



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 # MLD0024-24

RECEIVED:

RECEIVED

By Alex Feyen at 10:28 am, May 16, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Baker Acres

APPLICANT INFORMATION:

Landowner's name: Jeff & Jayne Baker

Mailing address: [REDACTED]

City: Athol

State: Idaho

Zip code: 83801

Telephone: [REDACTED]

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Ron Jay

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: tglahe@glaheinc.com

PARCEL INFORMATION:

Section #: 14

Township: 54N

Range: 4W

Parcel acreage: 10 Acres

Parcel # (s): RP54N04W149300A

Legal description: 14-54N-4W N2S2SESE 1981 moduline 14X56

Current zoning: R-5

Current use:

What zoning districts border the project site? R-5

North: R-5	East: AF-10
South: R-5	West: R-5
Comprehensive plan designation: RURAL RESIDENTIAL	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 10 acres (res)	
South: 10 acres (res)	
East: 10 acres (res)	
West: 5 acres (res)	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: _____ Sunset Hill Rd. to Glory Dr. 139 _____ _____ _____	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 4.98	2.51:1
Lot #2	Proposed acreage: 4.98	2.50:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: <u>10 acres into two 5 acre lots</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: rocky	
Water courses (lakes, streams, rivers & other bodies of water):	
no	
Springs & wells: no	

Existing structures (size & use): 2 Bedroom 1 Bath

Land cover (timber, pastures, etc): timber

Are wetlands present on site? ☐ Yes ☒ No

Source of information: USFW

Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE

DFIRM MAP: FEMA

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: one off Glory Rd. and one off Elk Ridge Rd.

☐ 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:

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

☐ Yes ☒ No

List existing access and utility easements on the subject property.
power come off Sunset Hill Rd.

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: Septic TankExplain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: septic tank 1000 Gal

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:☒Individual wellPlease explain the water source, capacity, system maintenance plan, storage and delivery system and other details: WellWhich 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: _____ Date: _____

Landowner's signature: _____ Date: _____

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: septic tank

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: septic tank 1000 gal

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: _____

☒ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: well

Which power company will serve the project site? Northern Light

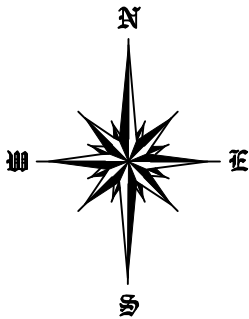
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Jeff Baker Date: _____

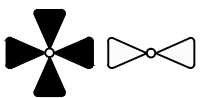
Landowner's signature: Jayne Baker Date: _____

BAKER SUBDIVISION

LYING IN A PORTION OF THE SE 1/4 OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.

- SET PREVIOUSLY, 5/8" X 24" REBAR AND CAP, PLS 14879
◻ SET PREVIOUSLY SPIKE AND LATH ON LINE
○ CALCULATED POINT, NOTHING SET

REFERENCE
RECORD OF SURVEY, PLS 14879, INST. NO. 1009732 8/11/2022

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) THESE LOTS HAVE NO SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 16017C1125E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 22462924, DATED OCTOBER 27, 2022.

A RESERVATION OF MINERAL RIGHTS AS CONTAINED IN A/AN DEED RECORDED ON NOVEMBER 11, 1907, AS INSTRUMENT NO. 2374, RECORDS OF BONNER COUNTY, IDAHO. TOGETHER WITH ANY AND ALL ASSIGNMENTS OF THE ABOVE-REFERENCED MINERAL AND/OR ROYALTY INTEREST, AND THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH THIS INTEREST, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF THIS INTEREST.

SUBJECT TO ALL MATTERS, TERMS AND CONDITIONS CONTAINED IN A/AN QUIT CLAIM DEED. RECORDED: DECEMBER 4, 1953, INSTRUMENT NO.: 47655, RECORDS OF BONNER COUNTY, IDAHO.

EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN STATUTORY WARRANTY DEED. EXECUTED BY: REFORESTATION, INC., A WASHINGTON CORPORATION RECORDED: MARCH 20, 1972, INSTRUMENT NO.: 139279, RECORDS OF BONNER COUNTY, IDAHO.

EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A/AN STATUTORY WARRANTY DEED. EXECUTED BY: REFORESTATION, INC., A WASHINGTON CORPORATION RECORDED: SEPTEMBER 22, 1980, INSTRUMENT NO.: 233170, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: NORTHERN LIGHTS, INC. PURPOSE: PUBLIC UTILITIES RECORDED: MARCH 8, 1999, INSTRUMENT NO.: 541035, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES. GRANTED TO: RICHARD D. SANDERS PURPOSE: INGRESS, EGRESS AND UTILITIES, RECORDED: JUNE 28, 2021, INSTRUMENT NO.: 986136, RECORDS OF BONNER COUNTY, IDAHO.

ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED AUGUST 11, 2022 AS INSTRUMENT NO. 1009732, RECORDS OF BONNER COUNTY, IDAHO.

PLACE RECORDING
LABEL HERE

PREPARED FOR:
JEFF BAKER
PO BOX 374
ATHOL, ID 83801

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 1.00009257856. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°46'11" AT THE SOUTHEAST CORNER OF SECTION 14.

SURVEYOR'S NARRATIVE

- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP. NO ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN QUIT CLAIM DEED, RECORDED AS INSTRUMENT NO. 1005321, RECORDS OF BONNER COUNTY IDAHO AND CREATE 2 CONFORMING LOTS FROM AN EXISTING PARCEL. EXISTING CORNERS WERE FOUND AS SHOWN HERE ON. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.



1/4	Section	Township	Range	MONTANA	IDAHO
	14	54 N	4 W		
PROJECT #: 24-030A BAKER					
DRAWING NAME: 24-030A BAKER MLD TDLG					
BAKER SUBDIVISION					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1"=100'	
				Checked By: TLG	Drawn By: TDLG
				Plot Date: 5/14/2024	Sheet: 1 of 2

BAKER SUBDIVISION

LYING IN A PORTION OF THE SE¼ OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JEFF BAKER AND JAYNE GARRETT BAKER, HUSBAND AND WIFE, 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 'BAKER SUBDIVISION' BEING A PORTION OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

JEFF BAKER _____ DATE _____

JAYNE GARRETT BAKER _____ DATE _____

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 _____

COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND APPROVE THE SAME FOR RECORDING THIS _____ DAY OF _____, 2024.

BONNER COUNTY SURVEYOR _____

PLANNING DIRECTOR

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

PLANNING DIRECTOR _____

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 INDIVIDUAL WELL
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEM

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JEFF BAKER, 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 JAYNE GARRETT BAKER, 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, 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 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 _____ M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

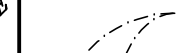

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE



PLACE RECORDING LABEL HERE

PREPARED FOR:
JEFF BAKER
PO BOX 374
ATHOL, ID 83801

1/4	SECTION	TOWNSHIP	RANGE	<div>MONTANA</div> <div>IDAHO</div> <div></div> <div colspan="2"></div>	BAKER SUBDIVISION				
<div></div>	14	54 N	4 W	<div>OREGON</div> <div>WASHINGTON</div>		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474		Scale: N/A	
PROJECT #: 24-030A BAKER							Checked By: TLAG	Drawn By: TDLG	
DRAWING NAME: 24-30A BAKER MLD TDLG							Plot Date: 5/14/2024	Sheet: 2 of 2	