



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: Gods Acres

APPLICANT INFORMATION:

Landowner's name: Diana Bynum		
Mailing address: [REDACTED]		
City: Priest River	State: ID	Zip code: 83856
Telephone: [REDACTED]	Fax:	
E-mail: no email		

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 #: 1	Township: 55N	Range: 4W	Parcel acreage: 9.68 & 79.66
Parcel # (s): RP55N04W014600A & RP55N04W014807A			
Legal description: Tax 11 & SENW S OF P R RD LESS PT TX 11 E2SW N OF CO RD LESS TAX 7 & PT TAX 11			
Current zoning: Rural 5	Current use: Primary Residence		
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): See attached	
North:	
South:	
East:	
West:	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Follow Hwy-95 South for 8mi; Turn right onto Dufort Rd, follow for 10.3mi; Both parcels will be on the left	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for : MLD		
Proposed lots: 3	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 15.80	2.41 :1
Lot #2	Proposed acreage: 12.00	2.51 :1
Lot #3	Proposed acreage: 50.52	2.44 :1
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>Property owner wishes to divide her property to sell to her neighbor as well as her daughter who is already living on the 80 acre piece. Additionally we are adjusting one of her property lines to remove an encroachment with her shed.</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>Relatively flat, with no major slopes</u>

Water courses (lakes, streams, rivers & other bodies of water): <u>None</u>	

Springs & wells: <u>No springs on the property. Both parcels have private individual wells</u>	

Existing structures (size & use): There is an existing house on each parcel that both belong to Diana. The house on the current 10acre property is Diana's primary residence. The house on the larger (approx 80acre) parcel is a primary residence for her daughter.

Land cover (timber, pastures, etc): Property is mostly treed, with some pasture area the the NE 1/4 of the property

Are wetlands present on site? Yes No

Source of information: Nat'l Wetlands Map

Flood Hazard Zones located on site: X D A AE

DFIRM MAP: 16017C0895E

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: Dufort Rd is adjacent to the property along the North. It is a 66' wide public right of way that is paved. Ben Morris Rd is adjacent to the property at the South, it is a 60' wide public right of way that is not paved.

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 report

SERVICES:

Sewage disposal will be provided by:	
<input type="checkbox"/>	<u>Existing Community System - List name of sewer district or provider and type of system:</u> _____
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual system – List type:</u> <u>Private Individual Septic</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 type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input type="checkbox"/>	<u>Proposed Community System – List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u> Private individual well
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: Katie Keeney Digitally signed by Katie Keeney
Date: 2024.02.14 10:42:57 -08'00' Date: _____

Landowner's signature: _____ Date: _____

Uses of the surrounding land (describe lot sizes, structures, uses):

- North
 - 1.27 ac, structure for Sagle Fire, 681-Exempt prop state statute
 - 3.15, frame-built home, 537-Resid improv on cat 15
 - 3.39, frame-built home, 537-Resid improv on cat 15
 - 3.19, no structures, 515-Land resid rural subdv vac
 - 3.11, no structures, 515-Land resid rural subdv vac

- South
 - 12.75, no structures, 106- Productivity Forest land
 - 9.64, no structures, 106- Productivity Forest land

- East
 - 5.69, frame-built home, 537-Resid improv on cat 15
 - 5.21, frame-built home, 532-ronresid imprv on cat12/15
 - 5.21, frame-built home, 537-Resid improv on cat 15
 - 7.23, frame-built home, 534-Resid improv on cat 12
 - 5.66, frame-built home, 534-Resid improv on cat 12
 - 5.10, manufactured home, 146-Land-ag/timb w/ MH cat 46
 - 6.73, no structures, 106- Productivity Forest land

- West
 - 36.36, frame-built home, 131-Land-ag/timb w/resid Imp
 - 13.03, manufactured home, 148-Land-ag/timb w/mh real
 - 8.97, manufactured home, 534-Resid improv on cat 12

GOD'S ACRES

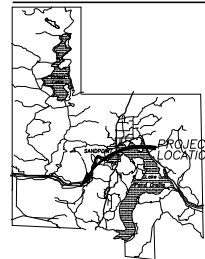
LYING IN A PORTION OF THE WEST 1/2 OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- ▲ FOUND SECTIONAL CORNER, AS NOTED
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 5087
- FOUND 3-1/4" BRASS CAP, RIGHT-OF-WAY MONUMENT
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR AND CAP, ILLEGIBLE
- FOUND 3/4" IRON ROD
- FOUND 5/8" I.D. IRON PIPE
- FOUND 5/8" REBAR AND CAP, PLS 14879
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 5087, INST. NO. 658672
- (R2) RECORD OF SURVEY BY PLS 5087, INST. NO. 720004

VICINITY MAP



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 PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0895E, EFFECTIVE 11/17/2009.

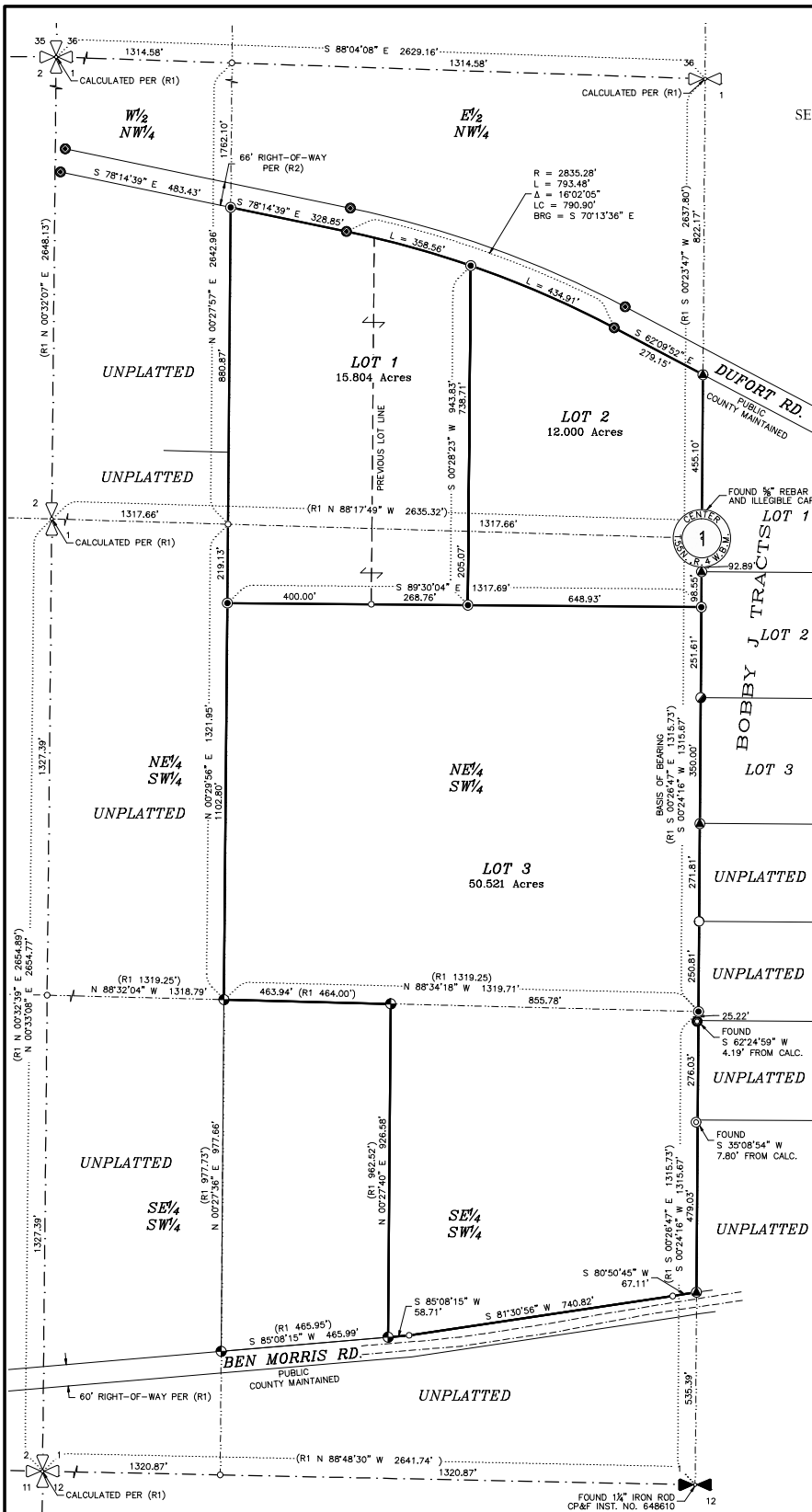
SURVEYOR'S NARRATIVE

- 1) THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 2) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PARCELS DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, INST. NO. 952862, CREATING THREE (3) PARCELS FROM THE EXISTING TWO (2) PARCELS. FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- 3) THIS SURVEY WAS PERFORMED USING TRIMBLE R8s AND R12I GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- 4) THE PERSONAL REPRESENTATIVE'S DEED, RECORDED AS INST. NO. 952862, USES THE TERMS "SOUTH" AND "EAST". I CHOSE TO GO SOUTH ALONG THE WEST BOUNDARY OF THE EA OF THE NW1/4, TO THE EAST-WEST CENTERLINE, THENCE ALONG THE WEST BOUNDARY OF THE WEST BOUNDARY OF THE EA OF THE SW1/4 THENCE EAST ON A BEARING PERPENDICULAR TO SAID WEST BOUNDARY.

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 1.0002847234. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°45'48.1" AT THE CENTER QUARTER CORNER OF SECTION 1.



PREPARED FOR:
DIANA BYNUM
10302 A DUFORT ROAD
PRIEST RIVER, ID 83856



1/4	Section	Township	Range
1	55	4	N
			W
PROJECT # 23-249 BYNUM			
DRAWING NAME: 23-249_BYNUM_MLD.DWG			
Plot Date: 2/14/2024		MONTANA IDAHO	
OREGON WASHINGTON			

GOD'S ACRES

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

Scale:	1"=200'
Checked By:	TLG
Drawn By:	KAM
Sheet:	1 of 2

GOD'S ACRES

LYING IN A PORTION OF THE WEST 1/2 OF
SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DIANA LYNN BYNUM, ALSO KNOWN AS DIANA BYNUM AND DIANA LYNN PASS, ALSO SHOWN OF RECORD AS DIANA PASS-HOLLAND, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS "GOD'S ACRES" BEING A PORTION OF SECTION 1, TOWNSHIP 55 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 1, THENCE SOUTH 00°24'16" WEST, A DISTANCE OF 2095.95 FEET;

THENCE SOUTH 80°50'45" WEST, A DISTANCE OF 67.11 FEET;

THENCE SOUTH 81°30'56" WEST, A DISTANCE OF 740.82 FEET;

THENCE SOUTH 85°08'15" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 00°27'40" EAST, A DISTANCE OF 926.56 FEET;

THENCE NORTH 88°34'10" WEST, A DISTANCE OF 463.93 FEET;

THENCE NORTH 00°29'56" EAST, A DISTANCE OF 1321.95 FEET;

THENCE NORTH 00°27'57" EAST, A DISTANCE OF 880.87 FEET;

THENCE SOUTH 78°14'39" EAST, A DISTANCE OF 328.85 FEET;

THENCE 793.48 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2835.28 FEET AND A DELTA ANGLE OF 16°02'05" (CHORD SOUTH 70°13'36" EAST, 790.90 A DISTANCE OF FEET);

THENCE SOUTH 62°09'52" EAST, A DISTANCE OF 279.15 FEET;

THENCE SOUTH 00°23'47" WEST, A DISTANCE OF 455.10 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DIANA LYNN BYNUM, ALSO KNOWN AS DIANA BYNUM AND DIANA LYNN PASS,
ALSO SHOWN OF RECORD AS DIANA PASS-HOLLAND

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DIANA LYNN BYNUM, ALSO KNOWN AS DIANA BYNUM AND DIANA LYNN PASS, ALSO SHOWN OF RECORD AS DIANA PASS-HOLLAND, 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: _____



DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLE ONE PRELIMINARY RESEARCH REPORT, FILE NO. 23490348, DATED DECEMBER 5, 2023.

- THE RIGHT OF THE PUBLIC IN AND TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY FOR ANY AND ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART THEREOF, AS RESERVED BY HUMBOLD LUMBER COMPANY IN A DEED RECORDED IN THE RECORDS OF BONNER COUNTY, IDAHO.
RECORDED: JUNE 17, 1943
INSTRUMENT NO.: 11193
BOOK/PAGE: 67 OF DEEDS AT PAGE(S) 422
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: JANUARY 11, 2002
INSTRUMENT NO.: 594562, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 8, 2019
INSTRUMENT NO.: 935469, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: NORTHERN LIGHTS, INCORPORATED
PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 8, 2019
INSTRUMENT NO.: 935470, RECORDS OF BONNER COUNTY, IDAHO

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

PLANNING DIRECTOR

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 1, TOWNSHIP 55 NORTH, RANGE 4 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 "GOD'S ACRES" 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 _____, 2024.

BONNER COUNTY SURVEYOR

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 SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEMS
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEMS

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 _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024, 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	GOD'S ACRES	
	1	55 N	4 W		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-1474	
PROJECT # 23-249 BYNUM				ORCON WASHINGTON	Scale: N/A	Sheet: 2 of 2
DRAWING NAME: 23-249_BYNUM_MLDDWG				Plot Date: 2/14/2024	Checked By: TLG	Drawn By: EAJ