

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 # MLD0059-23	RECEIVED: RECEIVED DEC 05 2023 Bonner County Planning Department
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Overland
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APPLICANT INFORMATION:

Landowner's name: Overland, Robert		
Mailing address: [REDACTED]		
City: Sagle	State: Idaho	Zip code: 83860
Telephone: [REDACTED]	Fax:	
E-mail: overland.excavation@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Darryl F. Witter		
Company name: Darryl F. Witter, PLS		
Mailing address: 51 Buck Creek Road		
City: Newport	State: Wa	Zip code: 99156
Telephone: 509-671-5880	Fax:	
E-mail: dwitter7@gmail.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 #: 10	Township: 56N	Range: 3W	Parcel acreage: 37.38
Parcel # (s): RP56N03W103400A			
Legal description: Portion of the NW 1/4 of the SW 1/4 of Section 10, T56N.,R3W., BM, West of Spokane Intl. Railway ROW			
Current zoning: Rual 10		Current use: 512-Land Residential Rural Tract Vac.	
What zoning districts border the project site?			

North: 512-Land Resid./534-Resid. Improve on cat 12	East: 132-Land Ag/Timber w/ non-Res.
South: 146-Land Ag/Timber w/ MH cat 46/107 Bare Forest Land	West: Subdivision 00109
Comprehensive plan designation: 512 Land Residential	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: House/Structure	
South: House/Structure	
East: Bare Timber / Marsh land	
West: County Road & House/Structure	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: From the intersection of Hwy 95 & Dufort Road head west along Dufort Rd 5.8 miles, take right at Lakeshore Drive go North 2.6 miles. Property on the right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : Overland MLD - 3 Lots		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 16.77	3:1
Lot #2	Proposed acreage: 10.33	2:1
Lot #3	Proposed acreage: 10.26	3:1
Lot #4	Proposed acreage: N/A	N/A
Remainder	Proposed acreage: N/A	N/A
Describe the land division proposal and resulting acreage: _____ Proposing to divide the single parcel into 3 Lots.		

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: Entire parcel relatively flat and east side against R/R Right of Way
Water courses (lakes, streams, rivers & other bodies of water): _____ N/A
Springs & wells: N/A

Existing structures (size & use): N/A

Land cover (timber, pastures, etc): Pasture/Open Field

Are wetlands present on site? Yes No

Source of information: BC 160206

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0925E

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:
County Lakeshore Road, gravel, 60' ROW Easement #22934
3 Lots access from Lakeshore 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.

N/A

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: Typical approved On-Site septic system(s)

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: Typical individual private well system(s)

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:  Date: 12/4/2023

Landowner's signature: _____ Date: _____

OVERLAND MINOR LAND DIVISION PLAT

SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

RECORD REFERENCES

(R1A) RECORD OF SURVEY BY DARRYL F. WITTER, PLS NO. 13228, FILED AS INSTRUMENT NO. 1000543, FEBRUARY 11TH, 2022, RECORDS OF BONNER COUNTY.

(R1) RECORD OF SURVEY BY DAN I. PROVOLT, PLS NO. 7879, FILED AS INSTRUMENT NO. 837480, BOOK 10, PAGE 142, DECEMBER 27TH, 2012, RECORDS OF BONNER COUNTY.

(R2) RECORD OF SURVEY BY LAWRENCE A. GLAHE, PLS NO. 5713, FILED AS INSTRUMENT NO. 806908, MARCH 11TH, 2011, RECORDS OF BONNER COUNTY.

(R3) RECORD OF SURVEY BY GILBERT C. BAILEY, PLS NO. 10559, FILED AS INSTRUMENT NO. 706658, JUNE 21ST, 2006, RECORDS OF BONNER COUNTY.

(R4) RECORD OF SURVEY BY GILBERT C. BAILEY, PLS NO. 10559, FILED AS INSTRUMENT NO. 667946, JANUARY 11TH, 2005, RECORDS OF BONNER COUNTY.

(R5) RECORD OF SURVEY BY GILBERT C. BAILEY, PLS NO. 10559, FILED AS INSTRUMENT NO. 665801, DECEMBER 8TH, 2004, RECORDS OF BONNER COUNTY.

(R6) RECORD OF SURVEY BY ROBERT C. LAMBURTH, PLS NO. 5361, FILED AS INSTRUMENT NO. 593046, DECEMBER 11TH, 2001, RECORDS OF BONNER COUNTY.

(R7) RECORD OF SURVEY BY CHARLES D. CUDDY, PLS NO. 885, FILED AS INSTRUMENT NO. 444454, APRIL 28TH, 1994, RECORDS OF BONNER COUNTY.

(R8) RECORD OF SURVEY BY CHARLES D. CUDDY, PLS NO. 885, FILED AS INSTRUMENT NO. 138553, OCTOBER 24TH, 1993, RECORDS OF BONNER COUNTY.

(R9) RECORD OF SURVEY BY RICHARD C. TUCKER, PLS NO. 1947, FILED AS INSTRUMENT NO. 318655, MAY 14TH, 1986, RECORDS OF BONNER COUNTY.

(R10) RECORD OF SURVEY BY R. DAVID SCHURIAN, PLS NO. 813, FILED AS INSTRUMENT NO. 292985, SEPTEMBER 25TH, 1984, RECORDS OF BONNER COUNTY.

(R11) RECORD OF SURVEY BY RICHARD C. TUCKER, PLS NO. 1947, FILED AS INSTRUMENT NO. 164655, APRIL 7TH, 1975, RECORDS OF BONNER COUNTY.

(R12) CORNER PERPETUATION AND FILING RECORD BY GILBERT C. BAILEY, PLS NO. 10559, FILED AS INSTRUMENT NO. 667209, DECEMBER 30TH, 2004, RECORDS OF BONNER COUNTY.

(R13) CORNER PERPETUATION AND FILING RECORD BY R. DAVID SCHURIAN, PLS NO. 813, FILED AS INSTRUMENT NO. 985231, SEPTEMBER 25TH, 1984, AND REFERENCING CP&F INSTRUMENT NO. 171238, RECORDS OF BONNER COUNTY.

(R14) CORNER PERPETUATION AND FILING RECORD BY R. DAVID SCHURIAN, PLS NO. 813, FILED ON SEPTEMBER 25, 1984, RECORDS OF BONNER COUNTY.

(R15) WARRANTY DEED FILED INSTRUMENT NO. 83673, AS ATTACHED TO QUIT CLAIM DEED INSTRUMENT NO. 985231, JUNE 15, 2021, PAGE 5, RECORDS OF BONNER COUNTY.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED WITH A TRIMBLE 3-SECOND S-6 TOTAL STATION USING FIELD TRAVERSE METHODS, ALONG WITH THE USE OF A TRIMBLE R-10 GPS SYSTEM.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON FOUND MONUMENTS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TAKEN AS N00°31'30"E (R4)

SURVEYOR'S NOTES

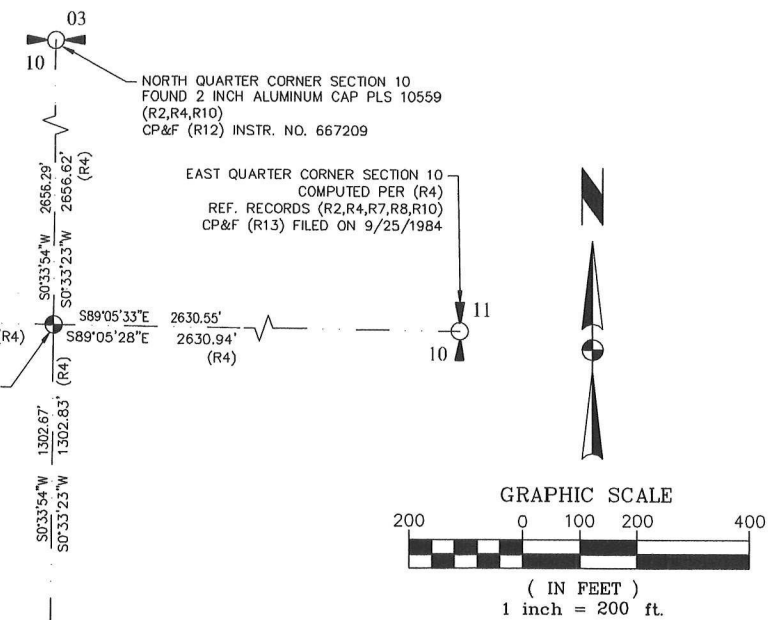
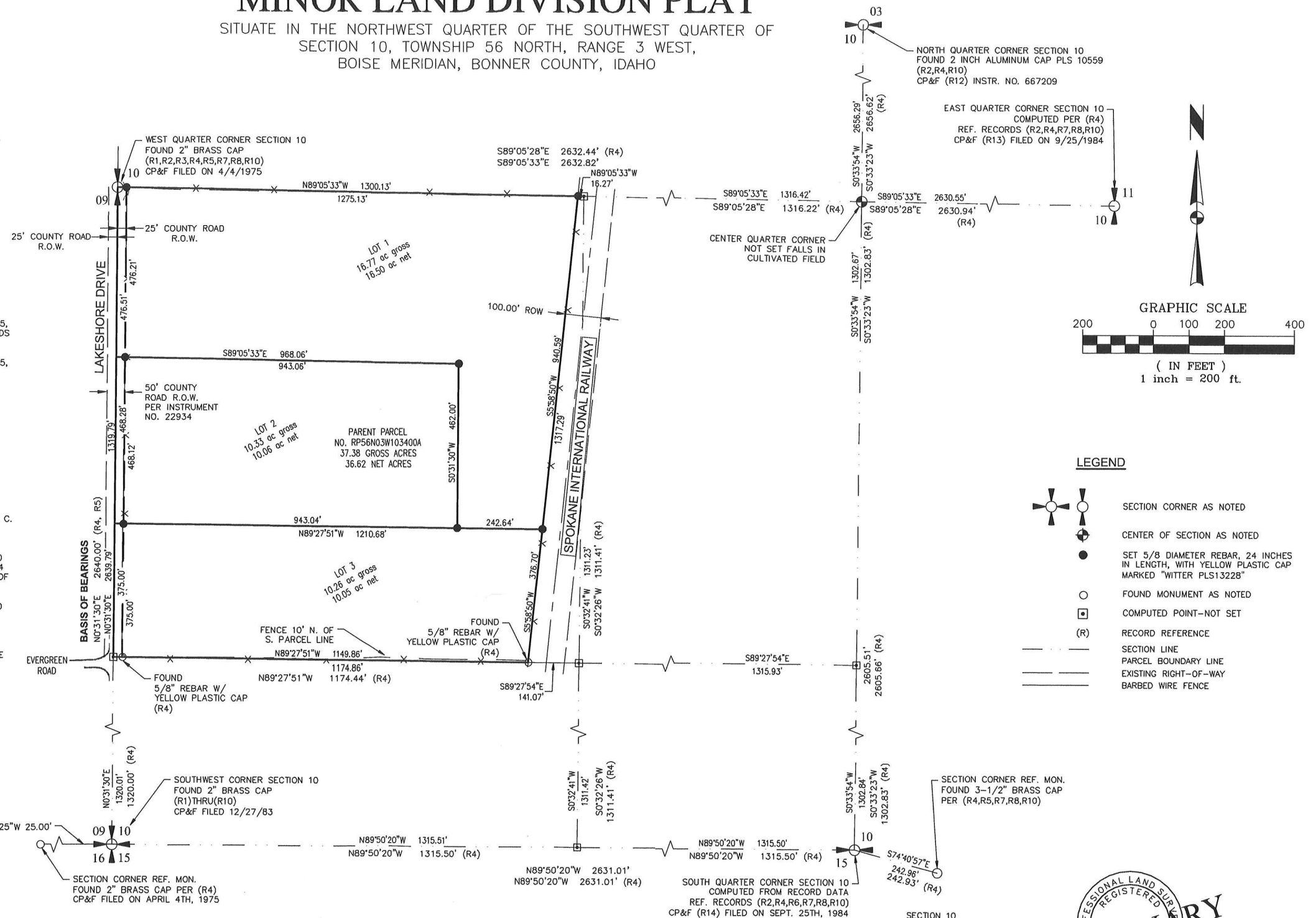
THIS MINOR LAND DIVISION PLAT SURVEY WAS PERFORMED TO ESTABLISH 3 LOTS AS SHOWN HEREON

THE EXTERIOR BOUNDARY AND ALONG RIGHT OF WAY, ENCOMPASSED BY A "BARBED WIRE FENCE" TO BE WITHIN 3 FEET OF BOUNDARY AS SHOWN, OR AS NOTED

THE SOUTH LINE WAS FOUND AND PERPETUATED AS SHOWN ON (R4)

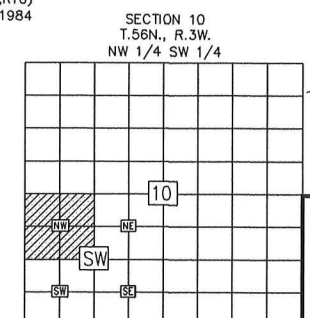
THE EAST QUARTER OF SECTION 10 WAS COMPUTED FROM (R4) TIES AS SHOWN

MONUMENTS SHOWN AS FOUND WERE VISITED IN OCTOBER 2022



LEGEND

- SECTION CORNER AS NOTED
- CENTER OF SECTION AS NOTED
- SET 5/8 DIAMETER REBAR, 24 INCHES IN LENGTH, WITH YELLOW PLASTIC CAP MARKED "WITTER PLS13228"
- FOUND MONUMENT AS NOTED
- COMPUTED POINT-NOT SET
- (R) RECORD REFERENCE
- SECTION LINE
- PARCEL BOUNDARY LINE
- EXISTING RIGHT-OF-WAY BARBED WIRE FENCE



PRELIMINARY
FOR REVISION ONLY
12/4/2022

DRAWN BY: DFW	SHEET
SURVEYED BY: DFW	212
QUALITY CHECK: DFW	
DATE: 12/4/2022	
JOB NO. OVLND-MLD	
CAD NO. OVERLAND-MLD	

DARRYL F. WITTER, PLS
51 BUCK CREEK ROAD
NEWPORT WA 99156
509-671-5880

OVERLAND MINOR LAND DIVISION PLAT

SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 10, TOWNSHIP 56 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

BE KNOWN THAT ALAN OVERLAND, RICHARD SAZAMA, ROBERT OVERLAND AND ALYSSA BULLER WHO ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND CONTAINED WITHIN THE BOUNDARY SHOWN ON SHEET 2 OF THIS INSTRUMENT AND THAT THEY HAVE CAUSED SAME TO BE DIVIDED INTO LOTS AS SHOWN, THE SAME TO BE KNOWN AS OVERLAND MINOR LAND DIVISION PLAT BEING DESCRIBED AS FOLLOWS PER BONNER COUNTY QUIT CLAIM DEED INSTRUMENT NUMBER 985231:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 3 WEST OF THE BOISE MERIDIAN, LYING WEST OF THE SPOKANE INTERNATIONAL RAILWAY RIGHT OF WAY. SUBJECT TO EXISTING EASEMENTS OF RIGHTS OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 3 WEST OF THE BOISE MERIDIAN, LYING WEST OF THE SPOKANE INTERNATIONAL RAILWAY RIGHT OF WAY. SUBJECT TO EXISTING EASEMENTS AND RIGHTS OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10 BEING MARKED BY A 2 INCH BRASS CAP, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION BEING MARKED BY A 2 INCH BRASS CAP, BEARS S0°31'30"W A DISTANCE OF 2639.79';

THENCE, DEPARTING SAID CORNER AND ALONG THE CENTER EAST-WEST SECTION LINE OF SAID SECTION, S89°05'33"E A DISTANCE OF 1300.13' TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE SPOKANE INTERNATIONAL RAILWAY BEING MARKED BY A 5/8 INCH REBAR WITH GREEN PLASTIC CAP PLS 13228;

THENCE, DEPARTING SAID CENTER EAST-WEST SECTION LINE AND ALONG SAID RIGHT OF WAY LINE S05°58'50"W A DISTANCE OF 1317.29 FEET TO A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP PLS 10559;

THENCE, DEPARTING SAID RIGHT OF WAY LINE N89°27'51"W A DISTANCE OF 1174.86 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE, ALONG SAID SECTION LINE N0°31'30"E A DISTANCE OF 1319.79 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS AND OR RIGHTS OF WAY OF RECORD.

CONTAINING 37.38 ACRES OF LAND, MORE OR LESS.

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS
COUNTY OF BONNER)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED ALAN OVERLAND, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO _____

MY COMMISSION EXPIRES _____

RESIDING AT _____

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS
COUNTY OF BONNER)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED ROBERT OVERLAND, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO _____

MY COMMISSION EXPIRES _____

RESIDING AT _____

BONNER COUNTY SURVEYOR'S APPROVAL

I, _____ COUNTY SURVEYOR IN AND FOR BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

BONNER COUNTY SURVEYOR _____ DATE _____

PANHANDLE HEALTH DISTRICT APPROVAL

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 REQUIREMENTS ARE SATISFIED.

SANITARY RESTRICTIONS SHALL REMAIN IN PLACE.

WATER AND SEWER NOTE

WATER SERVICE: WATER WILL BE PROVIDED BY INDIVIDUAL WELLS

SEWER SERVICE: SEWER WILL BE PROVIDED BY ON-SITE SEPTIC APPROVED SYSTEM

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS
COUNTY OF BONNER)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED RICHARD SAZAMA, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO _____

MY COMMISSION EXPIRES _____

RESIDING AT _____

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS
COUNTY OF BONNER)

ON THIS _____ DAY OF _____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED ALYSSA BULLER, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO _____

MY COMMISSION EXPIRES _____

RESIDING AT _____

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS INSTRUMENT NO. _____
COUNTY OF BONNER)

ON THIS _____ DAY OF _____, 2022, THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF BONNER COUNTY, IDAHO AND WAS RECORDED IN PLATS BOOK _____ ON PAGE _____

COUNTY RECORDER _____ DEPUTY _____

\$ _____
FEE

BONNER COUNTY TREASURER

I, _____ COUNTY TREASURER IN AND FOR THE COUNTY OF BONNER, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

BONNER COUNTY TREASURER _____ DATE _____

BONNER COUNTY PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

BONNER COUNTY PLANNING DIRECTOR _____ DATE _____

BONNER COUNTY COMMISSIONER'S APPROVAL

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS _____ DATE _____

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY CERTIFY THAT THIS MINOR LAND DIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO, ALONG WITH LOCAL BONNER COUNTY REVISED CODE TITLE 12. THE COURSES AND DISTANCES ARE CORRECTLY SHOWN HEREON AND THE MONUMENTS DEPICTED ARE SET IN THE FIELD.

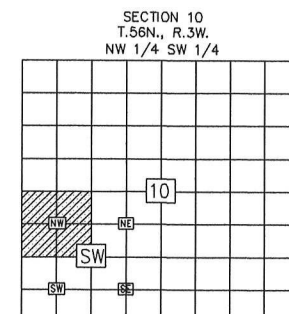


DARRYL F. WITTER, PLS 13228 _____ DATE _____

OWNER
ALAN OVERLAND & RICHARD SAZAMA
638 OVERLAND ROAD
SAGLE, ID 83860
(208)304-3231

SITE ADDRESS
9800 LAKESHORE DRIVE
SAGLE, ID 83860

SURVEYOR
DARRYL F. WITTER, P.L.S.
51 BUCK CREEK ROAD
NEWPORT WA 99156
(509)671-5880



DARRYL F. WITTER, PLS
51 BUCK CREEK ROAD
NEWPORT WA 99156
509-671-5880

DRAWN BY:	DFW	SHEET 1/2
SURVEYED BY:	DFW	
QUALITY CHECK:	DFW	
DATE:	12/4/2022	
JOB NO.	OVERLAND-MLD	
CAD NO.	OVERLAND MLD	