

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 #

MLD0061-23

RECEIVED:

RECEIVED

By Rob Winningham at 1:27 pm, Dec 14, 2023

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Clark Acres

APPLICANT INFORMATION:

Landowner's name: Joseph Clark and Elizabeth Clark

Mailing address: 180 Mountain Sun Rd.

City: Chehalis

State: WA

Zip code: 98532

Telephone: 360-880-7177

Fax:

E-mail: mountainsunranch@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9203

Fax:

E-mail: stevenb@golandsurveying.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: 54N

Range: 5W

Parcel acreage: 5 acres

Parcel # (s): RP54N05W240603A

Legal description: 24-54N-5W E2NENWNE

Current zoning: Rural 5

Current use: Rural Residential

What zoning districts border the project site?

North: Rural 10	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 10 AC., Bare forest land	
South: 20 AC., ag/tlmb w/mh real	
East: 20 AC., MH real prop on own land	
West: 5 AC., MH real prop on own land	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Address of site: 11 Wolf Lodge Trl., Blanchard, ID 83804. Starting at the intersection of Hwy 41 and Clagstone Rd (east of Blanchard), head northeast on Clagston Rd for 1 mile, take a sharp left onto Blanchard Cutoff, after 0.1 mile turn right onto Coyote Pass, after 0.4 mile turn left onto Wolf Lodge Trail and the destination will be on your right.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : Late Compliance per 2012 Quitclaim Deeds and Current Building Permits		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 5 AC.	2:1
Lot #2	Proposed acreage:	
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 survey is to bring the subject parcel into compliance with the Bonner County subdivision standards. The parcel having been created by quitclaim deed instrument number 837630 without approval in 2012. The parcel is 5 ac. Attempts were made during the initial survey to include the adjacent neighbor for full compliance of the parent parcel.</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 is sparsely treed. The southern portion of parcel is below 15% slope but increases in elevation and slope percentage going north. The north end of the property is the highest elevation. Drainage ditches carry spring runoff along the south half of the east boundary and across the northwest portion of the parcel.</u>
Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>
Springs & wells: <u>The lot has a well shared with the W2 NE4 NW4 NE4 per Shared Well Water Agreement Instrument No. 837632 and Amended Instrument No. 1012528.</u>

Existing structures (size & use): The purpose of this survey is to bring the parcel into conformance with Bonner County for building permitting.

A shop is under construction at the end of the curved driveway shown.

Land cover (timber, pastures, etc): Timber

Are wetlands present on site? Yes No

Source of information: National Wetlands Inventory

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C1100E

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: The parcel is servient to an existing 60' wide easement for ingress, egress and utilities runs north/south through the subject property (30' each side of existing centerline) per instrument #s 694998, 702652, and 706343. The 16' wide as-built road gravel road exceeds 20% grade. Associated drainage ditches and culverts control surface water.

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: Wolf Lodge Trail is a public road within a 60' wide private easement (30' each side existing centerline) per instrument #334682 and 385287. As-Built Wolf Lodge Trail is a 12' wide level gravel road.

Is public road dedication proposed as part of this minor land division?

Yes No

List existing access and utility easements on the subject property.

Inland Power and Light Co. (Instr. # 799612). See Private Easement above. Shared Well agreement and service line easement.

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 drainfield

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: Existing shared well

Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: The well located on this parcel is shared per Instrument Nos. 837632 and 1015704 and includes an easement 20 feet wide along a path of water feed line.

Which power company will serve the project site? Inland Power and Light

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: Joseph L. Clark Date: 12-09-2023

Landowner's signature: Elizabeth A. Clark Date: 12-09-2023

PRELIMINARY

CLARK ACRES

LOCATED IN A PORTION OF THE NE1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, ID

RECORDER'S CERTIFICATE

RECORDER'S
CERTIFICATE

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO BRING THE SUBJECT PARCEL INTO COMPLIANCE WITH THE BONNER COUNTY SUBDIVISION STANDARDS. THE PARCEL HAVING BEEN CREATED BY QUITCLAIM DEED INSTRUMENT NUMBER 837630 WITHOUT APPROVAL IN 2012.

REFERENCES

- (P1) PLAT OF COYOTE PASS, PLAT BOOK 7, PAGE 78, AS INSTRUMENT NO. 639931, BY PLS 6019 (2003)
- (P2) PLAT OF BAR SEVEN, PLAT BOOK 18, PAGE 19, AS INSTRUMENT NO. 1000726, BY PLS 14214 (2022)
- (P3) PLAT OF BARWISE ESTATES, PLAT BOOK XX, PAGE XX, AS INSTRUMENT NO. XXXXXX, BY PLS 14214 (2023)
- (R1) R.O.S. INSTRUMENT NO. 768132 BY RLS 4193 (2009)
- (R2) R.O.S. INSTRUMENT NO. 859090, BY PLS 7156 (2014)
- (R3) SPIRIT VALLEY CADASTRAL SURVEY INSTRUMENT NO. 863460, BY PLS 14879 (2014)
- (D1) WARRANTY DEED INSTRUMENT NO. 1019940

BASIS OF BEARING

THE BASIS OF BEARING IS N1°00'16"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24 PER RECORD P2.

SURVEYOR'S NARRATIVE

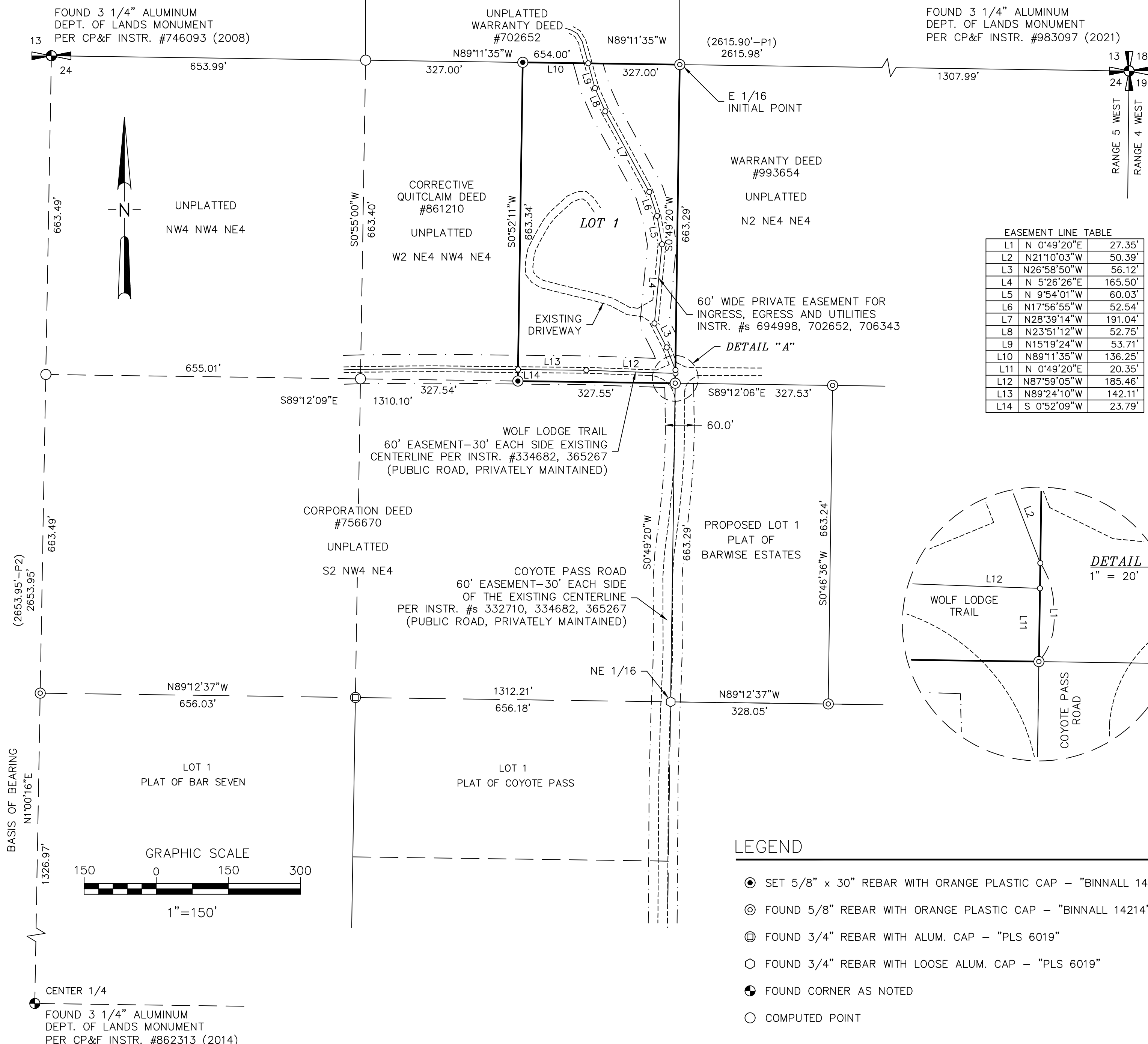
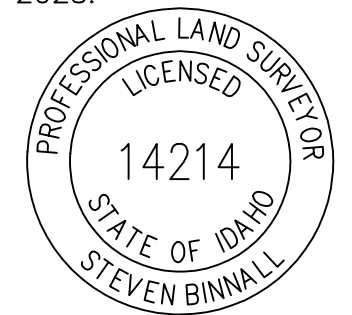
THE BREAKDOWN OF THE NORTHEAST QUARTER OF SECTION 24 IS SHOWN ON THE PLAT OF BARWISE ESTATES, RECORDED IN BOOK ____ OF PLATS PAGE ____ AS INSTRUMENT NO. _____. (Application file MLD0035-23).

TECHNICAL NOTE

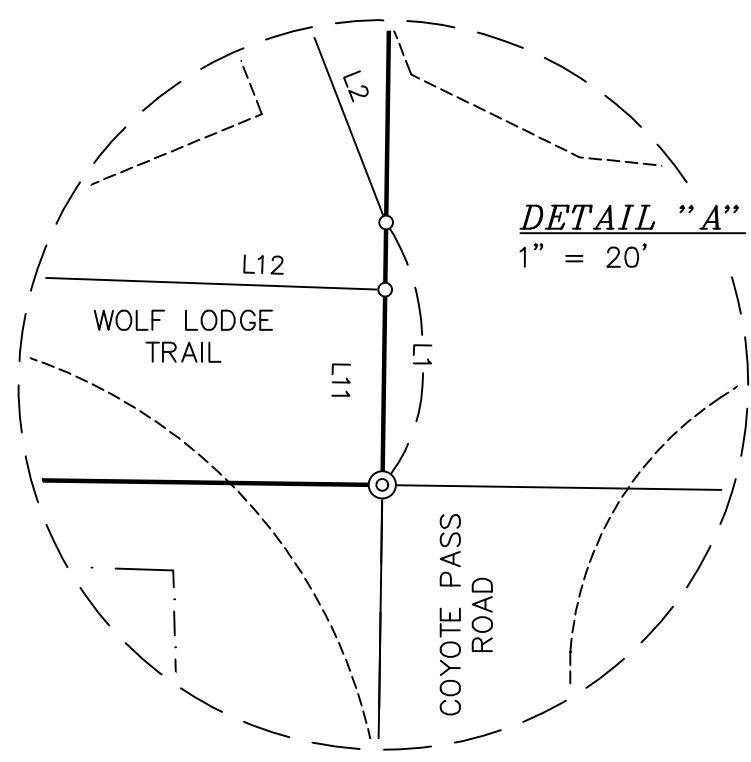
THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.0000835981=GROUND.

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JOSEPH AND ELIZABETH CLARK IN SEPTEMBER OF 2023.

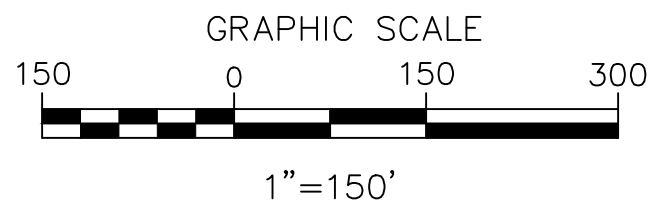


EASEMENT LINE TABLE		
L1	N 0°49'20"E	27.35'
L2	N21°10'03"W	50.39'
L3	N26°58'50"W	56.12'
L4	N 5°26'26"E	165.50'
L5	N 9°54'01"W	60.03'
L6	N17°56'55"W	52.54'
L7	N28°39'14"W	191.04'
L8	N23°51'12"W	52.75'
L9	N15°19'24"W	53.71'
L10	N89°11'35"W	136.25'
L11	N 0°49'20"E	20.35'
L12	N87°59'05"W	185.46'
L13	N89°24'10"W	142.11'
L14	S 0°52'09"W	23.79'



LEGEND

- SET 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- ⊙ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP - "BINNALL 14214"
- ⊖ FOUND 3/4" REBAR WITH ALUM. CAP - "PLS 6019"
- FOUND 3/4" REBAR WITH LOOSE ALUM. CAP - "PLS 6019"
- ⊕ FOUND CORNER AS NOTED
- COMPUTED POINT



GO
Land Surveying, PLLC

GO LAND SURVEYING, PLLC

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SANDPOINT, IDAHO 83864
(208)-946-9203
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 230702	DRAWING NO. 230702_CLARK.dwg	SHEET 1 of 2
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PRELIMINARY

CLARK ACRES

LOCATED IN A PORTION OF THE NE1/4
SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, ID

OWNERS' CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT JOSEPH CLARK AND ELIZABETH CLARK, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE OWNERS OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO AND HAVE CAUSED THE PARCEL TO BE PLATTED, AND KNOWN AS CLARK ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE, 5 WEST THENCE ALONG THE NORTH LINE OF SAID SECTION NORTH 89°11'35" WEST, A DISTANCE OF 1307.99 FEET TO THE EAST 1/16 BETWEEN SECTIONS 13 AND 24, BEING THE INITIAL POINT AND MARKED ON THE GROUND WITH A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°11'35" WEST, A DISTANCE OF 327.00 FEET TO A POINT MARKED ON THE GROUND WITH A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE SOUTH 00°52'11" WEST, A DISTANCE OF 663.34 FEET, TO A POINT MARKED ON THE GROUND WITH A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE SOUTH 89°12'09" EAST, A DISTANCE OF 327.55 FEET TO THE NORTHWEST CORNER OF LOT 1, ACCORDING TO THE PLAT OF BARWISE ESTATES, RECORDED IN BOOK ____ PAGE ____ AS INSTRUMENT NUMBER _____, SAID POINT BEING MARKED ON THE GROUND WITH A 5/8-INCH REBAR AND ORANGE PLASTIC CAP BY PLS 14214;

THENCE NORTH 00°49'20" EAST, A DISTANCE OF 663.29 FEET TO THE INITIAL POINT CONTAINING, 4.98 ACRES, MORE OR LESS.

JOSEPH CLARK DATE

ELIZABETH CLARK DATE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNER

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH CLARK AND ELIZABETH CLARK, 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 THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES: _____

SANITARY RESTRICTION

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE IS PROVIDED BY A SHARED WELL WITH THE ADJACENT PARCEL TO THE WEST, AS DESCRIBED IN SHARED WELL WATER AGREEMENT RECORDED AS INSTRUMENT NUMBER 837632, AND AMENDED IN INSTRUMENT NUMBER 1012528, RECORDS OF BONNER COUNTY, IDAHO.

SEWAGE DISPOSAL WILL BE INDIVIDUAL SEPTIC DRAINFIELD.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS ____ DAY OF _____, IN THE YEAR OF 2024.

BONNER COUNTY PLANNING DIRECTOR

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2024.

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 _____, IN THE YEAR OF 2024.

BONNER COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR JOSEPH AND ELIZABETH CLARK.

THIS ____ DAY OF _____, 2024, AT ____ M.,

AND DULY RECORDED IN PLAT BOOK _____, PAGE _____,

INSTRUMENT NO. _____

FEE: \$ _____

BONNER COUNTY RECORDER

DEPUTY CLERK

COUNTY SURVEYOR

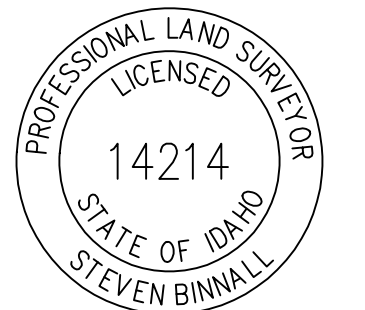
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF CLARK ACRES AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS ____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF JOSEPH AND ELIZABETH CLARK.



GO LAND SURVEYING, PLLC

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DRAWN BY SJB / LEM	PROJECT NO. 230702	DRAWING NO. 230702_CLARK.dwg	SHEET 2 of 2
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