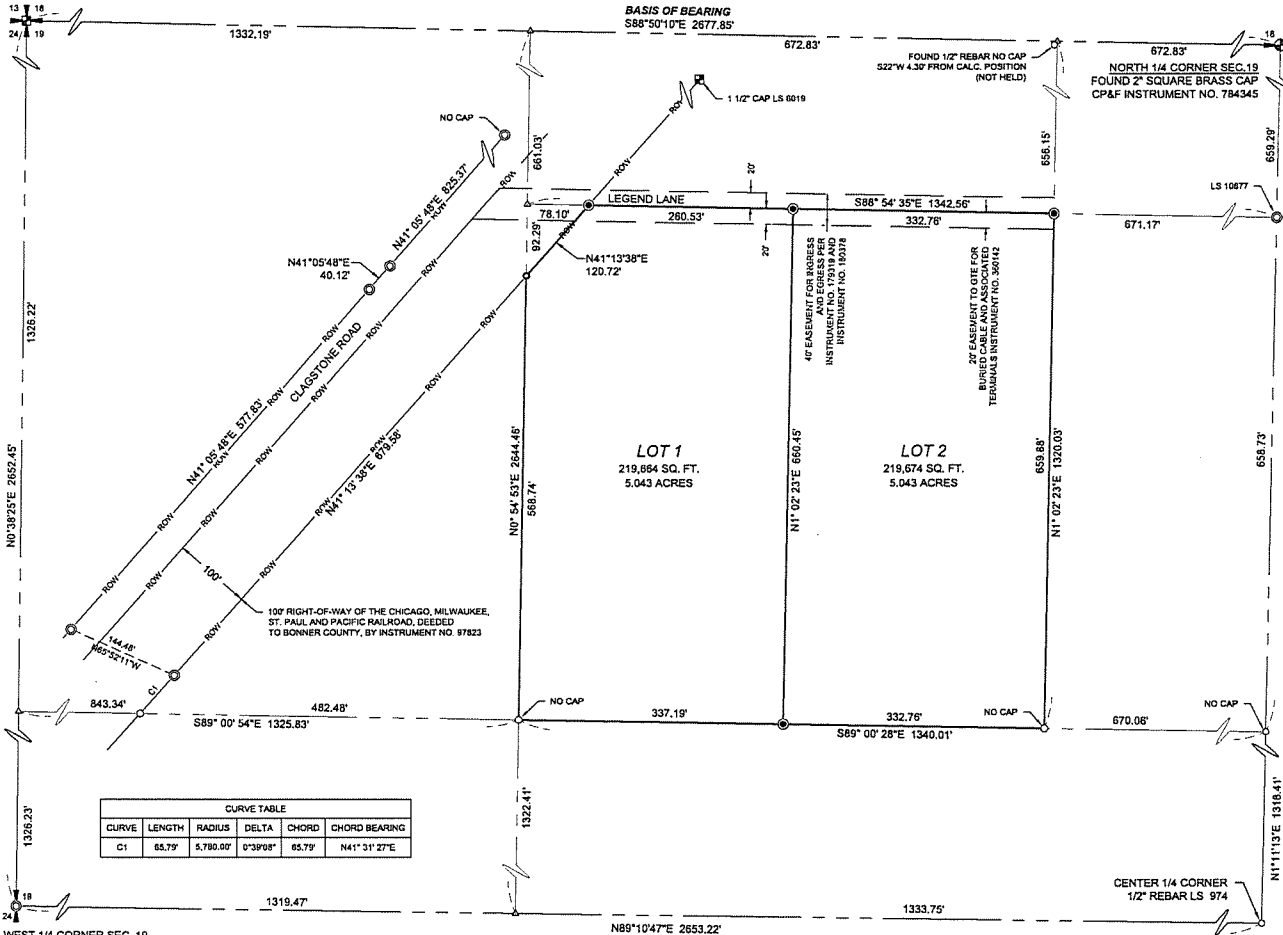
LOCATED IN THE SW 1/4, OF THE NE 1/4, OF THE NW 1/4, OF SECTION 19,  
TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M.,  
BONNER COUNTY, IDAHO



0 100 200  
1 INCH = 100 FT.

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

NORTHEAST CORNER SEC. 24  
FOUND 3 1/4" ALUMINUM CAP  
CP&F INSTRUMENT NO. 983097



## LEGEND

- ⊕ FOUND BRASS CAP, AS NOTED
- ⊞ FOUND ALUMINUM CAP, AS NOTED
- ⊙ FOUND 5/8" REBAR LS 7156, UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, AS NOTED
- ⊙ SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "KA 13257"
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- SECTION LINE
- PROPERTY BOUNDARY
- ROW --- RIGHT-OF-WAY LINE
- EASEMENT LINE

## REFERENCE DOCUMENTS, RECORDS OF KOOTENAI COUNTY

1. UNRECORDED RECORD OF SURVEY, DATED AUGUST 31, 1978, STAMPED BY JONAS PUSKORIOUS PE 2328
2. RECORD OF SURVEY, RECORDED 11/18/1984, INSTRUMENT NO. 247983.
3. RECORD OF SURVEY, RECORDED 7/7/1987, INSTRUMENT NO. 244125.
4. RECORD OF SURVEY, RECORDED 8/23/2001, INSTRUMENT NO. 586637.
5. RECORD OF SURVEY, RECORDED 5/7/2014, INSTRUMENT NO. 859590.
6. RECORD OF SURVEY, RECORDED 4/14/2015, INSTRUMENT NO. 872078.
7. RECORD OF SURVEY, RECORDED 4/13/2016, INSTRUMENT NO. 887570.
8. RECORD OF SURVEY, RECORDED 6/21/2016, INSTRUMENT NO. 890581.

## SURVEY NARRATIVE

THIS MINOR LAND DIVISION WAS PERFORMED AT THE REQUEST OF INWHP LLC. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE 10 ACRES ± OF PROPERTY IN THE SW1/4 OF THE NE1/4 OF THE NW 1/4 SECTION 19 TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY IDAHO INTO TWO 5 ACRES± LOTS.

RECORD INFORMATION FROM BONNER COUNTY. WE WERE ANALYZED TO HELP DETERMINE THE BOUNDARY LINES FOR THE PARCEL TO BE SURVEYED INCLUDING, DEEDS, RECORDS OF SURVEYS, PLATS, AND CP&F RECORDS.

MONUMENTS FOUND IN THIS AREA WERE BELIEVED TO HAVE BEEN MONUMENTED IN GOOD FAITH AND ACCEPTED AS THE BEST EVIDENCE OF THE CORNER LOCATIONS, AND AGREE WITH RECORD INFORMATION.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 88°50'10" EAST BETWEEN THE MONUMENTED NORTHWEST CORNER OF SECTION 19 AND THE NORTH 1/4 CORNER OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AS ESTABLISHED BY GPS OBSERVATIONS. IDAHO STATE PLANE COORDINATE SYSTEM WEST ZONE. ALL BEARINGS ARE SHOWN AT GRID AZIMUTH. ALL DISTANCES ARE PROJECTED TO GROUND VALUES.



# LEGEND ESTATES

LOCATED IN THE SW 1/4, OF THE NE 1/4, OF THE NW 1/4, OF SECTION 19,  
TOWNSHIP 54 NORTH, RANGE 4 WEST, B.M.,  
BONNER COUNTY, IDAHO

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT INWHP LLC, AN IDAHO LIMITED LIABILITY COMPANY, IN THE RECORD OWNER OF THE REAL PROPERTY ON THIS CERTIFICATION AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREIN PLATTED, TO BE KNOWN AS LEGEND ESTATES.

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 54 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO

CONTAINING 439,338 SQUARE FEET, 10.086 ACRES, MORE OR LESS.

### ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY COLE TURNBULL, OWNER OF INWHP LLC, AND IDAHO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
(SIGNATURE OF NOTARY PUBLIC)

### BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

### BONNER COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED BY THE BONNER COUNTY BOARD OF COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN

### BONNER COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDED OF BONNER COUNTY, IDAHO AT THE REQUEST OF INWHP LLC, AND IDAHO LIMITED LIABILITY COMPANY, AND KELLER ASSOCIATES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. AND DULY RECORDED IN

BOOK \_\_\_\_\_ OF PLATS AT PAGE(S) \_\_\_\_\_

AS INSTRUMENT NUMBER \_\_\_\_\_

FEE \$ \_\_\_\_\_

BY DEPUTY: \_\_\_\_\_

BONNER COUNTY RECORDED

\_\_\_\_\_  
CHAIRMAN

### BONNER COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE HAVE BEEN PAID THROUGH \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

### BONNER COUNTY SURVEYOR

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### SURVEYOR'S CERTIFICATE

I, BRUCE COPPES, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO AND THAT THIS PLAT, AS DESCRIBED IN THE OWNERS CERTIFICATE AND ON THE ATTACHED PLAT, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CORRECTLY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

