



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
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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: Manfred's Golf Estates
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### APPLICANT INFORMATION:

Landowner's name: Paul & Dawn Manfred		
Mailing address: [REDACTED]		
City: Spokane	State: WA	Zip code: 99016
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey		
Company name: James A. Sewell & Associates, LLC		
Mailing address: 600 4th Street West		
City: Newport	State: WA	Zip code: 99156
Telephone: 509-447-3626	Fax:	
E-mail: jbailey@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 #: 24	Township: 60	Range: 5W	Parcel acreage: 1.25
Parcel # (s): RP60N05W244975A			
Legal description: Tax 46			
Current zoning: Recreation		Current use: Undeveloped	
What zoning districts border the project site?			

North:R-5	East:R-5
South:Rec	West:R-5
Comprehensive plan designation:Rec	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Residential, 7 acres, residential structures	
South:undeveloped, 38.5 acres	
East:undeveloped, 1.23 acres	
West:Residential, 1.5 acres, residential structures	
Within Area of City Impact: Yes:    No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Starting at the intersection of Highway 57 and Luby Bay Road in Nordman; thence travel north on Luby Bay Road for approx. 3/4 mile; turn right onto Golf Estates Drive; continue to the subject property	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b> N/A		
<b>This application is for :</b> Minor Land Division to create one additional parcel		
Proposed lots: 2		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 0.72	(178:180.5) = 0.98
Lot #2	Proposed acreage: 0.52	(122:180.8) = 0.67
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>The proposal would be to split the existing Tax 46 into two platted lots. Lot 1 would be 0.72 acres and Lot 2 would be 0.52 acres.</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: The ground is relatively flat with some timber.	
Water courses (lakes, streams, rivers & other bodies of water): n/a	
Springs & wells: n/a	

Existing structures (size & use): \_\_\_\_\_  
existing 10'x10' gazebo for recreational use, no real structures on the property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): \_\_\_\_\_  
minor timber coverage across the entire lot  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?  Yes  No

Source of information: Wetland Mapper

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: 10' wide access easement across existing gravel driveway. Inst. No 365647 (Golf Estates Drive)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.  
10' wide access easement (Inst. 365647)

**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: Individual Septic Tank w/ Leach Field

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

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: Individual Residential Well  
\_\_\_\_\_  
\_\_\_\_\_

Which power company will serve the project site? Avista

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: Paul Manfred Date: 10/5/2023

Landowner's signature: Jawn Manfred Date: 10/5/2023

# "MANFRED'S GOLF ESTATES"

## SECTION 24, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "MANFRED'S GOLF ESTATES" 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.

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

### OWNER'S CERTIFICATE

THIS IS TO PAUL J. MANFRED AND DAWN M. MANFRED, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP; ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAID PROPERTY TO BE SPLIT INTO LOTS, THE SAME TO BE KNOWN AS "MANFRED'S GOLF ESTATES", LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 60 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER OF SECTION OF SAID SECTION 24; THENCE S2°47'40"W ALONG THE NORTH-SOUTH CENTER OF SECTION LINE OF SAID SECTION 24, 669.42 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N88°51'32"W ALONG SAID NORTH LINE, 305.28 FEET TO THE **POINT OF BEGINNING**; THENCE S1°44'18"E, 180.85 FEET; THENCE N88°47'30"W, 299.96 FEET; THENCE N1°41'32"W, 180.49 FEET TO THE SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S88°51'32"E, ALONG SAID NORTH LINE, 299.79 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING APPROXIMATELY 1.24 ACRES

WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND LEACH FIELDS

\_\_\_\_\_  
PAUL J. MANFRED

\_\_\_\_\_  
DAWN M. MANFRED

### OWNER'S ACKNOWLEDGMENT

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

ON THIS \_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2023, BEFORE ME PERSONALLY APPEARED PAUL J. MANFRED AND DAWN M. MANFRED, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THYE EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF: \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ M. AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC.

INSTRUMENT NO. \_\_\_\_\_ FEE: \_\_\_\_\_

\_\_\_\_\_  
BONNER COUNTY RECORDER

RECORDER'S  
CERTIFICATE

### SUBJECT TO INSTRUMENT NO.

173997	MINING LOCATION (DOES NOT AFFECT SUBJECT PROPERTY) RECORDED: APRIL 6, 1976
336721	APPURTENANT 10' ACCESS EASEMENT RECORDED: JUNE 26, 1987
738396	RIGHT-OF-WAY PUBLIC UTILITY EASEMENT RECORDED: OCTOBER 3, 2007
1006671	LAND USE MAP AMENDMENT RESOLUTION #2022-46 RECORDED: JUNE 8, 2022
1015590	ZONE CHANGE ORDINANCE NO. 686 RECORDED: JANUARY 3, 2023

### 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 24, TOWNSHIP 60 NORTH, RANGE 5 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.

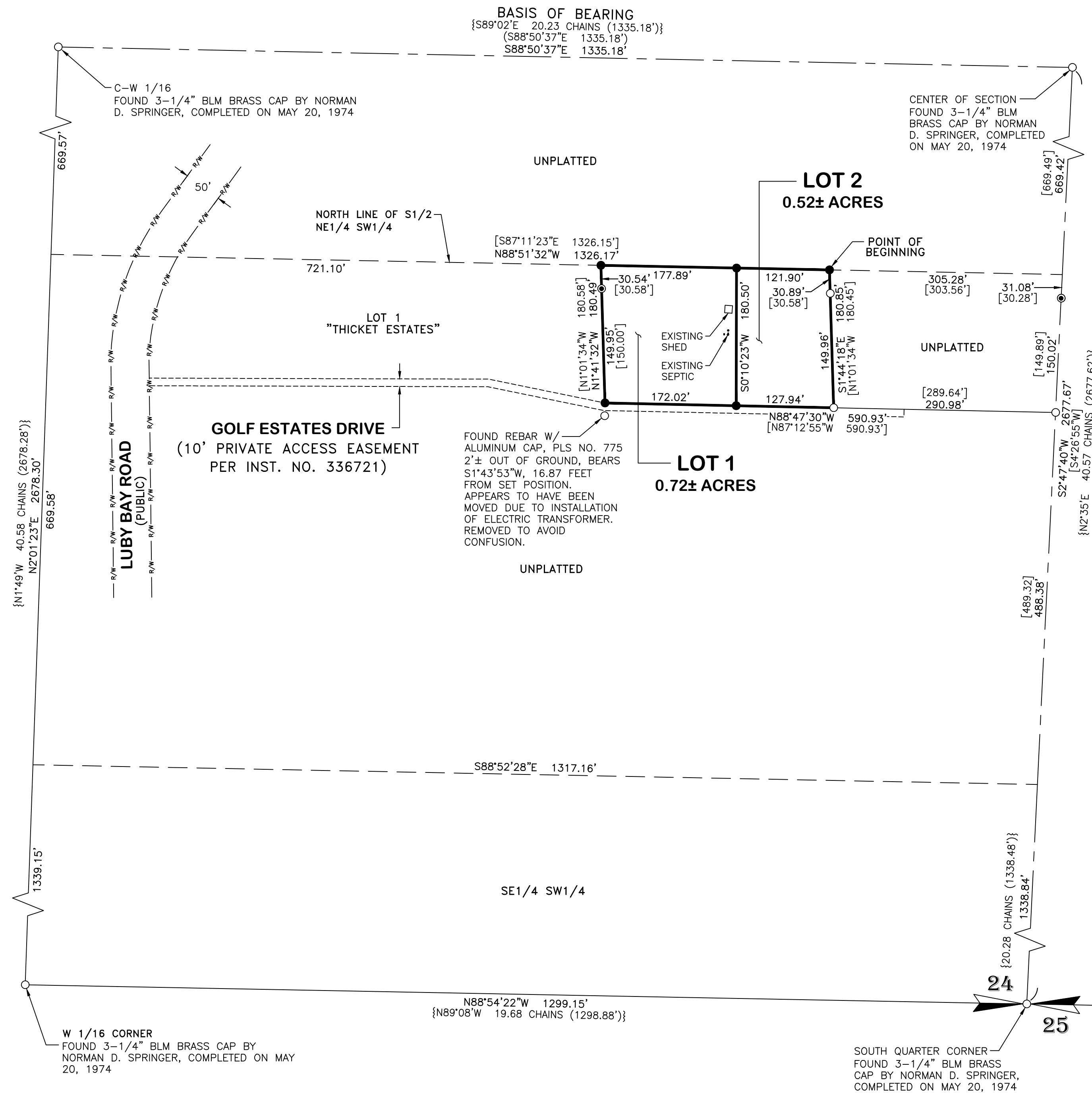
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.



SECTION 24, TWP 60N, RNG 5W, B.M.	SHEET TITLE: <b>"MANFRED'S GOLF ESTATES"</b>	DATE: 10-5-23
		SCALE: NONE
	<b>James A. Sewell and Associates, LLC</b> CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	DRAWN: JMB
		CHECKED: EAP
		PROJ. NO.: 13465-23-001
		CAD FILE NO.: MANFRED-MLD-2023
		SHT 1 OF 2

# "MANFRED'S GOLF ESTATES"

## SECTION 24, TOWNSHIP 60 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



### SURVEYOR'S NOTES

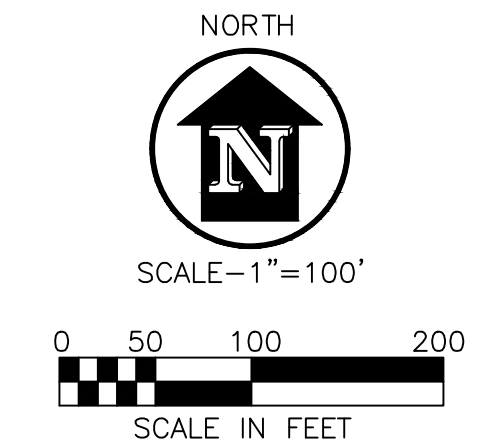
- 1) THE PROPERTY CONTAINED WITHIN THE DISTINCTIVE BOUNDARY SHOWN HEREON LIES IN FEMA ZONE D, DEPICTED ON THE FIRM PANEL 16017C0200F EFFECTIVE DATE 7/7/2014.
- 2) THERE ARE NO FEDERALLY RECOGNIZED WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.

### BASIS OF BEARING

BEING FROM THE CENTER-WEST SIXTEENTH CORNER TO THE CENTER OF SECTION OF SECTION 24 AS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBER 285265, RECORDED ON APRIL 20TH, 1984 BY PLS NO. 775. RECORDS OF BONNER COUNTY, IDAHO.

### SURVEYOR'S NARRATIVE

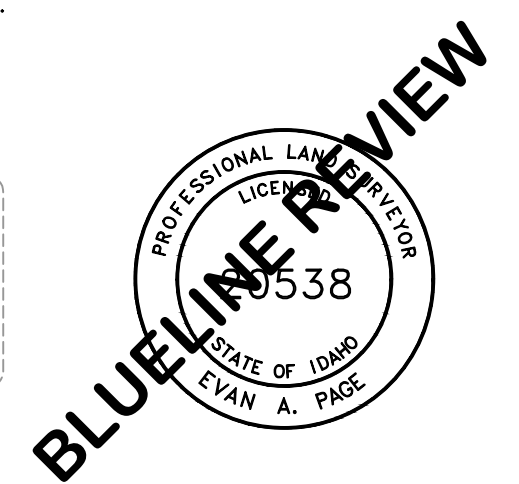
THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP60N05W244975A AND TO DIVIDE SAID PARCEL INTO LOTS AS SHOWN HEREON.



### LEGEND

- ..... SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS No. 20538
- ..... FOUND 3/4" REBAR W/ ALUMINUM CAP, PLS NO. 775, UNLESS OTHERWISE NOTED
- ⊙ ..... FOUND 1" IRON PIPE, NO ID
- ( ) ..... INFORMATION AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 285265, RECORDED ON APRIL 20TH, 1984 BY PLS NO. 775. RECORDS OF BONNER COUNTY, IDAHO.
- [ ] ..... INFORMATION AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 327183, RECORDED ON NOVEMBER 6TH, 1986 BY PLS NO. 775. RECORDS OF BONNER COUNTY, IDAHO.
- { } ..... INFORMATION AS SHOWN ON BLM SURVEY INSTRUMENT COMPLETED ON MAY 29, 1974 BY NORMAN D. SPRINGER, CADASTRAL SURVEYOR. RECORDS OF BONNER COUNTY, IDAHO.

RECORDER'S  
 CERTIFICATE



**BLUELINE REVIEW**

SECTION 24, TWP 60N, RNG 5W, B.M.	SHEET TITLE:	DATE:
	"MANFRED'S GOLF ESTATES"	10-5-23
	SCALE:	1" = 100'
	DRAWN:	JMB
	CHECKED:	EAP
	PROJECT NO.:	13465-23-001
CONSULTING ENGINEERS NEWPORT, WASHINGTON, 99156, (509)447-3626	CAD FILE NO.:	MANFRED-MD-2023
		SHT1 OF 2