

### **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: |
|----------------------|-----------|
|                      |           |
|                      |           |
|                      |           |
|                      |           |
| PROJECT DESCRIPTION: |           |

#### **COJECT DESCRIPTION**

| Name of Minor Land Divisio | n plat: Replat of Lot 1B | , Block 10, Lakeside Place |
|----------------------------|--------------------------|----------------------------|
|----------------------------|--------------------------|----------------------------|

#### **APPLICANT INFORMATION:**

| Landowner's name:Glen Harvey/Leslie Wood |          |                |  |
|--|----------|----------------|--|
| Mailing address:                         |          |                |  |
| City:Sagle                               | State:ID | Zip code:86860 |  |
| Telephone:                               | Fax:     |                |  |
| E-mail:                                  |          |                |  |

#### **REPRESENTATIVE'S INFORMATION:**

| Representative's name:Scott Comfort          |          |                |
|--|----------|----------------|
| Company name: James A. Sewell and Associates |          |                |
| Mailing address: 1319 N. Division Ave        |          |                |
| City:Sandpoint                               | State:ID | Zip code:83864 |
| Telephone:208-263-4160 Fax:                  |          |                |
| E-mail:scomfort@jasewell.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 #:35  | Township:57N         | Range:2W | Parcel acreage: 3.05 |
|---|----------------------|----------|----------------------|
| Parcel # (s):RP0023401001B0A                                |                      |          |                      |
| Legal description:Lot 1B, Blok 10, Replat of Lakeside Place |                      |          |                      |
| Current zoning:Recreation Current use:Urban                 |                      |          |                      |
| What zoning district  | s border the project | site?    |                      |

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| North:Lake Pend Oreille  | East:Recreation  |  |
|--|------------------|--|
| South:Recreation/Suburban  | West:Suburban    |  |
| Comprehensive plan designation:  |                  |  |
| Uses of the surrounding land (describe lot sizes, st   | ructures, uses): |  |
| North:Lake Pend Oreille  |                  |  |
| South:.65 acres, Commercial improvement  |                  |  |
| East:2.16 acres, commercial improvement  |                  |  |
| West:1.385 acres, Residential improvement  |                  |  |
| Within Area of City Impact: Yes: No: ✓ If yes, which city?:  |                  |  |
| Detailed Directions to Site: From Sandpoint, Take Hwy 95 South 1.5 miles to Lakeshore Dr. Head West 200 feet, site is on right |                  |  |
|  |                  |  |

#### **ADDITIONAL PROJECT DESCRIPTION:**

#### **Existing plat recording information:**

| This application is for :                                  |                            |                            |
|--|----------------------------|----------------------------|
| Proposed lots:   |                            | Depth to Width Ratio (D:W) |
| Lot #1   | Proposed acreage:2.1 acres | 1.32:1                     |
| Lot #2   | Proposed acreage:.95 acres | 2.18:1                     |
| Lot #3   | Proposed acreage:          |                            |
| Lot #4   | Proposed acreage:          |                            |
| Remainder  | Proposed acreage:          | N/A                        |
| Describe the land division proposal and resulting acreage: |                            |                            |
|  |                            |                            |

#### 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: Site has minor sloping from Lake Shore Dr. down to Lake Pend Orielle, as well as a few rock outcroppings

Water courses (lakes, streams, rivers & other bodies of water): Lake Pend Oreille to North

Springs & wells: None

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Existing structures (size & use):

| The Lodge at Swan's Landing (Condominiums) sits on the property (Not a Part), two mu | ti-unit buildings, and one single family residence. |
|--|---|
|  |   |
|  |   |
|  |   |
|  |   |
| Land cover (timber, pastures, etc):  |   |
| some timber,   |   |
|  |   |
|  |   |
|  |   |
|  |   |
|  |   |
|  |   |
| Are wetlands present on site? 🗌 Yes 🔽 No   | Source of information:                              |
| Flood Hazard Zones located on site: X D A AE   | DFIRM MAP:  |
| Other pertinent information (attach additional pages if nee                          | eded):  |
|  |   |
|  |   |
|  |   |
|  |   |
|  |   |

#### **ACCESS INFORMATION:**

| Plea | ase 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:             |
|      | oublic road dedication proposed as part of this minor land division?<br>Yes 🖌 No   |
|      | existing access and utility easements on the subject property.<br>Sument numbers: 169581, 169582, 786536, 995293   |
|      |  |

#### **SERVICES:**

| Sew  | age disposal will be provided by:  |
|--|--|
| x  | Existing Community System - List name of sewer district or provider and type of system:<br>Southside             |
|  | Proposed Community System – List type & proposed ownership:  |
|  | Individual system – List type:   |
|  | lain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable other details: |
|  |  |
|  | the sanitary restriction be lifted by the Panhandle Health District?<br>Tes 🗌 No                                 |
| Wat  | er will be supplied by:  |
|  | Existing public or community system - List name of provider: Southside   |
|  | 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: |  |
|  |  |
| Whi  | ch power company will serve the project site?Northern Lights   |
| I he   | reby 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: |

| REPLAT      | OF   | LO   | T  | <b>1B</b> |
|-------------|------|------|----|-----------|
| SECTION 35, | ΓOWN | SHIP | 57 | NOR       |

### **COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "REPLAT OF LOT 1B, BLOCK 10, LAKESIDE PLACE" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS DAY OF ,2023.

BONNER COUNTY SURVEYOR

## PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

### **PANHANDLE HEALTH DISTRICT 1**

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.

### **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

### **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 \_\_\_\_\_\_, 2023.

THIS IS TO CERTIFY THAT GLENN RAY HARVEY, ALSO SHOWN OF RECORD AS GLEN RAY HARVEY, AN UNMARRIED MAN AS TO AN UNDIVIDED 50% INTEREST AND LESLIE WOOD, A SINGLE WOMAN, AS TO AN UNDIVIDED 50% INTEREST, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "REPLAT OF LOT 1B, BLOCK 10, LAKESIDE PLACE", LOCATED IN SECTION 35, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING LOT 1B OF REPLAT OF LOT 1A, BLOCK 10, LAKESIDE PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 12 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO, EXCEPTING THEREFROM THE LODGE AT SWAN'S LANDING CONDOMINIUM. RECORDED AS INST. NO. 722896 & SHOWN ON CONDOMINIUM RECORD OF SURVEY INST. NO. 722895, RECORDS OF BONNER COUNTY, IDAHO:

STATE OF

THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

RESIDING AT:

STATE OF \_\_\_\_\_

WRITTEN.

BONNER COUNTY TREASURER

# , BLOCK 10, LAKESIDE PLACE TH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

### **OWNERS' CERTIFICATE**

SEWER SERVICE IS TO BE PROVIDED BY SOUTHSIDE WATER AND SEWER.

WATER SERVICE IS TO BE PROVIDED BY SOUTHSIDE WATER AND SEWER.

THE LOCATION OF THE 12' WIDE SEWER SYSTEM MAINTENANCE ACCESS EASEMENT FOR SOUTHSIDE WATER & SEWER DISTRICT. IS HEREBY ALTERED AS ALLOWED IN INSTRUMENT NO. 786536.

GLENN (GLEN) RAY HARVEY

LESLIE WOOD

### **OWNERS' ACKNOWLEDGMENT**

COUNTY OF \_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_ \_\_, IN THE YEAR OF 2023. BEFORE ME PERSONALLY APPEARED GLENN RAY HARVEY, ALSO SHOWN OF RECORD AS GLEN RAY HARVEY, AN UNMARRIED MAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED

NOTARY PUBLIC FOR THE STATE OF

MY COMMISSION EXPIRES:

COUNTY OF

NOTARY PUBLIC

### **OWNERS' ACKNOWLEDGMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED LESLIE WOOD, A SINGLE WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 35, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS DAY OF , 2023.

RUSSELL E. BADGLEY

PLS 12458

### SURVEYOR'S NARRATIVE

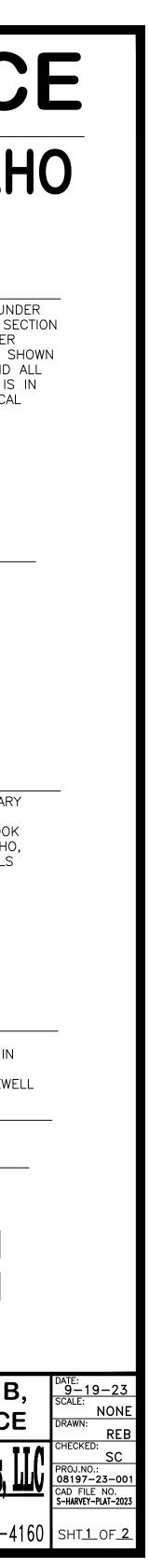
THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF LOT 1B OF REPLAT OF LOT 1A, BLOCK 10, LAKESIDE PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 12 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO, AND TO DIVIDE SAID PARCEL INTO FOUR 2 SEPARATE PARCELS AS SHOWN HEREON.

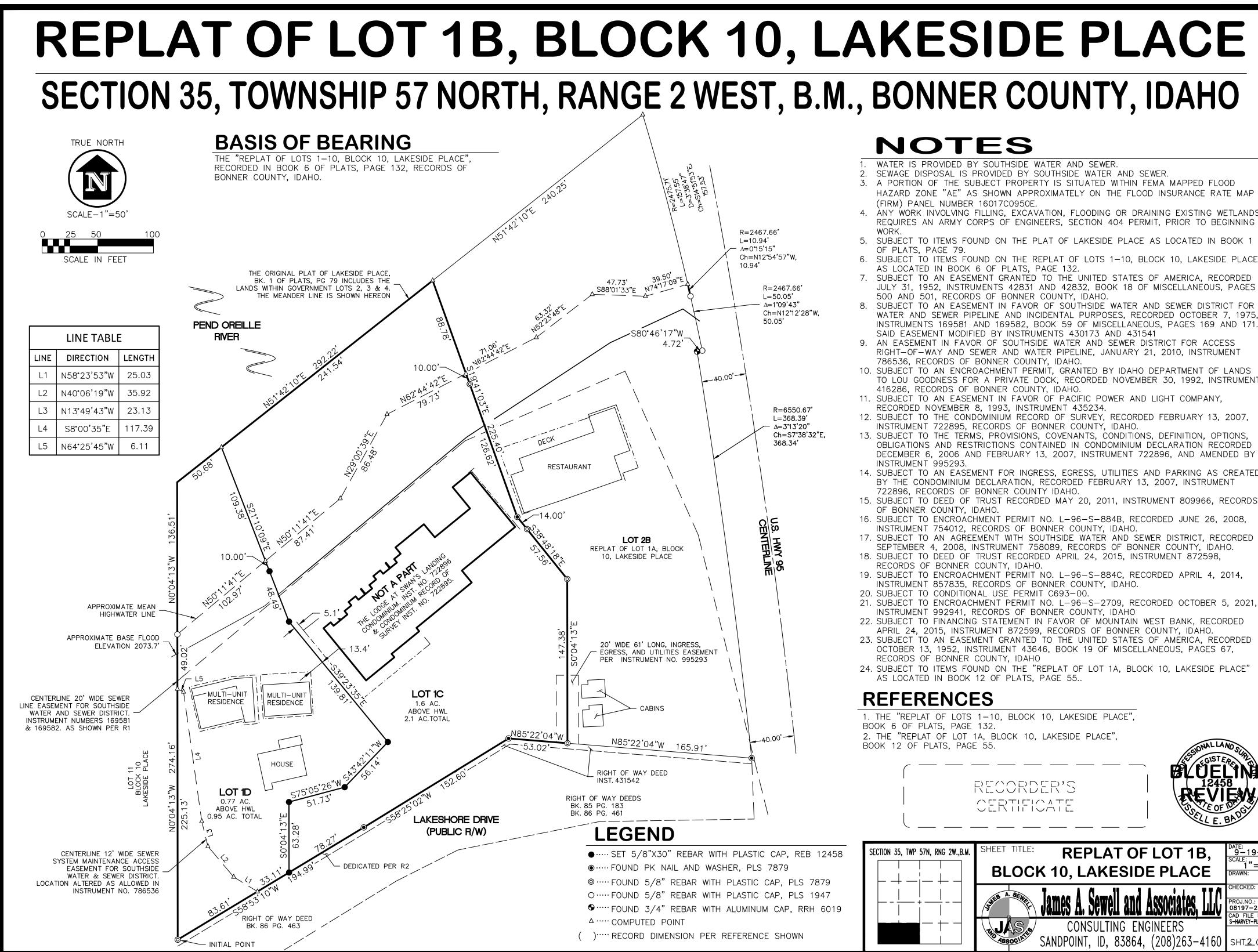
### **RECORDER'S CERTIFICATE**

| FILED THISDAY OF            | , 2023, AT           | M. II  |
|-----------------------------|----------------------|--------|
| BOOK AT PAGE AT             | THE REQUEST OF JAMES | A. SEW |
| AND ASSOCIATES, LLC. AS INS | TRUMENT NO           |        |

BONNER COUNTY RECORDER RECORDER'S CERTIFICATE







NOTES

(FIRM) PANEL NUMBER 16017C0950E.

AS LOCATED IN BOOK 6 OF PLATS, PAGE 132.

500 AND 501, RECORDS OF BONNER COUNTY, IDAHO.

WATER IS PROVIDED BY SOUTHSIDE WATER AND SEWER.

SEWAGE DISPOSAL IS PROVIDED BY SOUTHSIDE WATER AND SEWER.

◎ ····· FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 7879 O ..... FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 1947  $\odot$  ..... FOUND 3/4" REBAR WITH ALUMINUM CAP, RRH 6019

SAID EASEMENT MODIFIED BY INSTRUMENTS 430173 AND 431541 9. AN EASEMENT IN FAVOR OF SOUTHSIDE WATER AND SEWER DISTRICT FOR ACCESS RIGHT-OF-WAY AND SEWER AND WATER PIPELINE, JANUARY 21, 2010, INSTRUMENT 786536, RECORDS OF BONNER COUNTY, IDAHO.

WORK

OF PLATS, PAGE 79.

- 10. SUBJECT TO AN ENCROACHMENT PERMIT, GRANTED BY IDAHO DEPARTMENT OF LANDS TO LOU GOODNESS FOR A PRIVATE DOCK, RECORDED NOVEMBER 30, 1992, INSTRUMENT 416286, RECORDS OF BONNER COUNTY, IDAHO,
- 11. SUBJECT TO AN EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY RECORDED NOVEMBER 8, 1993, INSTRUMENT 435234.
- 12. SUBJECT TO THE CONDOMINIUM RECORD OF SURVEY, RECORDED FEBRUARY 13, 2007, INSTRUMENT 722895, RECORDS OF BONNER COUNTY, IDAHO.
- 13. SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITION, OPTIONS, OBLIGATIONS AND RESTRICTIONS CONTAINED IN CONDOMINIUM DECLARATION RECORDED DECEMBER 6, 2006 AND FEBRUARY 13, 2007, INSTRUMENT 722896, AND AMENDED BY INSTRUMENT 995293.
- 14. SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND PARKING AS CREATED BY THE CONDOMINIUM DECLARATION, RECORDED FEBRUARY 13, 2007, INSTRUMENT 722896, RECORDS OF BONNER COUNTY IDAHO.
- 15. SUBJECT TO DEED OF TRUST RECORDED MAY 20, 2011, INSTRUMENT 809966, RECORDS OF BONNER COUNTY, IDAHO.
- 16. SUBJECT TO ENCROACHMENT PERMIT NO. L-96-S-884B, RECORDED JUNE 26, 2008 INSTRUMENT 754012, RECORDS OF BONNER COUNTY, IDAHO.
- 17. SUBJECT TO AN AGREEMENT WITH SOUTHSIDE WATER AND SEWER DISTRICT, RECORDED SEPTEMBER 4, 2008, INSTRUMENT 758089, RECORDS OF BONNER COUNTY, IDAHO. 18. SUBJECT TO DEED OF TRUST RECORDED APRIL 24, 2015, INSTRUMENT 872598,
- RECORDS OF BONNER COUNTY, IDAHO.
- 19. SUBJECT TO ENCROACHMENT PERMIT NO. L-96-S-884C, RECORDED APRIL 4, 2014, INSTRUMENT 857835, RECORDS OF BONNER COUNTY, IDAHO.
- 20. SUBJECT TO CONDITIONAL USE PERMIT C693-00. 21. SUBJECT TO ENCROACHMENT PERMIT NO. L-96-S-2709, RECORDED OCTOBER 5, 2021, INSTRUMENT 992941, RECORDS OF BONNER COUNTY, IDAHO
- 22. SUBJECT TO FINANCING STATEMENT IN FAVOR OF MOUNTAIN WEST BANK, RECORDED APRIL 24, 2015, INSTRUMENT 872599, RECORDS OF BONNER COUNTY, IDAHO.
- 23. SUBJECT TO AN EASEMENT GRANTED TO THE UNITED STATES OF AMERICA. RECORDED OCTOBER 13, 1952, INSTRUMENT 43646, BOOK 19 OF MISCELLANEOUS, PAGES 67, RECORDS OF BONNER COUNTY, IDAHO
- 24. SUBJECT TO ITEMS FOUND ON THE "REPLAT OF LOT 1A. BLOCK 10. LAKESIDE PLACE" AS LOCATED IN BOOK 12 OF PLATS, PAGE 55.

### REFERENCES

1. THE "REPLAT OF LOTS 1-10, BLOCK 10, LAKESIDE PLACE", BOOK 6 OF PLATS, PAGE 132. 2. THE "REPLAT OF LOT 1A, BLOCK 10, LAKESIDE PLACE", BOOK 12 OF PLATS, PAGE 55.





