



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:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Schweitzer Castle

APPLICANT INFORMATION:

Landowner's name: Norman Fargo		
Mailing address: [REDACTED]		
City: Bonners Ferry	State: Idaho	Zip code: 83805
Telephone: 323-855-4242	Fax:	
E-mail: norman@Schweitzercastle.com		

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 #: 20	Township: 58N	Range: 2W	Parcel acreage: .499
Parcel # (s): RP0040200114C0A			
Legal description: SCHWEITZER BASIN VILLAGE 1ST REPLAT BLK 1 LOT 14C			
Current zoning: Alpine Village	Current use: residential		
What zoning districts border the project site? Alpine Village			

North: Alpine Village	East: Alpine Village
South: Alpine Village	West: Alpine Village
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses): residential	
North: acreage unknown at time of app, condo, 526-Condo resid indivd assessd	
South: .46, vacant, 515-Land resid rural subdv vac	
East: .27, Structure built home,537-Resid improv on cat 15; .24, Vacant, 515-Land resid rural subdv vac	
West: .36, vacant, 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: Turn left at the 1st cross street onto Division St 1.4 mi; Turn left onto Baldy Mountain Rd .2 mi; Turn right onto Great Northern Rd 1.3 mi Turn right onto Great Northern Rd. 354 ft; Turn right onto Goodman Dr/Woodland Dr. .9 mi; Turn left onto Schweitzer Mountain Rd. 6.5mi; At the traffic circle, take the 2nd exit and stay on Schweitzer Mountain Rd. 1.1 mi; Slight right to stay on Schweitzer Mountain Rd .7 mi; Turn left onto Mogul Hill Rd/Tall Timber Rd .8 mi; Destination will be on your left	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Schweitzer Basin Village, Bk 7, PG 144		
This application is for :		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 0.22	2.68 :1
Lot #2	Proposed acreage: 0.28	3.80 :1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>The purpose of this mld is to bring the current structures in to compliance per BCRC.</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>Property has sloped areas greater than 30% that fall toward the east. There are a few flat areas that currently have structures built on them</u>	
Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>	
Springs & wells: <u>None</u>	

Existing structures (size & use): _____
 Chateau - 1400 sq ft
 Castle - 2400sq ft
 Both are vacation rentals

Land cover (timber, pastures, etc): Mostly bare, Some trees

Are wetlands present on site? Yes No Source of information: Nat'l Wetlands Mapper

Flood Hazard Zones located on site: X D A AE DFIRM MAP: Bonner County GIS

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: Property is accessed by Mogul Hill Rd. Which is a paved, private road, that is 60' 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 title

SERVICES:

Sewage disposal will be provided by:	
<input checked="" type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> Mountain Utility Company
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual system - List type:</u> _____
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water will be supplied by:	
<input checked="" type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> Mountain Utility Company
<input type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
Which power company will serve the project site? NLI	

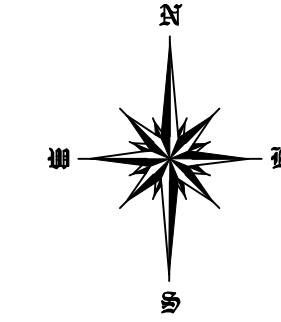
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: _____ Date: _____

Landowner's signature: _____ Date: _____

SCHWEITZER CASTLE

A REPLAT OF LOT 14C OF THE REPLAT OF LOT 13, BLOCK 1, 1ST ADDITION TO SCHWEITZER BASIN VILLAGE & LOT 14A, REPLAT OF LOT 14, BLOCK 1, 1ST ADDITION TO SCHWEITZER BASIN VILLAGE, LYING IN THE SE 1/4 OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

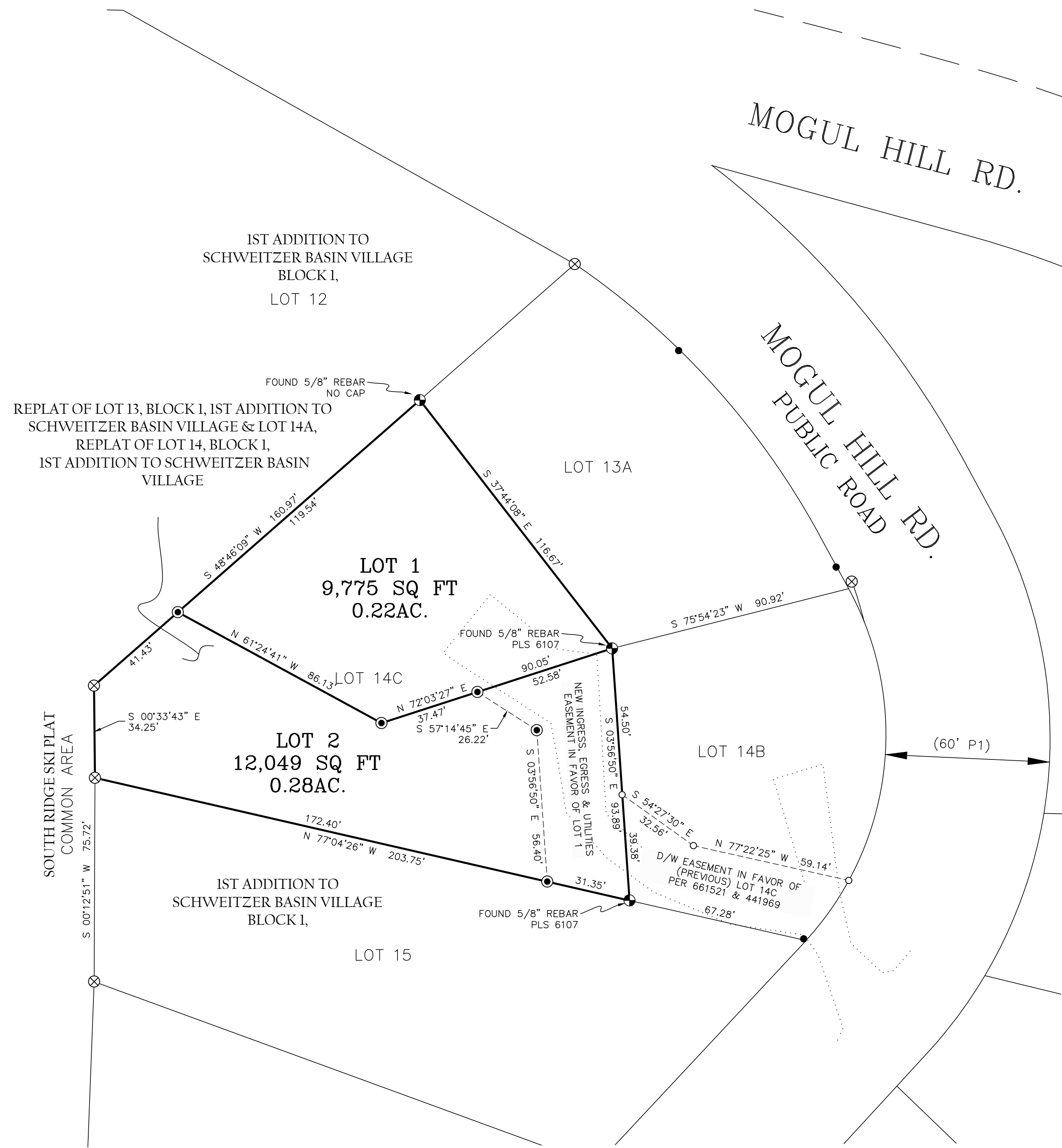


LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND MONUMENTATION, AS NOTED.
- FOUND DRILL STEEL
- FOUND MAG NAIL / SPIKE
- CALCULATED POINT, NOTHING SET

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.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009.
- D) BOTH LOTS WILL CONTINUE TO BE SERVICED BY MOUNTAIN UTILITY COMPANY FOR SEWER AND WATER



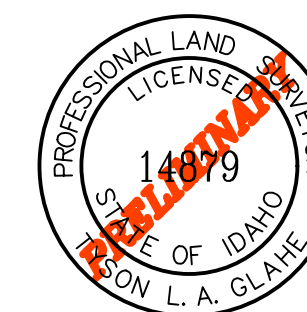
BASIS OF BEARING

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 1.0002303030. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°39'10" AT THE WESTERN-MOST CORNER OF THE SUBJECT PROPERTY.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN QUIT CLAIM DEED, INSTRUMENT NO. 101325, AND SUBDIVIDE SAID LOT 14C INTO TWO(2) CONFORMING LOTS. FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.



PLACE RECORDING LABEL HERE

1/4	Section	Township	Range	MONTANA	IDAHO	SCHWEITZER CASTLE	
	20	58 N	2 W				
PROJECT #: 23-095 FARGO DRAWING NAME: 23-095 FARGO REPLAT				Plot Date: 11/20/2023		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=30'						Checked By: TLAG	Drawn By: TDLG/KK
						Sheet: 1 of 2	

SCHWEITZER CASTLE

A REPLAT OF LOT 14C OF THE REPLAT OF LOT 13, BLOCK 1, 1ST ADDITION TO SCHWEITZER BASIN VILLAGE & LOT 14A, REPLAT OF LOT 14, BLOCK 1, 1ST ADDITION TO SCHWEITZER BASIN VILLAGE, LYING IN THE SE¹/₄ OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT NORMAN J. FARGO AND RAQUEL S. SETTELS, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, 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 'SCHWEITZER CASTLE' BEING A PORTION OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 14C OF THE REPLAT OF LOT 13, BLOCK 1, 1ST ADDITION TO SCHWEITZER BASIN VILLAGE & LOT 14A, REPLAT OF LOT 14, BLOCK 1, 1ST ADDITION TO SCHWEITZER BASIN VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 7 OF PLATS, PAGE 144, RECORDS OF BONNER COUNTY, IDAHO.

NORMAN J. FARGO _____ DATE _____

RAQUEL S. SETTELS _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NORMAN J. FARGO, 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: _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RAQUEL S. SETTELS, 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: _____

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE PLAT CERTIFICATE, FILE NO. N-64521, GUARANTEE NO. G-2222-000089816, DATED JULY 20, 2023.

- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED TO SCHWEITZER, INC., AN IDAHO CORPORATION IN A DOCUMENT RECORDED JANUARY 27, 1965, AS (INSTRUMENT) 99218 (BOOK) 33 OF MISC. (PAGE) 338, OFFICIAL RECORDS: PURPOSE: A PERMANENT ROAD EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS
 - ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF FIRST ADDITION TO SCHWEITZER BASIN VILLAGE, ON FILE AND OF RECORD AS (BOOK) 3 OF PLATS (PAGE) 21, OFFICIAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, IN DOCUMENT RECORDED MARCH 10, 1969, AS (INSTRUMENT) 120706, OFFICIAL RECORDS.
 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, IN DOCUMENT RECORDED JUNE 18, 1990, AS (INSTRUMENT) 376609, OFFICIAL RECORDS.
- SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE MODIFIED IN PART BY INSTRUMENT NO'S 386851, 398174, 421116, 441476, 457971, 460422, 460423, 486789, 499045, 500230, 505730, 528177, 536068, 552736, 594152, 602637, 638878 AND 954012 OFFICIAL RECORDS.
- ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF REPLAT OF LOT 14, BLOCK 1, FIRST ADDITION TO SCHWEITZER BASIN VILLAGE, ON FILE AND OF RECORD AS (BOOK) 5 OF PLATS (PAGE) 13, OFFICIAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
 - AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED FEBRUARY 6, 1995, AS (INSTRUMENT) 459950, OFFICIAL RECORDS: PURPOSE: A PERPETUAL DRIVEWAY ACCESS AND UTILITY SERVICES
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED FEBRUARY 2, 1996, AS (INSTRUMENT) 480003, OFFICIAL RECORDS.
 - AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED FEBRUARY 3, 2000, AS (INSTRUMENT) 559226, OFFICIAL RECORDS.
 - ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF REPLAT OF LOT 13, BLOCK 1, 1ST ADDITION TO SCHWEITZER BASIN VILLAGE & LOT 14A, REPLAT OF LOT 14, BLOCK 1, 1ST ADDITION TO SCHWEITZER BASIN VILLAGE, ON FILE AND OF RECORD AS (BOOK) 7 OF PLATS (PAGE) 144, OFFICIAL RECORDS OF BONNER COUNTY, STATE OF IDAHO.
 - TERMS AND CONDITIONS OF BONNER COUNTY PLANNING DEPARTMENT ADMINISTRATIVE VARIANCE - FILE VA0005-23, RECORDED APRIL 12, 2023, AS (INSTRUMENT) 1018886, OFFICIAL RECORDS.

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 20, TOWNSHIP 58 NORTH, RANGE 2 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



COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SCHWEITZER CASTLE" AND CHECKED THE REPLAT 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 _____, 20____.

BONNER COUNTY SURVEYOR

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 12 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 COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 20____.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, 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

1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	20	58 N	2 W		
PROJECT #: 23-095 FARGO				OREGON	WASHINGTON
DRAWING NAME: 23-095 FARGO REPLAT				Plot Date:	11/14/2023
SCHWEITZER CASTLE					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale:	N/A
				Checked By:	TLG
				Drawn By:	TDLG
				Sheet:	2 of 2