

Current zoning: Rural 5

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 #			RECEI	VED:	
PROJECT DESCRI					
Name of Minor Land	d Division plat: Wild	Goose Acres			
APPLICANT INFOR	MATION:				
Landowner's name:	Sean Hammond				
Mailing address: 191	Graham Ave.				
City: Priest River			State:	daho	Zip code: 83856
Telephone: 208-660-6175	5		Fax:		
E-mail: goldenoakcabinets	@gmail.com				
REPRESENTATIVE					
Representative's na					
Company name: Glah					
Mailing address: 303	Church St		G		[a 1
City: Sandpoint			State:	ID	Zip code: 83864
-	Telephone: 208-265-4474				
E-mail: kkeeney@glaheind	.com				
ADDITIONAL APPL	ICANT REPRESEN	TATIVE IN	IFORM A	ATION:	
Name/Relationship					
Company name: Glah					
Mailing address: 303					
City: Sandpoint State: ID Zip code: 83864					
			Fax:		
E-mail: tglahe@glaheinc.com					
PARCEL INFORMA	TION:				
Section #:1	Township: 55N	Range: 4	W	Parcel acreage:	
Parcel # (s): RP55N04W017831A					
Legal description: N	2SE & SWNE LYING W OF VA	Y RD & S OF P F	R RD LESS T	AX 4,5,6, 8,15 & LESS TAX	18

Current use:

What zoning districts border the project site? Rural 5

		Γ= .		
North: Rural 5		East: Rural 5		
South: Rural 5		West: Rural 5		
_	ive plan designation:			
Uses of the s	urrounding land (describe lot sizes, st	tructures, uses):		
North: 7.6, Vaca	nt,525-Land resid common area; 13.43 residential, 131-Lan	d-ag/timb w/resid Imp		
South: 7.2 reside	ential, 534-Resid improv on cat 12			
East: 96.2 resider	ntial/agriculture with house			
West: 5.2 residen	tial, 537-Resid improv on cat 15; 5.2 residential, 532-ronresidential, 532-ronresident	d imprv on cat12/15; 5.6 residential, 537-Resid improv on cat 15		
Within Area	of City Impact: Yes: No: ✓ If yes	s, which city?:		
	ections to Site: Head northeast on U.S. Rte 2 E toward Derior St, .5mi; Merge onto US-95 S, 8.0 mi; Turn right onto Dufo	Division St, .8 mi ;Continue onto Pine St, .3mi; Turn right onto S 1st Ave, .2mi; ort Rd, 9.8 mi; Turn left onto Vay Rd.3 mi.; destination on right		
	L PROJECT DESCRIPTION: t recording information:			
This applica				
Proposed lots		Depth to Width Ratio (D:W)		
Lot #1	Proposed acreage: 5	2.34 : 1		
Lot #2	Proposed acreage: 6.03	3.57 : 1		
Lot #3	Proposed acreage:			
Lot #4	Proposed acreage:			
Remainder	Proposed acreage:	N/A		
Describe the land division proposal and resulting acreage: Client wishes to divide his property in to a 5 and 6 acre parcel				
SITE INFOR	MATION			
	le a detailed description of the following	and features:		
	*			
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: Flat with no major slopes or outcroppings				
l 				
Water courses (lalzes atracms rivers & other hadies of vyeter), None				
Water courses (lakes, streams, rivers & other bodies of water): None				
Springs & we	p11e. None			

Exis	sting structures (size & use): None
Lan	d cover (timber, pastures, etc): Mostly tree coverage with a bare fenced area
	wetlands present on site? Yes No Source of information: Nat'l Wetlands Mapper
	od Hazard Zones located on site: X D A AE DFIRM MAP: FEMA Map
Oth	er pertinent information (attach additional pages if needed):
ACC	CESS INFORMATION:
Plea	ase check the appropriate boxes:
	Private Easement
	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 will be accessed from Vay Road, a public road, that is paved and county maintained. The road is about 60' wide for travel.
	Combination of Public Road/Private Easement
Io =	ublic road dedication proposed as part of this minor land division?
	ublic road dedication proposed as part of this minor land division? Yes ☑ No
	existing access and utility easements on the subject property.

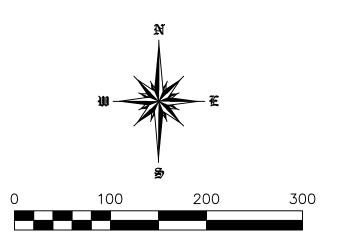
SERVICES:

Sew	age 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:	
X	Individual system – List type: private individual system	
Expl and	ain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable other details: No systems are installed on the property. Each lot will need to be served by a private individual septic system in the future	
	the sanitary restriction be lifted by the Panhandle Health District? es 🔳 No	
Wate	er will be supplied by:	
	Existing public or community system - List name of provider:	
	Proposed Community System – List type & proposed ownership:	
x	Individual well private individual well - none installed	
	se explain the water source, capacity, system maintenance plan, storage and delivery system other details: No systems are installed on the property. Each lot will need to be served by a private individual well system in the future	
Whi	ch power company will serve the project site? Northern Lights Power Company - not installed, but that is who services the area	
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.		
Land	downer's signature: Katie Keeney Digitally signed by Katie Keeney Date: 2023.12.20 11:51:13 -08'00' Date:	
Land	lowner's signature: Date:	

THE CROSSING(BK. 8 PLATS, PG. 124) 96' WIDE UNPLATTEDPUBLIC RIGHT-OF-WAY PER INST. NO. 721139 TRACT F P.O.B.(R2) (PUBLIC PER VIEWER'S REPORT ROAD (SMITH RD. #2), 1907) 219.99, R 2897.81, "20'55 CH S70.37.34."E ∇ CR 109) L 314.90' L 116.76' R 510.46' Δ 35°20'43" R 180.00' CH N89'31'36"E Δ 37°09'56"-CH S07°56'37"W CH 309.93' CH 114.72' 60' WIDE PRIVATE INGRESS, ∞ EGRESS, & UTILITIES FOR THE BENEFIT OF LOTS 2 & 3, LOT 1 BROADBOBBY J. TRACTS PER INST. NO. 720004 218,160 SQ. FT. B5.01 ACRES HOLMES0 BN89°36'13"W 410.47' LOT 2 262,608 SQ. FT. 6.03 ACRES PUBLIC RIGHT-OF-WAY PER ROAD VIEWER'S REPORT (MERRIT RD.) APPROVED 7/12/1893 N89°36'13"W 472.72' (R3) UNPLATTED

WILD GOOSE ACRES

LYING IN A PORTION OF THE
E½ OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 30" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 3-1/4" BRASS CAP RIGHT OF WAY MONUMENT
- CALCULATED POINT, NOTHING SET
- (R1) BOBBY J. TRACTS, BK. 8 PLATS, PG. 109, INST. NO. 720004, 12/28/2006
- THE CROSSING, BK. 8 PLATS, PG. 124,
- (R2) INST. NO. 721139, 1/17/2007
- (R3) RECORD OF SURVEY BY PLS 14879, INST. NO. 979066, 3/23/2021

GENERAL NOTES SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY IS TO REPRESENT A MINOR LAND DIVISION OF ONE EXISTING PARCEL INTO 2 CONFORMING LOTS.
- B) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- C) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- D) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0895E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

FIRST AMERICAN TITLE COMPANY REPORT, FILE NUMBER 1025696-C INDICATES NO EASEMENTS OR ENCUMBRANCES ON THE SUBJECT PROPERTY.

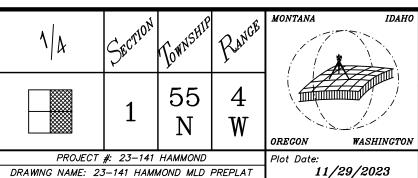
PLACE RECORDING LABEL HERE

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 1.0000841734. GEODETIC NORTH IS AN ANGULAR ROTATION OF $-0^45'41''$ AT THE NORTHEAST CORNER OF BOBBY J TRACTS.





WILD GOOSE ACRES

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

1 "=100'

Checked By: Drawn By: TLAG TLAG/SWO

Sheet: 1 of 2

WILD GOOSE ACRES

LYING IN A PORTION OF THE

E½ OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

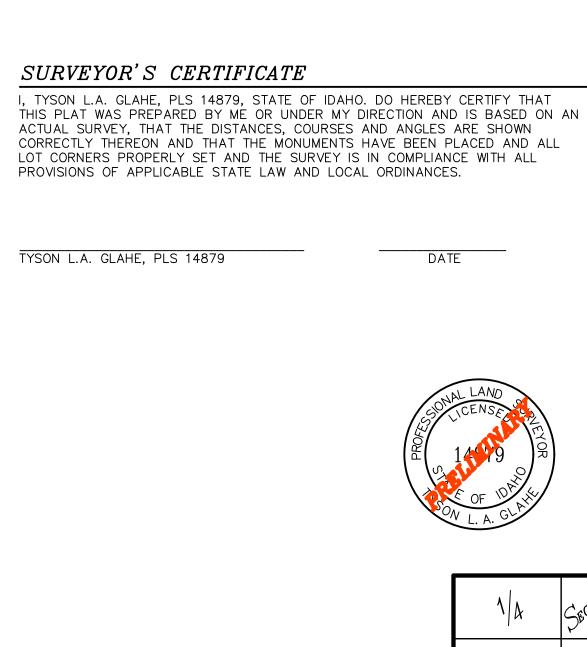
OWNERS' CERTIFICATE	
KNOWN ALL MEN BY THESE PRESENTS THAT SEAN HAMMOND AND LAURA HAMMOND, HUSB HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS BEING THAT PROPERTY AS DESCRIBED IN WARRANTY DEED, INST. NO. 1000557, RECORDS OF IDAHO, IN SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUSPECIFICALLY DESCRIBED AS FOLLOWS:	S CERTIFICATE AND 'WILD GOOSE ACRES' OF BONNER COUNTY,
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF BOBBY J. TRACTS, AS RECORDED IN PG. 109, RECORDS OF BONNER COUNTY, IDAHO, COMMON WITH THE SOUTHERLY RIGHT—OF-ROAD, A PUBLIC ROAD, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 5713,	
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES 1. 219.99 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2897.81 FEET AND A OF 04°20'59" (CHORD SOUTH 70°37'34" EAST, 219.94 FEET) TO A 3 1/4" BRASS OF MONUMENT:	A DELTA ANGLE
2. SOUTH 72°48'03" EAST, 282.19 FEET TO A 3 1/4" BRASS CAP RIGHT-OF-WAY MONUM	IENT AND A
POINT OF TANGENT CURVE TO THE LEFT; 3. 314.90 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.46 FEET AND ANGLE OF 35°20'43" (CHORD NORTH 89°31'36" EAST, 309.93 FEET), TO THE INTERMEDIATE WESTERLY RIGHT-OF-WAY LINE OF VAY ROAD, A PUBLIC ROAD, MONUMENT REBAR AND CAP BY PLS 14879;	ERSECTION WITH WITH
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY RIGHT	-OF-WAY LINE, THE
FOLLOWING THREE (3) COURSES: 1. 116.76 FEET ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FE ANGLE OF 37°09'56" (CHORD SOUTH 07°56'37" WEST, 114.72 FEET), TO A 5/8" REI BY PLS 14879;	
 SOUTH 26°31'35" WEST, 145.19 FEET TO A 5/8" REBAR AND CAP BY PLS 14879; SOUTH 27°55'29" WEST, 510.87 FEET TO A TO A 5/8" REBAR AND CAP BY PLS 14879 	9;
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°36'13" WEST, 472.72 FEE AND CAP BY PLS 14879, AND A POINT ON THE EAST LINE OF SAID PLAT OF BOBBY J. TR	
THENCE ALONG SAID EAST LINE, THE FOLLOWING THREE (3) COURSES: 1. NORTH 00°24'41" EAST, 265.03 FEET TO THE NORTHEAST CORNER OF LOT 3 OF BOUND MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 5713; 2. NORTH 00°23'35" EAST, 349.94 FEET TO THE NORTHEAST CORNER OF LOT 2 OF BOBBY MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 5713;	
3. NORTH 00°20'24" EAST, 230.54 FEET TO THE POINT OF BEGINNING.	
	DATE
3. NORTH 00°20'24" EAST, 230.54 FEET TO THE POINT OF BEGINNING.	DATE DATE
3. NORTH 00°20'24" EAST, 230.54 FEET TO THE POINT OF BEGINNING. SEAN HAMMOND	
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3. NORTH 00°20'24" EAST, 230.54 FEET TO THE POINT OF BEGINNING. SEAN HAMMOND ACKNOWLEDGMENT STATE OF COUNTY OF ON THIS DAY OF, 20, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SEAN HAMMOND, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT.	
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NOTARY PUBLIC FOR THE STATE OF _____

MY COMMISSION EXPIRES:

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

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



COUNTY SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN P	LAT AND APPROVE THE
SAME FOR RECORDING THIS DAY OF	, 20

SANITARY RESTRICTION

BONNER COUNTY SURVEYOR

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

WATER AND SEWER NOTE

WATER SERVICE: WATER TO BE PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM. SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

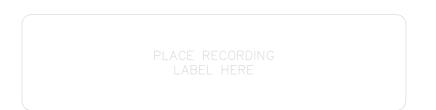
COUNTY TREASURER'S CERTIFICATE

	·	ES ON THE HEREIN DESCRIB ND INCLUDING THE YEAR _	ED .
DATED THIS	DAY OF	, 20	
BONNER COUNTY TR	EASURER		

RECORDER'S CERTIFICATE

FILED THIS	DAY OF	, 20, Al	O'CLOCKM.,
IN BOOK	OF PLATS AT	PAGE AT TH	IE REQUEST OF
GLAHE AND	ASSOCIATES, INC.,	AS INSTRUMENT N	10.
	, , , , , , , , , , , , , , , , , , , ,		

COUNTY RECORDER	BY DEPUTY
\$ FEE	



,	1	18	.6.	MONTANA	ID
1/2	SECTION	Township	RANGE		
	1	55	4		
	_	N	W	OREGON	WASHING
PROJECT	#: 23–141	HAMMOND		Plot Date:	
DRAWING NAME: 23-141 HAMMOND MLD PREPLAT				11/	29/2023

WILD GOOSE ACRES

GLAHE & ASSOCIATES	Scale:
PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Checked TI