



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 # MLD0018-24	RECEIVED: Received 4/11/2024 RW
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Woodward Acres

APPLICANT INFORMATION:

Landowner's name: Victoria & Daniel Woodward		
Mailing address: PO Box 7		
City: Calrk Fork	State: ID	Zip code: 83811
Telephone: 208-610-9042	Fax:	
E-mail: cfvwoodward@gmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Scott Comfort		
Company name: James A Sewell and Associates		
Mailing address: 1319 N Division		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-263-4160	Fax:	
E-mail: scomfort@jasewell.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 #: 18	Township: 55N	Range: 3E	Parcel acreage: 10.42
Parcel # (s): RP55N02E132252A			
Legal description: 13-55N-2E TAX 3 LESS TAX 4,5 & PT TAX 28 & 29 - SEC 18-55N-3E; TAX 25 SEC 18-55N-3E			
Current zoning: R-5	Current use: Rural Residential 5-10 acre		
What zoning districts border the project site?			

North:Rural 10 (R-10)	East:Agricultural/forestry 10 (A/f-10)
South:Rural 10 (R-10)	West:Rural 10 (R-10)
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Rural Residential (5-10 AC), 1 acre Residential home	
South:Rural Residential (5-10 AC), Hwy 200	
East:Ag/Forest Land (10-20 AC) 5 acre, residential home	
West:Rural Residential (5-10 AC) Hwy 200	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>Take Hwy 200 East past Clark Fork to Kestral Lane, turn Left</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage:5.41 Acres	2:1
Lot #2	Proposed acreage:5.01	2:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

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

Existing structures (size & use): _____
residential home (55'x40'), Barn (50'x40'), shop (35'x20')

Land cover (timber, pastures, etc): _____
Timber and Pasture

Are wetlands present on site? Yes No Source of information: _____

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: 35' ingress egress & utilites Inst#521054

Public Road Existing Proposed
Describe travel surfacc (c.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: _____

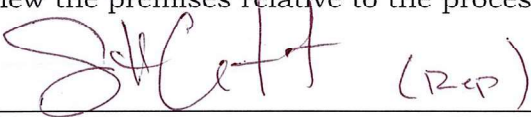
Is public road dedication proposed as part of this minor land division?
 Yes No

List existing access and utility easements on the subject property.

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>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 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 type="checkbox"/>	<u>Proposed Community System - List type & proposed ownership:</u> _____
<input checked="" type="checkbox"/>	<u>Individual well</u>
Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: _____ _____	
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:  (Rep.) Date: 4/11/24

Landowner's signature: _____ Date: _____

WOODWARD ACRES

SEC. 13, T. 55 N., R. 2 E., & SEC. 18, T. 55 N., R. 3 E., B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "WOODWARD 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

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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.

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 _____, 2024.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ___ DAY OF _____, 2024, AT _____ M. IN BOOK ___ AT PAGE ___ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT VICTORIA A. WOODWARD AND DANIEL HIERONYMOUS, WIFE AND HUSBAND, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "WOODWARD ACRES", LOCATED IN SECTION 13, TOWNSHIP 55 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 13; THENCE S0°12'04"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 13, 152.73 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING; THENCE CONTINUING S0°12'04"E ALONG SAID EAST LINE 481.22 FEET TO A 5/8" REBAR; THENCE S48°50'14"W, 143.38 FEET TO A 5/8" REBAR ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 200; THENCE 1068.07 FEET ALONG A 14364.08 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 4°15'37", AND A LONG CHORD WHICH BEARS N29°34'54"W, 1067.82 FEET, TO A RAILROAD SPIKE; THENCE LEAVING SAID RIGHT-OF-WAY N56°42'12"E, 360.72 FEET TO A 5/8" REBAR; THENCE N20°27'54"E, 112.08 FEET TO A 5/8" REBAR; THENCE S69°12'12"E, 311.00 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE S0°12'25"E ALONG SAID EAST LINE 247.89 FEET TO A 5/8" REBAR; THENCE LEAVING SAID EAST LINE N89°59'37"E, 38.27 FEET TO A 5/8" REBAR; THENCE S0°35'56"W, 269.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.42 ACRES, MORE OR LESS.

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL.

VICTORIA A. WOODWARD

DANIEL HIERONYMOUS

OWNERS' ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, IN THE YEAR OF 2024, BEFORE ME PERSONALLY APPEARED VICTORIA A. WOODWARD AND DANIEL HIERONYMOUS, WIFE AND HUSBAND, 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 HERETO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

1. THE WASHINGTON WATER POWER COMPANY TRANSMISSION LINE EASEMENT INST.#037020A, BK. 17, PG. 369.
2. BONNER COUNTY RIGHT-OF-WAY DEED INST.#74008, FOR HWY 200.
3. NORTHERN LIGHTS INC., RIGHT-OF-WAY EASEMENT INST.#133251.
4. EASEMENT FOR INGRESS AND EGRESS IN DEED INST.#193033.
5. NORTHERN LIGHTS INC., RIGHT-OF-WAY EASEMENT INST.#390166.
6. CORRECTED EASEMENT FOR INGRESS, EGRESS, AND UTILITIES INST.#521054 WHICH CORRECTS INST.#469725.
7. NORTHERN LIGHTS INC., RIGHT-OF-WAY EASEMENT INST.#668948.
8. AGREEMENT FOR FIRE SUPPRESSION SERVICES WITH THE CITY OF CLARK FORK, INST.#729424.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL #RP55N02E132252A AND TO DIVIDE SAID PARCEL INTO TWO (2) SEPARATE PARCELS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS THAT AGREE WITH THE DEED AND EXISTING SURVEY RECORDS. THE RIGHT-OF-WAY OF HIGHWAY 200 WAS DEFINED USING FOUND MONUMENTS AND THE RECORD COMPUTED RADIUS AS SHOWN. THE BONNER COUNTY TAX PARCELS LINES SHOW A GAP BETWEEN THE STATE OWNED LAND (PARCEL #RP65N02E131970A) AND THE CARR PROPERTY (PARCEL #RP65N02E131800A). THE DEED DIMENSIONS FOR CARR (DEED INST.#1072449) CLOSES ON THE CONCRETE AND BRASS CAP MONUMENTS SET BY THE STATE PER THEIR DEED INST.#044652 (BK. 84, PG. 345). THERE IS NO LETTOVER STRIP OWNED BY WOODWARD AND HIERONYMOUS BETWEEN THE TWO PARCELS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 13, TOWNSHIP 55 NORTH, RANGE 2 EAST, AND SECTION 18, TOWNSHIP 55 NORTH, RANGE 3 EAST BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ___ DAY OF _____, 2022.

RUSSELL E. BADGLEY PLS 12458

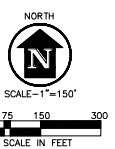
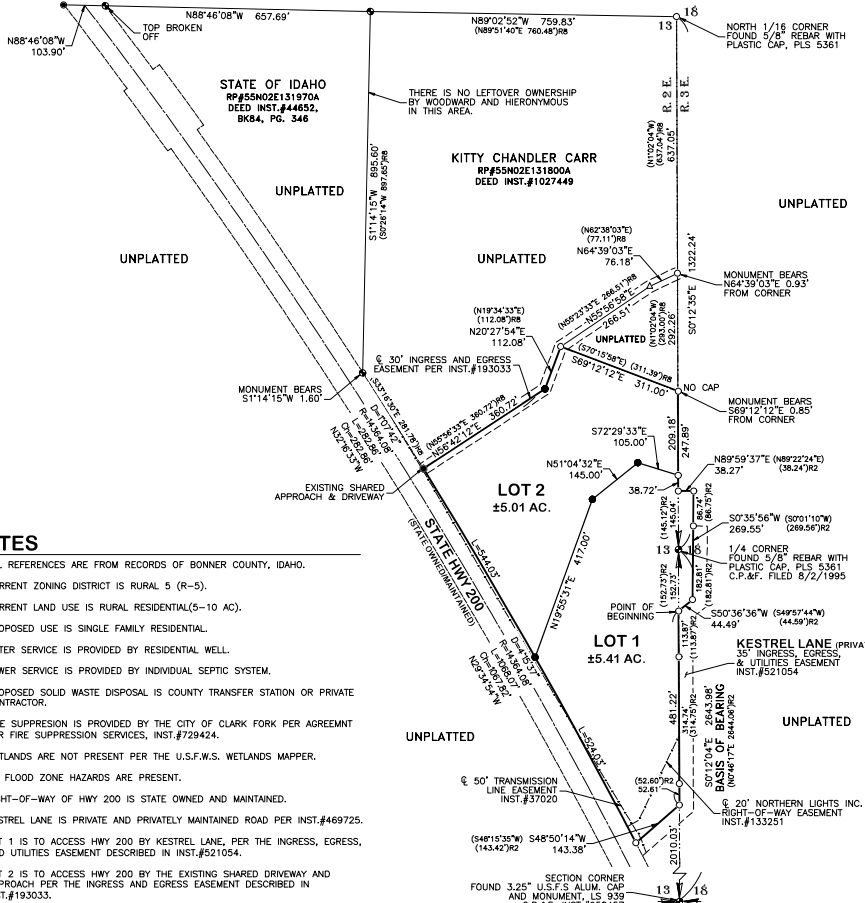
RUSSELL E. BADGLEY



TOWNSHIP 55 NORTH RNG.2E.	RNG.3E.	SHEET TITLE: WOODWARD ACRES	DATE: 2024-24
			CHECKED BY: NONE DRAWN BY: REB CHECKED BY: SC PREPARED BY: JAS CADD FILE NO: P-20200801-W-LLC SHT. 1 of 2
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160			

WOODWARD ACRES

SEC. 13, T. 55 N., R. 2 E., & SEC. 18, T. 55 N., R. 3 E., B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING
 IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83(2011) (EPOCH=2010.0000) BASED ON AN OPUS SOLUTION, A CONVERGENCE ANGLE OF -0°17'02" TO GEODETIC NORTH, A GRID TO GROUND COMBINED SCALE FACTOR OF 1.000152207 WAS USED TO CONVERT GRID DISTANCES TO GROUND DISTANCES.

- REFERENCES**
1. RECORD OF SURVEY INST.#363486
 2. RECORD OF SURVEY INST.#469503
 3. RECORD OF SURVEY INST.#522232
 4. RECORD OF SURVEY INST.#569653
 5. RECORD OF SURVEY INST.#971922
 6. STATE HIGHWAY 200 (CLARK FORK HIGHWAY) R.O.W. PLANS, PROJECT NO. 5-F1
 7. STATE OF IDAHO GRAVEL PIT SURVEY "BR-80"(AVAILABLE FROM ITD), AND ACQUIRED BY DEED INST.#44652, BK. 84, PG. 345
 8. DEED INST.#644183

- LEGEND**
-SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
 -FOUND 1/2" REBAR WITH ILLEGIBLE PLASTIC CAP
 -FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 5361 UNLESS OTHERWISE NOTED
 -FOUND CONCRETE & BRASS CAP RIGHT-OF-WAY MONUMENT
 -FOUND RAILROAD SPIKE
 - △.....COMPUTED POINT
 - ().....RECORD DIMENSION PER REFERENCE SHOWN

- NOTES**
- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
 - 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
 - 3) CURRENT LAND USE IS RURAL RESIDENTIAL(5-10 AC).
 - 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
 - 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
 - 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
 - 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
 - 8) FIRE SUPPRESSION IS PROVIDED BY THE CITY OF CLARK FORK PER AGREEMENT FOR FIRE SUPPRESSION SERVICES, INST.#729424.
 - 9) WETLANDS ARE NOT PRESENT PER THE U.S.F.W.S. WETLANDS MAPPER.
 - 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
 - 11) RIGHT-OF-WAY OF HWY 200 IS STATE OWNED AND MAINTAINED.
 - 12) KESTREL LANE IS PRIVATE AND PRIVATELY MAINTAINED ROAD PER INST.#469725.
 - 13) LOT 1 IS TO ACCESS HWY 200 BY KESTREL LANE, PER THE INGRESS, EGRESS, AND UTILITIES EASEMENT DESCRIBED IN INST.#521054.
 - 14) LOT 2 IS TO ACCESS HWY 200 BY THE EXISTING SHARED DRIVEWAY AND APPROACH PER THE INGRESS AND EGRESS EASEMENT DESCRIBED IN INST.#193033.

RECORDER'S CERTIFICATE



TOWNSHIP 55 NORTH RNG. 2E.	SHEET TITLE: WOODWARD ACRES	DATE: 2025-24
13	James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160	SCALE: 1"=150'
18		CHECKED BY: SC
		REVISION: 1-001
		DATE: 2-2025
		BY: JAS