



# BONNER COUNTY PLANNING DEPARTMENT

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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #	RECEIVED:
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Crooked Tree Ranch
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### APPLICANT INFORMATION:

Landowner's name: Jesse & Karen Guidry		
Mailing address: [REDACTED]		
City: Sagle	State: ID	Zip code: 83860
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@glaheinc.com		

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Tyson Glahe / Surveyor		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: tglah@glaheinc.com		

### PARCEL INFORMATION:

Section #: 18	Township: 56N	Range: 1W	Parcel acreage: 10.02
Parcel # (s): RP02351000010A			
Legal description: Lot 1 of Guidry Subdivision			
Current zoning: R-5	Current use: 131-Land-ag/timb w/resid Imp		
What zoning districts border the project site?			

North: R-5	East: R-5
South: R-5	West: R-5
Comprehensive plan designation: Rural/Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 9.98 acres, frame built house, 131-Land-ag/timb w/resid Imp	
South: 5.90, no structures, 106- Productivity forest land; 5.03, frame built house, 532-ronresid imprv on cat12/15	
East: 195.80acres, multiple structures & uses, 131-Land-ag/timb w/resid Imp	
West: 5.00acres, no structures, 515-Land resid rural subdv vac	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Follow Hwy-95 South for 4.8mi; Turn left on to Sagle Rd, follow 1.3mi; Continue on Sagle Rd; follow 3.2mi; property will be on your left.</u>	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> <u>Guidry Subdivision - Recorded July 29, 1994 - BK 5, PG 34</u>	
<b>This application is for :</b> <u>MLD</u>	
Proposed lots:	Depth to Width Ratio (D:W)
Lot #1      Proposed acreage: 5.00	3.08 : 1
Lot #2      Proposed acreage: 5.00	3.02 : 1
Lot #3      Proposed acreage:	
Lot #4      Proposed acreage:	
Remainder      Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Client wishes to split property in to two conforming parcels, each will be approximately 5 acres, while also gifting 0.02ac across Sagle Rd to Bonner County.</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>Mostly flat</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>
Springs & wells: <u>No springs, a private individual well exists on the property</u>

Existing structures (size & use): House - 30' x 60' ; Pump House/ woodshed - 22' x 28' ; RV shed - 15.5' x 34' ; Shop - 48' x 60' ; Greenhouse - 10' x 20'

Land cover (timber, pastures, etc): Mostly timbered with a small meadow in the center of the current parcel

Are wetlands present on site?  Yes  No

Source of information: Bonner County GIS

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: Sagle rd, paved public rd, 60ft wide

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 page 3 & 4 (Schedule B) of Title Report

**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: \_\_\_\_\_

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

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

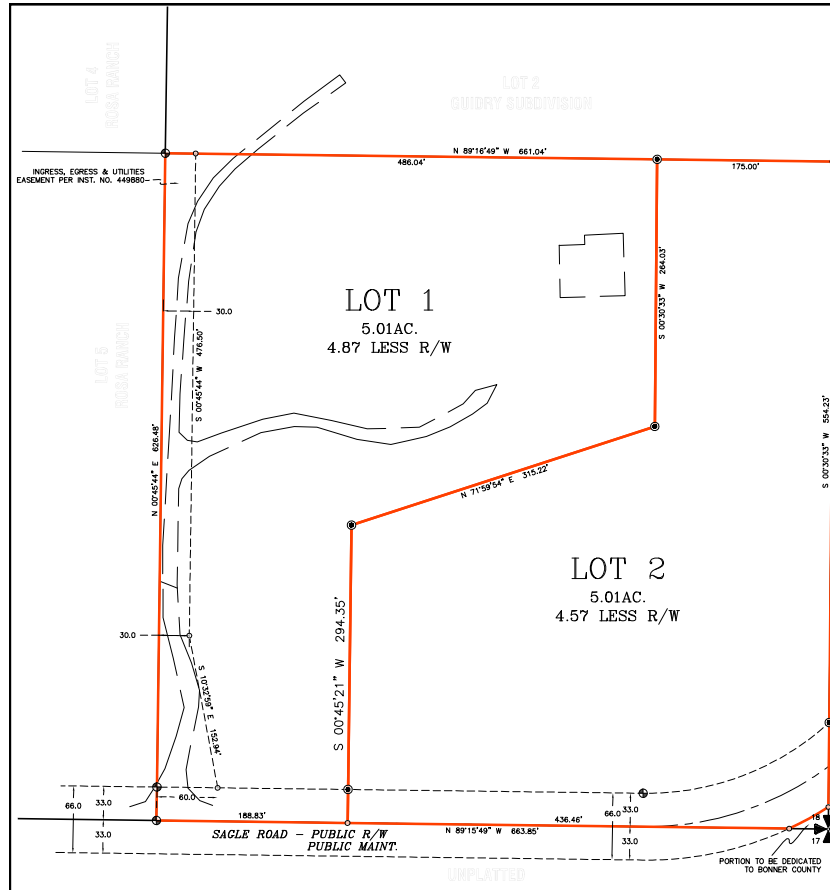
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Private Individual well

Which power company will serve the project site? NLI

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.

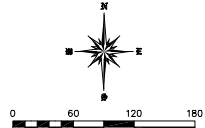
Landowner's signature: Jesse Smith Date: 9-13-23

Landowner's signature: Karen Bundy Date: 9-13-23



## CROOKED TREE RANCH

LOT 1 OF GUIDRY SUBDIVISION,  
 LYING IN THE SE¼ OF THE SE¼ OF SECTION 18,  
 TOWNSHIP 56 NORTH, RANGE 1 WEST,  
 BOISE MERIDIAN, BONNER COUNTY, IDAHO



### LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" x 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 885
- FOUND MONUMENTATION, AS NOTED.
- CALCULATED POINT, NOTHING SET.
- BEARING & DISTANCE PER G.L.O./B.L.M SURVEY
- PLAT OF GUIDRY SUBDIVISION, INST. NO. 449731, 7/29/1994.

### GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

### DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PRELIMINARY REPORT, FILE NO. FILE NUMBER: 23482236, DATED JULY 25, 2023.
- EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF SAID GUIDRY SUBDIVISION (P1).
  - AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A WARRANTY DEED. PURPOSE: INGRESS, EGRESS AND UTILITIES, RECORDED: AUGUST 5, 1994 AT INSTRUMENT NO.: 449880, RECORDS OF BONNER COUNTY, IDAHO.
  - AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: NORTHERN LIGHTS, INC. PURPOSE: PUBLIC UTILITIES. RECORDED: NOVEMBER 17, 1994 AT INSTRUMENT NO.: 455820, RECORDS OF BONNER COUNTY, IDAHO.
  - AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. PURPOSE: PUBLIC UTILITIES. RECORDED: FEBRUARY 13, 1995 AT INSTRUMENT NO.: 460342, RECORDS OF BONNER COUNTY, IDAHO.
  - TERMS AND CONDITIONS CONTAINED IN A/JAN JOINT USE AND MAINTENANCE AGREEMENT BY AND BETWEEN JESSE GUIDRY AND GORDON WOODY AND HOPE WOODY. RECORDED: DECEMBER 6, 1996 AT INSTRUMENT NO.: 496066, RECORDS OF BONNER COUNTY, IDAHO.

PLACE RECORDING LABEL HERE

### 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 1.000164805. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°32'42" AT THE SOUTHEAST CORNER OF SECTION 18.

### SURVEYOR'S NARRATIVE

- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP. NO ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN GUILTYLAND DEED, INSTRUMENT NO. 546350, FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.



1/4	Survey	Boundary	Plat	PRIVATE	IDHO
18	56	1	N	W	
PROJECT # 23-110 GUIDRY					
DRAWING NAME: 23-110 GUIDRY.MXD			PLAT DATE: 9/13/2023		

**CROOKED TREE RANCH**

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

Scale: 1" = 60'  
 Checked By: YLW  
 Drawn By: YLW  
 Sheet: 1 of 2

# CROOKED TREE RANCH

LOT 1 OF GUIDRY SUBDIVISION,  
LYING IN THE SE $\frac{1}{4}$  OF THE SE $\frac{1}{4}$  OF SECTION 18,  
TOWNSHIP 56 NORTH, RANGE 1 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JESSE E. GUIDRY AND KAREN L. GUIDRY, 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 'CROOKED TREE RANCH' BEING A PORTION OF SECTION 18, TOWNSHIP 56 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 1 OF GUIDRY SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK 5 OF PLATS, PAGE 34, RECORDS OF BONNER COUNTY, IDAHO.

JESSE E. GUIDRY \_\_\_\_\_ DATE \_\_\_\_\_

KAREN L. GUIDRY \_\_\_\_\_ DATE \_\_\_\_\_

## 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 \_\_\_\_\_

## PLANNING DIRECTOR

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

PLANNING DIRECTOR \_\_\_\_\_

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREN PLAT "CROOKED TREE RANCH" AND CHECKED THE REPLAY 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 \_\_\_\_\_

## PANHANDLE HEALTH DISTRICT

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 INDIVIDUAL ON-SITE WELL  
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREN 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 \_\_\_\_\_

PLACE RECORDING LABEL HERE

## ACKNOWLEDGMENT

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

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JESSE E. GUIDRY, 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: \_\_\_\_\_

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

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KAREN L. GUIDRY, 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: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, TYSON L.A. GLAHE, PLS 14879, 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 18, TOWNSHIP 56 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.

TYSON L.A. GLAHE, PLS 14879 \_\_\_\_\_ DATE \_\_\_\_\_



1/4 Section 18		Township 56 North		Range 1 West		BONNER COUNTY, IDAHO	
PROJECT # 23-110 GUIDRY		Plat Date: 9/29/2023		DRAWING NAME: 23-110 GUIDRY AFD		DRAWING NO: 23-110 GUIDRY AFD	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Book: N/A		Drawn By: TLAG	
				Checked By: TLAG		Sheet: 2 of 2	