



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 # MLD0011-24

RECEIVED:

RECEIVED

By Alex Feyen at 4:22 pm, Mar 25, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: River's Edge

APPLICANT INFORMATION:

Landowner's name: Brian & Heidi Van Smoorenburg

Mailing address: [REDACTED]

City: Hideaway

State: TX

Zip code: 75771

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Sam Osborne

Company name: Glahe & Associates

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: sosborne@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 #: 2

Township: 56N

Range: 2W

Parcel acreage: 10.52

Parcel # (s): RP025670000040A

Legal description: WOOLSEY ACRES 1ST ADD LOT 4 CPWRS

Current zoning: Suburban

Current use: Vacant

What zoning districts border the project site?

North: Recreation	East: Suburban
South: Suburban	West: Suburban
Comprehensive plan designation: Transition	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 11.21, no structures, 110- Land-Ag/Timber HS vacant	
South: 3.59, frame built home, 537-Resid improv on cat 15; 3.39, frame built home, 537-Resid improv on cat 15; 2.5, vacant, 515-Land resid rural subdv vac	
East: 5.95, vacant, 512-Land Resid rural tract vac; 10.12, frame built home, 534-Resid improv on cat 12	
West: US Hwy-95	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Follow Hwy-95 South for 2.5mi; Turn left onto Woolsey Road, property will be on your immediate right.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Woolsey Acres 1st Addition - BK15, PG32, Recorded 7/7/2020, Inst # 960374	
This application is for : MLD	
Proposed lots: 4	
Depth to Width Ratio (D:W)	
Lot #1 Proposed acreage: 1	2.10 :1
Lot #2 Proposed acreage: 1	2.63 :1
Lot #3 Proposed acreage: 1	2.31 :1
Lot #4 Proposed acreage: 7.59	3.37 :1
Remainder Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Client wishes to split property in to 3 conforming parcels on the eastern bored with a remainder piece.	

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: Mostly flat pasture
Water courses (lakes, streams, rivers & other bodies of water):
None
Springs & wells: None

Existing structures (size & use): None

Land cover (timber, pastures, etc): Pasture

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: 16017C0950E

Other pertinent information (attach additional pages if needed): This property is technically in a wetland, but it is classified as PEM1C, which is a seasonal wetland and not present during the entire year. It is only present in early spring during growing season.

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: Property is accessed by a 50' wide paved public road, that is county maintained.

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.
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> _____
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: <u>Nothing is installed, but client is anticipating private individual septic for the lots per approval from phd.</u> _____ _____	
Will the sanitary restriction be lifted by the Panhandle Health District? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Water will be supplied by:	
<input type="checkbox"/>	<u>Existing public or community system - List name of provider:</u> _____
<input checked="" type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: <u>Property owner is planning on installing a shared well, which will supply all of the proposed lots with water.</u> _____ _____	
Which power company will serve the project site? <u>NLI</u>	

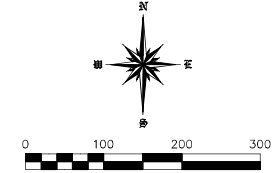
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post 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 09:37:25 -07'00' Date: _____

Landowner's signature: _____ Date: _____

RIVER'S EDGE

LOT 4 OF WOOLSEY ACRES, 1ST ADDITION,
LYING IN A PORTION OF THE SW¼ OF SECTION 2,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 3628
- FOUND 5/8" REBAR AND CAP, PLS 7879
- FOUND 3-1/4" BRASS CAP, RIGHT-OF-WAY MONUMENT
- CALCULATED POINT, NOTHING SET
- (P1) PLAT OF WOOLSEY ACRES 1ST ADDITION, INST. NO. 960374, 7/7/2020
- ⊕ WATER VAULT, 4.5" DIAMETER WITH STEEL LID
- ⊕ TELEPHONE JUNCTION BOX

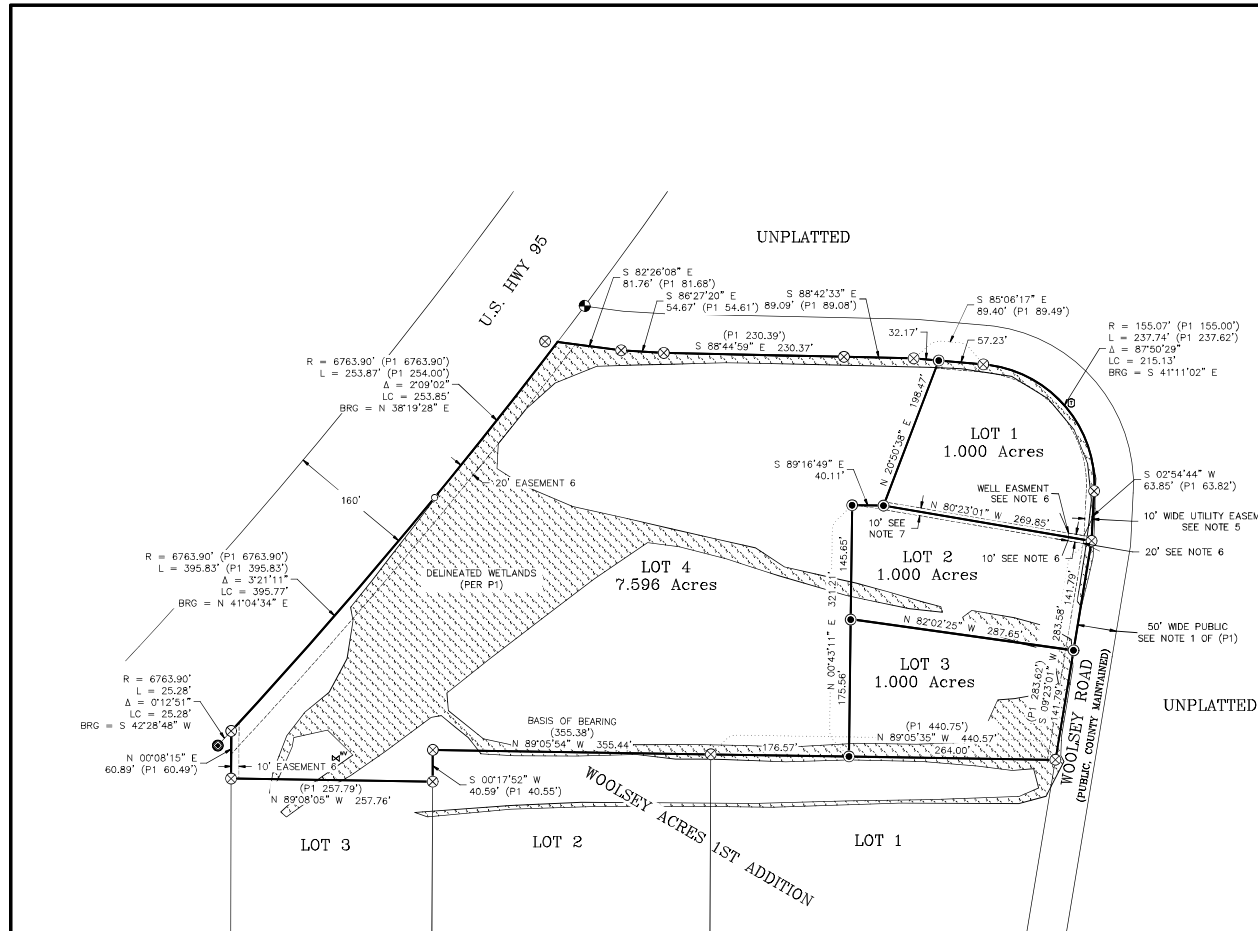
GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL, FRESHWATER EMERGENT WETLAND HABITAT IS CLASSIFIED AS A PEM1C.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0905E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 1121603-S, GUARANTEE NO. 5010500-1121603-S, DATED NOVEMBER 13, 2023.

- 1) EASEMENT FOR RIGHT OF WAY GRANTED TO THE STATE OF IDAHO, RECORDED JANUARY 10, 1936, IN BOOK 55 OF DEEDS, PAGE 192.
- 2) EASEMENT FOR RIGHT OF WAY GRANTED TO THE UNITED STATES OF AMERICA, RECORDED JULY 31, 1952, IN BOOK 18 OF MISC., PAGE 475, INSTRUMENT NO. 42816.
- 3) EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED SEPTEMBER 21, 1961, IN BOOK 29 OF MISC., PAGE 124.
- 4) PROVISIONS IN DEED TO WILLIAM R. WOOLSEY AND BARBARA A. WOOLSEY, HUSBAND AND WIFE, RECORDED AUGUST 1, 1973, IN BOOK 145 OF DEEDS, PAGE 152.
- 5) EASEMENT FOR SEPTIC SYSTEM GRANTED TO RODNEY D. MACDONALD AND CANDICE D. MACDONALD, RECORDED MARCH 24, 1989, AS INSTRUMENT NO. 359774.
- 6) ADDENDUM TO EASEMENT, RECORDED MARCH 24, 1973, AS INSTRUMENT NO. 359773.
- 7) EASEMENT GRANTED TO SOUTHSIDE WATER AND SEWER DISTRICT, RECORDED APRIL 24, 1995, AS INSTRUMENT NO. 464138.
- 8) EASEMENT AS DISCLOSED IN INSTRUMENT GRANTED TO J & J DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, RECORDED JULY 7, 2020, AS INSTRUMENT NO. 960373.
- 9) ALL MATTERS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON THEREOF, DISCLOSED BY THE RECORDED PLAT OF SAID SUBDIVISION OF WOOLSEY ACRES, BOOK 15 PAGE 31 AND WOOLSEY ACRES 1ST, BOOK 15 PAGE 32.
- 10) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
- 11) PROVISIONS IN DEED TO ERECT A SIGN, RECORDED JULY 24, 2020, AS INSTRUMENT NO. 961534.
- 12) PEDESTRIAN EASEMENT GRANTED TO OLD WEST LAND CO, ITS SUCCESSORS OR ASSIGNS, RECORDED JULY 24, 2020, AS INSTRUMENT NO. 961534.
- 13) A RIGHT OF FIRST REFUSAL, IN FAVOR OF OLD WEST LAND COMPANY RECORDED JULY 24, 2020, INSTRUMENT NO. 961534.
- 14) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 966371.



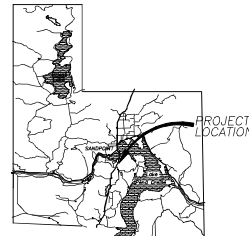
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NOS 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 1.000212084. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°35'25\"/>

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 968920, RECORDED AT BONNER COUNTY, TAKING LOT 4 OF WOOLSEY ACRES AND DIVIDING INTO FOUR (4) CONFORMING LOTS.
- 2) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NOS OPUS AND TRIMBLE BUSINESS CENTER.
- 3) 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.
- 4) THE DELINEATED WETLANDS SHOWN ON THIS MAP WERE DIGITIZED PER (P1).
- 5) A 10-FOOT WIDE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, OFFSET 10 FEET, WESTERLY, FROM THE WESTERLY RIGHT-OF-WAY OF WOOLSEY ROAD.
- 6) AN EASEMENT FOR A COMMUNITY WELL, FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4. THE WELL EASEMENT IS 5-FOOT EACH SIDE OF THE BOUNDARY BETWEEN LOTS 1 & 2, AND EXTENDS 20-FOOT ALONG THE BOUNDARY OF LOTS 1 & 2 FROM THE WESTERLY BOUNDARY OF THE 10-FOOT WIDE UTILITY EASEMENT DESCRIBED IN NOTE 5.
- 7) A 10-FOOT WIDE WATER LINE EASEMENT, FOR THE BENEFIT OF LOT 4, BEING 5-FOOT EACH SIDE OF THE BOUNDARY LINE BETWEEN LOTS 1 AND 2, EXTENDING FROM THE COMMUNITY WELL EASEMENT, WESTERLY ALONG SAID BOUNDARY LINE TO LOT 4.



VICINITY MAP

1/4	Section	Township	Range	MOUNTAIN	IDAHO	RIVER'S EDGE GLAVE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-266-4474	Scale: 1" = 100'
2	56	N	W	ORION	WASHINGTON		Checked By: TAG Drawn By: KAJ
PROJECT # 23-251 CEREGRINO, JESSE DRAWING NAME: 23-251_CEREGRINO_MLD.DWG						Plot Date: 2/21/2024	Sheet: 1 of 2

RIVER'S EDGE

LOT 4 OF WOOLSEY ACRES, 1ST ADDITION,
LYING IN A PORTION OF THE SW¹/₄ OF SECTION 2,
TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT BRIAN VANSMOORENBURG AND HEIDI VANSMOORENBURG, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP AND KEVIN HASSETT AND ANN VANSMOORENBURG, 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 1-4, THE SAME TO BE KNOWN AS "RIVER'S EDGE" BEING A PORTION OF SECTION 15, TOWNSHIP 59 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LOT 4, WOOLSEY ACRES 1ST ADDITION, ACCORDING TO THE PLAT RECORDED IN BOOK 15 OF PLATS, PAGE 32, RECORDS OF BONNER COUNTY, IDAHO.

TOGETHER WITH AND SUBJECT TO A 10-FOOT WIDE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, OFFSET 10 FEET, WESTERLY, FROM THE WESTERLY RIGHT-OF-WAY OF WOOLSEY ROAD.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR A COMMUNITY WELL, FOR THE BENEFIT OF LOTS 1, 2, 3, AND 4, THE WELL EASEMENT IS 5-FOOT EACH SIDE OF THE BOUNDARY BETWEEN LOTS 1 & 2, AND EXTENDS 20-FOOT ALONG THE BOUNDARY OF LOTS 1 & 2 FROM THE WESTERLY BOUNDARY OF THE 10-FOOT WIDE UTILITY EASEMENT.

TOGETHER WITH AND SUBJECT TO A 10-FOOT WIDE WATER LINE EASEMENT, FOR THE BENEFIT OF LOT 4, BEING 5-FOOT EACH SIDE OF THE BOUNDARY LINE BETWEEN LOTS 1 AND 2, EXTENDING FROM THE COMMUNITY WELL EASEMENT, WESTERLY ALONG SAID BOUNDARY LINE TO LOT 4.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

BRIAN VANSMOORENBURG DATE _____

HEIDI VANSMOORENBURG DATE _____

KEVIN HASSETT DATE _____

ANN VANSMOORENBURG DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRIAN VANSMOORENBURG, 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 HEIDI VANSMOORENBURG, 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 BRIAN VANSMOORENBURG, 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 HEIDI VANSMOORENBURG, 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: _____

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 2, TOWNSHIP 56 NORTH, RANGE 2 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 "RIVER'S EDGE" 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

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

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 58, 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 SHARED USE WELL WATER SYSTEM.
SEWER SERVICE: SEWAGE DISPOSAL PRIVATELY OWNED SEPTIC SYSTEMS

PLANNING DIRECTOR

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

PLANNING DIRECTOR

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.

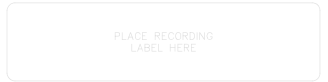
BONNER COUNTY TREASURER



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



1/4	Section	Township	Range	MONYAMA	IDAHO	RIVER'S EDGE		
	2	56 N	2 W					
PROJECT # 23-251 CEREGRINO, JESSEY DRAWING NAME: 23-251_CEREGRINO_ML2.DWG					Plot Date: 8/21/2024	GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-1474	Scale: N/A	Checked By: TAG Drawn By: EAJ Sheet: 2 of 2