



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 # MLD0010-24	RECEIVED: Received March 21, 2024 RW
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Spielman Estates
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APPLICANT INFORMATION:

Landowner's name: Kelly Spielman		
Mailing address: 669 Whiskey Jack Circle		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-255-9511	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: 57N	Range: 2W	Parcel acreage: .59
Parcel # (s): RP57N02W019471A			
Legal description: 1-57N-2W TAX 47 LESS E 75FT, E 25FT OF TAX 46 CPWRS			
Current zoning: Suburban		Current use: residence	
What zoning districts border the project site?			

North: Suburban	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Urban	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Hwy 200/BNRR	
South: Whiskey Jack Rd	
East: 0.44, frame built home, 534-Resid improv on cat 12	
West: 0.23, frame built home, 534-Resid improv on cat 12	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Follow Hwy-200 NE for 4.8mi; Turn right onto Ponder Point Dr, follow 387ft; Turn left onto Whiskey Jack rd, follow 0.1 mi; Destination will be on the left.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : MLD		
Proposed lots: 2	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 0.28	2.51:1
Lot #2	Proposed acreage: 0.29	2.07:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Client wishes to split their property in to two conforming lots that can have homes built on them.		

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: Flat with no major slopes	
Water courses (lakes, streams, rivers & other bodies of water): None	
Springs & wells: No springs or wells	

Existing structures (size & use): 1500 sq ft house, detached garage that is about 20x20 sq ft

Land cover (timber, pastures, etc): Bare land with some trees

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:

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: _____
Property is accessed by Whiskey Jack road, a public road that is 60' wide and paved. A proposed private easement to the back lot will be dedicated on the plat.

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:

Existing Community System - List name of sewer district or provider and type of system:
Kootenai Ponderay Sewer

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: _____

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: City of Sandpoint

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: _____

Which power company will serve the project site? Avista

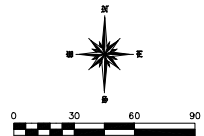
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Katie Keeney Digitally signed by Katie Keeney
Date: 2024.03.21 13:53:51 -0700 Date: _____

Landowner's signature: Kelly Spielman Date: 4/25/24

SPIELMAN ESTATES

LYING IN THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 1,
TOWNSHIP 37 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

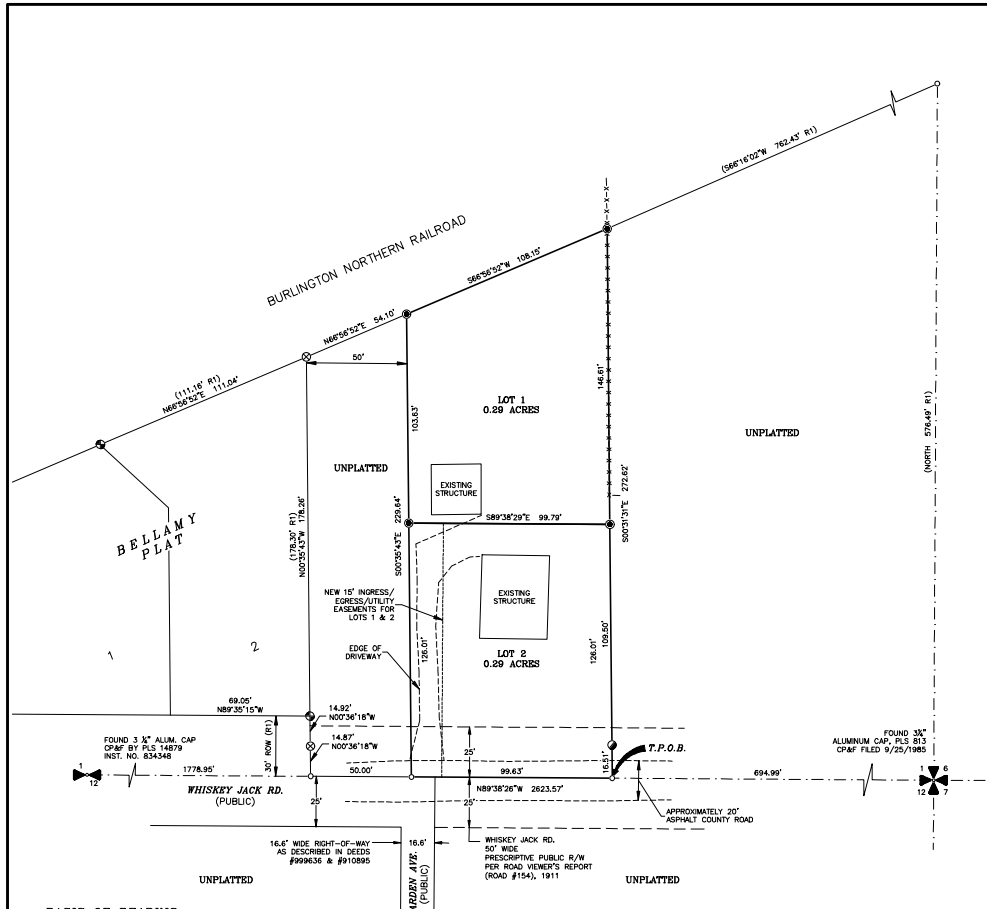
- SECTIONAL CORNER, AS NOTED.
-
-
- FOUND IRON PIPE
-
- CALCULATED POINT, NOTHING SET
- FENCE
- (R1) BELLEAMY PLAT, BK. 9, PG. 180, INST. NO. 776954, 29/7/2009.
- (D1) WARRANTY DEED, INST. NO. 100839, 07/08/2022.
- (D2) QUITCLAIM DEED, INST. NO. 543366, 04/19/1999.
- (D3) WARRANTY DEED, INST. NO. 401811, 02/25/1992.

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 "A1" PER FEMA PANEL 16017G1000E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 23490362, DATED NOVEMBER 27, 2023.
1. AN EASEMENT FOR THE ROADWAY ALONG THE SOUTHERN BORDER AS SET FORTH IN A WARRANTY DEED, AS INSTRUMENT NO. 107955. RECORDED SEPTEMBER 23, 1966.
 2. AN EASEMENT FOR THE ROADWAY ALONG THE SOUTHERN BORDER AS SET FORTH IN A WARRANTY DEED, AS INSTRUMENT NO. 107956. RECORDED SEPTEMBER 23, 1966.



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) (EPSG: 3100). ALL BEARINGS REFER TO THE DAHO 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 1.000124826.

GEODETIC NORTH IS AN ANGULAR ROTATION OF $-033'44''$ AT THE SOUTHEAST CORNER OF SECTION 1.

SURVEYOR'S NARRATIVE

1) THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN WARRANTY DEED, RECORDED AS INSTRUMENT NO. 100839, RECORDS OF BONNER COUNTY SHADE. EXISTING CORNERS WERE FOUND AS SHOWN ON THE DRAWING. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS OR SHOWN AND NOTED WHERE NOT WITHIN ACCEPTABLE SURVEY TOLERANCES.



1/4	Section	Range	Meridian	State
1	57	2	BOISE	IDAHO
	N	W		

PROJECT # 23-264 SPIELMAN
DRAWING NAME: 23-264 SPIELMAN.MXD

SPIELMAN ESTATES

GLAUB & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-285-4474

Scale: 1"=30'
Checked By: TLG
Drawn By: TLG/DWO
Plot Date: 3/28/2024
Sheet: 1 of 2

PREPARED FOR:
KELLY SPIELMAN
657 WHISKEY JACK CIRCLE
SANDPOINT, ID 83864

SPIELMAN ESTATES

LYING IN THE SE¼ OF THE SE¼ OF SECTION 1,
TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT KELLY T. SPIELMAN AND SHAWN M. SPIELMAN, 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 "SPIELMAN ESTATES" BEING A PORTION OF SECTION 1, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1, MONUMENTED WITH A 2" ALUMINUM CAP BY PLS 813;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 1, NORTH 89°38'16" WEST, 694.99 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°38'26" WEST, 99.63 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN WARRANTY DEED, INST. NO. 774857, RECORDS OF BONNER COUNTY, IDAHO;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE, NORTH 00°35'43" WEST, 229.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE NORTHERN PACIFIC RAILWAY, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 66°56'52" EAST, 108.15 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED IN QUITCLAIM DEED, INST. NO. 588184, RECORDS OF BONNER COUNTY, IDAHO, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 14879;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE, SOUTH 00°31'31" EAST, 272.62 FEET TO THE TRUE POINT OF BEGINNING.

KELLY T. SPIELMAN _____ DATE _____

SHAWN M. SPIELMAN _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KELLY SPIELMAN, 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 _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHAWN M. SPIELMAN, 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: _____

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 _____

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "SPIELMAN SUBDIVISION" 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 _____

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 CITY OF SANDPOINT
SEWER SERVICE: SEWAGE DISPOSAL BY KOOTENAI PONDERAY SEWER DISTRICT

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

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, 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 _____



PREPARED FOR:
KELLY SPIELMAN
669 MISKEY JACK CIRCLE
SANDPOINT, ID 83864

1/4		Section		Range		Township		STATE OF IDAHO		SPEILMAN ESTATES	
1		57		2		N		W		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS	
1		57		2		N		W		303 Church Street Sandpoint, Idaho 83864 800-585-4474	
1		57		2		N		W		Checked By: TLAG Drawn By: TLAG/DWO File Date: 3/28/2024 Sheet: 2 of 2	