

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountuid.gov (email) www.bonnercountuid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0055-23	RECEIVED: RECEIVED NOV 16 2023 Bonner County Planning Department
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: EMBER MEADOWS

APPLICANT INFORMATION:

Landowner's name: SANDRA COLLINS		
Mailing address: [REDACTED]		
City: ATHOL	State: ID	Zip code: 83801
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: ADVANCED TECHNOLOGY SURVEYING		
Company name: ATS, 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: LAND SURVEYOR COMPANY		
Company name: SEE ABOVE		
Mailing address:		
City:	State:	Zip code:
Telephone:	Fax:	
E-mail:		

PARCEL INFORMATION:

Section #: 23	Township: 54N	Range: 03W	Parcel acreage: 19.52 ACRES
Parcel # (s): RP54N03W238402			
Legal description: The East half of the Southwest quarter of the Southeast quarter, Less that portion of the East half of the Southwest quarter of the Southeast quarter of Section 23, Township 54 North, Range 3 West			
Current zoning: RURAL 5		Current use: RURAL 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: VACANT FOREST LAND- 88 ACRES	
South: 5 ACRES VACANT LAND & 21 ACRES WITH RESIDENCE ON-SITE	
East: 20 ACRES WITH RESIDENCE ON-SITE	
West: THREE, APPROX. 5-ACRE PARCELS WITH HOMES ON EACH LOT	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: SOUTH ON HIGHWAY 95, PASSED CAREYWOOD, TAKE LEFT ON TRAILS END ROAD, PROPERTY ON THE RIGHT NEAR INTERSECTION. ADDRESS TO SITE IS 152 TRAILS END ROAD, ATHOL	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : 4 LOT PLAT		
Proposed lots: 4		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5 ACRES	1:1
Lot #2	Proposed acreage: 5 ACRES	1:1
Lot #3	Proposed acreage: 5 ACRES	1:1
Lot #4	Proposed acreage: 5 ACRES GROSS	1:1
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		
20-ACRES WITH AN EXISTING HOME ON LOT 2 THAT WILL REMAIN THE SAME. INDIVIDUAL WELL FOR DOMESTIC WATER, INDIVIDUAL SEPTIC PER LOT. EXISTING HOME CROSSES THE PACIFIC GAS EASEMENT TO GAIN ACCESS. THIS IS THE ONLY LOT THAT WOULD NEED TO DO SO.		

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 SLOPES VARY THROUGHOUT THE SITE GRADUALLY, WITH PLENTY OF SPACE UNDER 15% FOR FUTURE BUILDING FOR EACH LOT.	
NO ROCK OUTCROPPINGS EXIST ON THIS SITE.	
Water courses (lakes, streams, rivers & other bodies of water): _____	
THERE ARE NO BODIES OF WATER ON OR NEAR THIS PROJECT SITE.	
Springs & wells: THERE ARE NO SPRINGS AT THIS PROJECT SITE.	

Existing structures (size & use): THE OWNER LIVES AT THE SITE IN PROPOSED LOT 2. THE DRIVEWAY CONSISTS OF GRAVEL/DIRT AND CROSSES THE EXISTING PACIFIC GAS TRANSMISSION EASEMENT THAT LIES ACROSS THIS PROPERTY. THE EXISTING HOME WILL REMAIN.

Land cover (timber, pastures, etc): TIMBER COVERS THE MAJORITY OF THIS SITE ALONG WITH NATIVE SHRUBS AND GRASSES.

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

Flood Hazard Zones located on site: X D A AE DFIRM MAP: NO FLOOD ZONE

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: TRAILS END ROAD IS A PUBLICLY MAINTAINED ROADWAY THAT PROVIDES ACCESS TO THIS SITE. A PROPOSED EASEMENT AS DEPICTED ON THE PLAT WOULD BE THE ACCESS FOR EACH LOT UPON APPROVAL OF THIS PLAT. THE EASEMENT WOULD THEN BE NAMED AS WELL THROUGH BONNER GIS.

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

List existing access and utility easements on the subject property.
ROW DEED #983250, PACIFIC GAS TRANSMISSION EASEMENTS #741841, 74842, 843982, 207018 & 217076

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: EXISTING SEPTIC ON-SITE FOR THE HOME, SAME PROPOSED _____

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS ARE PROPOSED FOR THE 3 NEW LOTS, WHILE THE HOME SYSTEM WOULD REMAIN THE SAME. EACH NEW OWNER WOULD BE RESPONSIBLE FOR MAINTENANCE AND APPLICATION APPROVAL THROUGH PHD AT TIME OF BUILDING PERMIT.

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 EACH NEW LOT WOULD DRILL FOR WELL, OR POSSIBLE SHARE WELLS, AT TIME OF BUILDING PERMIT

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: THE EXISTING HOME GAINS DOMESTIC WATER FROM AN INDIVIDUAL WELL. THE SAME IS PROPOSED FOR EACH NEW LOT. THE FOUR SURROUNDING WELL LOGS INDICATE AN AVERAGE YIELD OF 18 GALLONS PER MINUTE. EACH NEW OWNER WOULD BE RESPONSIBLE

Which power company will serve the project site? NORTHERN LIGHTS

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.

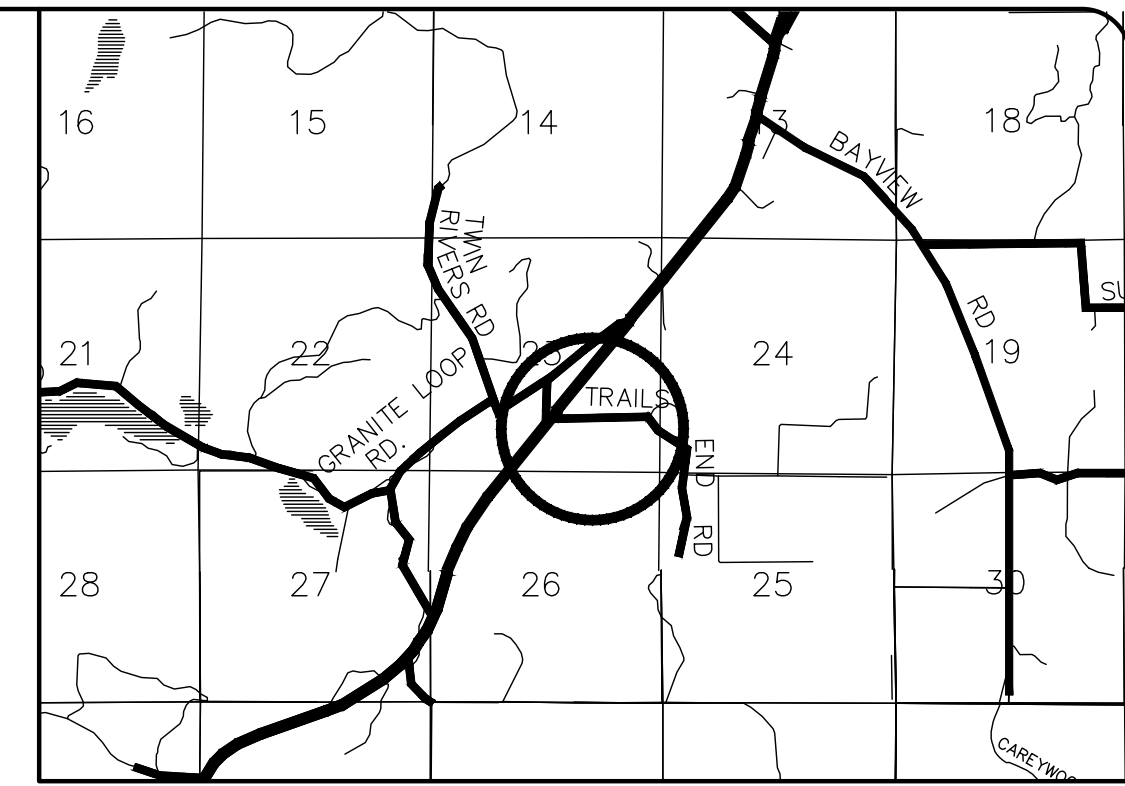
Landowner's signature: Tiffany Cape (ATS) Date: 11-9-2023

Landowner's signature: _____ Date: _____

EMBER MEADOWS

PORTION OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M., BONNER COUNTY, IDAHO

PAGE 1 OF 2



VICINITY MAP
NO SCALE

OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT SANDRA R. COLLINS, AN UNMARRIED WOMAN HAS CAUSED THE LAND TO BE SURVEYED AND DIVIDED INTO LOTS TO BE KNOWN HENCEFORTH AS 'EMBER MEADOWS', SITUATE IN A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M., BONNER COUNTY, IDAHO AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23 AS MARKED BY A 2.5" A.C. MONUMENT PER CP#F INSTRUMENT NUMBER 928370; FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION AS MARKED BY A 2.5" A.C. MONUMENT PER CP#F INSTRUMENT NUMBER 928369 BEARS NORTH 88°07'30" WEST, 2642.37 FEET; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88°07'29" WEST, 1320.66 FEET TO THE EAST 1/16th CORNER COMMON TO SECTIONS 23 AND 26 AS MARKED BY A 5/8" REBAR # CAP 'PLS 9905' AND BEING THE TRUE POINT-OF-BEGINNING.

THENCE CONTINUING ALONG SAID SOUTH SECTION LINE, NORTH 88°07'29" WEST, 441.13 FEET TO A BARBED WIRE FENCE AND REFERENCED BY A 5/8" REBAR # CAP 'PLS 7156';

THENCE LEAVING SAID SECTION LINE ALONG A BARBED WIRE FENCE AS FOLLOWS:

NORTH 01°14'51" EAST, 32.38 FEET TO A 5/8" REBAR # CAP 'PLS 7156';
SOUTH 87°55'47" WEST, 45.48 FEET TO A 5/8" REBAR # CAP 'PLS 7156';
SOUTH 87°30'15" WEST, 58.26 FEET TO A 5/8" REBAR # CAP 'PLS 7156';
SOUTH 87°29'12" WEST, 55.03 FEET TO A 5/8" REBAR # CAP 'PLS 7156';
SOUTH 89°35'39" WEST, 61.60 FEET TO A 5/8" REBAR # CAP 'PLS 7156' ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE ALONG SAID WEST LINE NORTH 01°19'45" EAST, 1230.37 FEET TO A POINT ON THE SOUTH LINE OF THAT PARTICULAR PARCEL OF LAND DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 983250, BONNER COUNTY RECORDS AND MARKED BY A 3.25" Z.C. ITD RIGHT-OF-WAY MONUMENT AND BEING THE POINT OF NON-TANGENT CURVATURE TO THE RIGHT;

THENCE EASTERLY, 74.74 FEET ALONG SAID RIGHT-OF-WAY CURVE HAVING A RADIUS OF 677.00 FEET, A CENTRAL ANGLE OF 06°19'32" AND A CHORD BEARING NORTH 89°03'46" EAST, 74.70 FEET TO THE POINT OF TANGENCY AS MARKED BY A 3.25" Z.C. ITD RIGHT-OF-WAY MONUMENT;

THENCE, SOUTH 87°46'28" EAST, 152.94 FEET TO A 3.25" Z.C. ITD RIGHT-OF-WAY MONUMENT;

THENCE, NORTH 02°07'33" EAST, 65.21 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SOUTH 88°19'01" EAST, 432.05 FEET TO THE SOUTHEAST 1/16th OF SAID SECTION 23;

THENCE, SOUTH 01°18'05" WEST, 1317.92 FEET RETURNING TO THE POINT-OF-BEGINNING.

CONTAINING 19.52 ACRES, MORE OR LESS;

BE IT FURTHER KNOW THAT;

- 1) THE OWNER HEREBY GRANT A 50.0 FEET WIDE AND A 60' RADIUS 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.

SANDRA R. COLLINS

NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO)
COUNTY OF KOOTENAI) S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023,
BY SANDRA R. COLLINS

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 OCTOBER 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.

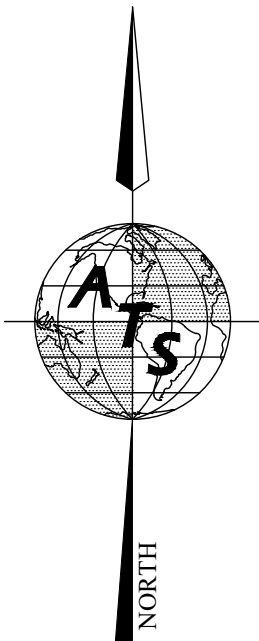
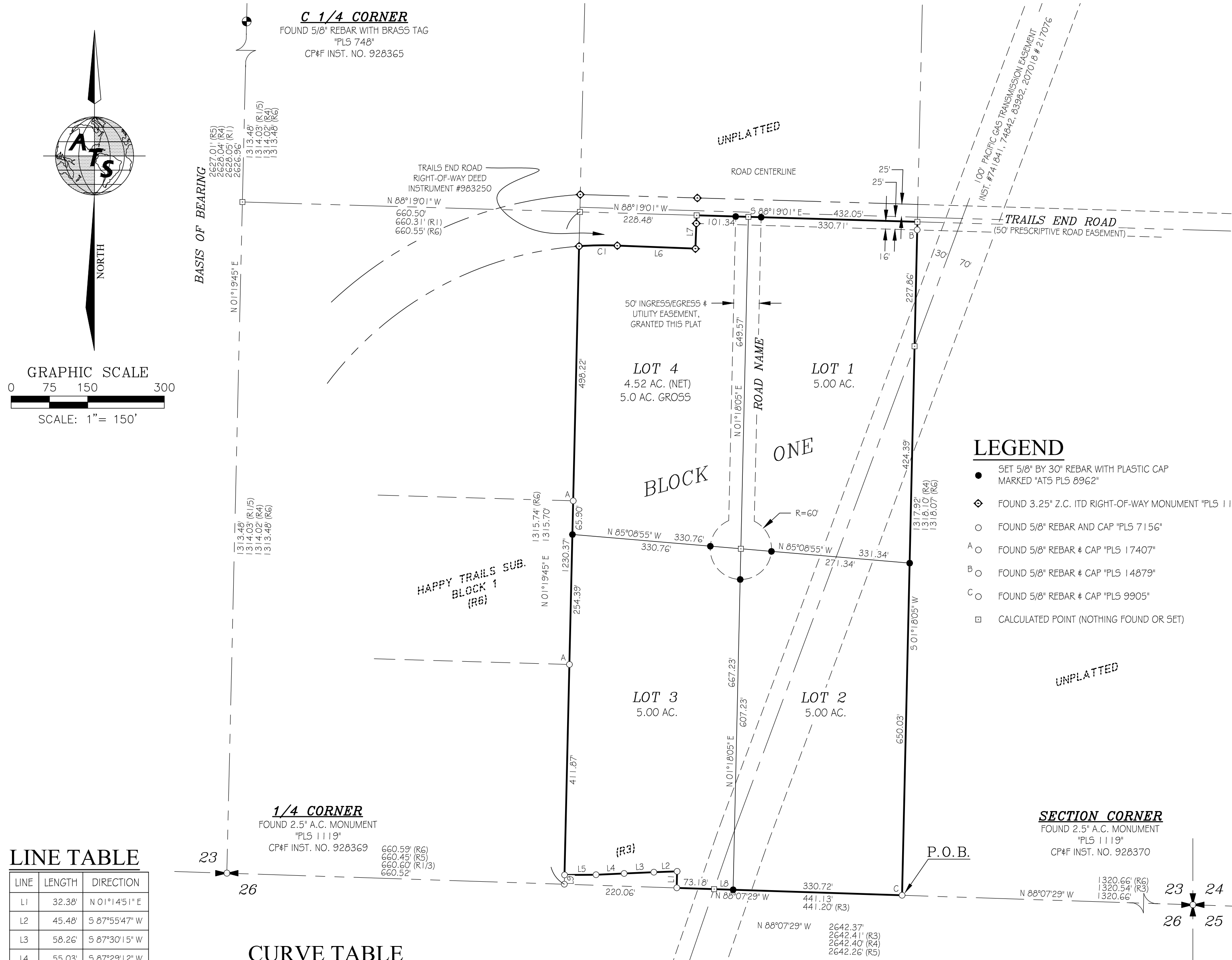


	ADVANCED TECHNOLOGY SURVEYING & ENGINEERING INC.	SCALE: NTS
	9177 HESS STREET, HAYDEN IDAHO, 83835	CHECKED BY MBM
	* PH. (208)-772-2745 * FAX (208)-762-7731 *	DATE: 10-20-2023
		DRAWN BY MBM
		DATE: 10-20-2023
		DWG: PLAT
		PROJ: 23-099

EMBER MEADOWS

PORTION OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M., BONNER COUNTY, IDAHO

PAGE 2 OF 2



LINE TABLE

LINE	LENGTH	DIRECTION
L1	32.38'	N 01°14'51" E
L2	45.48'	S 87°55'47" W
L3	58.26'	S 87°30'15" W
L4	55.03'	S 87°29'12" W
L5	61.60'	S 89°35'39" W
L6	152.94'	S 87°46'28" E
L7	65.21'	N 02°07'33" E
L8	37.23'	N 88°07'29" W
L9	18.15'	N 01°19'45" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DIST.
C1	74.74'	677.00'	006°19'32"	N 89°03'46" E	74.70'

REFERENCES

- R1) SURVEY BY MICHAEL P. RHODES, PLS 7163. RECORDED FEBRUARY 1999 AS INSTRUMENT NUMBER 540344.
 - R2) SURVEY BY MARK W. DUFFNER, PLS 9905. RECORDED AUGUST 2015 AS INSTRUMENT NUMBER 878197.
 - R3) SURVEY BY JEFF R. WILEY, PLS 7156. RECORDED SEPTEMBER 2016 AS INSTRUMENT NUMBER 895559.
 - R4) TRAILS END ESTATES BY LANCE G. MILLER, PLS 6107. RECORDED OCTOBER 2020 AS INSTRUMENT NUMBER 962781.
 - R5) HAPPY TRAILS SUB. BY RON C. HEIDEMANN, PLS 17407. RECORDED AUGUST 2020 AS INSTRUMENT NUMBER 963559.
 - R6) SURVEY BY DUSTY B. OBERMAYER, PLS 11119. RECORDED MAY 2023 AS INSTRUMENT NUMBER 878197.
 - R7) WARRANTY DEED INSTRUMENT NO. 905767.
- 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 23 AS DEPICTED HEREIN AND ON RECORD OF SURVEY REFERENCED AS "R6" AND TAKEN TO BEAR NORTH 01°19'45" 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 FIRST AMERICAN TITLE INSURANCE COMPANY. ORDER NO. 1111820-C DATED AUGUST 25, 2023. PLAT BOUNDARIES ARE BASED ON WARRANTY DEED R7 AND FOUND/VERIFIED MONUMENTATION OF RECORD, BONNER COUNTY RECORDS.
3. MONUMENTS SHOWN IN THIS SURVEY WERE VISITED IN SEPTEMBER 2023.
4. THIS SURVEY MEETS OR EXCEEDS THE PRECISION REQUIREMENT FOR MATHEMATICAL ERROR OF CLOSURE AS SET FORTH IN IDAHO CODE TITLE CHAPTER 55-191 I, 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. PLATTED LOTS ARE SUBJECT TO A BLANKET UTILITY RIGHT-OF-WAY EASEMENT TO NORTHERN LIGHTS, INC. PER INSTRUMENT NUMBER 572322.



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING
INC.

P.O. BOX 3457, HAYDEN IDAHO, 83835
• PH. (208)-772-2745 • FAX (208)-762-7731 •

SCALE: 1" = 150'

CHECKED BY: MBM
DATE: 08-22-2023

DRAWN BY: MBM
DATE: 08-08-2023

DWG: PLAT
PROJ: 23-074