



BONNER COUNTY PLANNING DEPARTMENT

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planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0025-24

RECEIVED:

RECEIVED

By Alex Feyen at 4:00 pm, May 21, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Echo Ridge

APPLICANT INFORMATION:

Landowner's name: Scott and Yaicha Wohlschlager

Mailing address [REDACTED]

City: Sandpoint

State: ID

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: scott@bodenarchitecture.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller

Company name: Lance G. Miller, P.L.S.

Mailing address: PO Box 2523

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208.263.1533

Fax:

E-mail: lancetrue@gmail.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: John and Angela Wheat (Property Co-Owners)

Company name:

Mailing address [REDACTED]

City: Seattle

State: WA

Zip code: 98105

Telephone [REDACTED]

Fax:

E-mail [REDACTED]

PARCEL INFORMATION:

Section #: 12

Township: 57 North

Range: 3 West

Parcel acreage: 11.82 acres

Parcel # (s): RP00246000012BA

Legal description: See Attached

Current zoning: Rural 5 acre

Current use: Bare land

What zoning districts border the project site?

North: AF20	East: R5
South: AF10	West: AF20
Comprehensive plan designation: Rural -Res 5-10 ac.	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 13 acres, residence, residential.	
South: 5 acres, residence, residential.	
East: 6 acre parcels, one with a residence, one is bare land.	
West: 32 acres with residence, residential.	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Baldy Mountain Road to Bald Eagle Drive. Parcel is 150 west of Bald Eagle Drive and North of Baldy Mountain Road.	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: Portion of Lot 12 of Lena Dan Tracts, Book 3 of Plats, Page 9.		
This application is for : Minor Land Division.		
Proposed lots:		Depth to Width Ratio (D:W)
Lot #1	Proposed acreage: 5.91 acres	1.9:1
Lot #2	Proposed acreage: 5.91 acres	1.94:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: Divide an 11.82 acre portion of Lot 12 of Lena Dan Tracts into two 5.91 acre Lots.		

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: The parcel slopes upward from Baldy Mountain road to the North boundary of the parcel. It is treed with rock outcrops and benches. Slopes vary from 0% to about 20%.
Water courses (lakes, streams, rivers & other bodies of water): None on the property.
Springs & wells: None on the property.

Existing structures (size & use): None on the property.

Land cover (timber, pastures, etc): Total cover in evergreen and deciduous trees.

Are wetlands present on site? ☐ Yes ☒ No

Source of information: US F&WS Wetland Map

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

DFIRM MAP: NA

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: Gravel approx 20' wide, approx. 4% to 6% slope, 60' wide Easement width. Book 7 of Plats page 55 and Book 18 of Plats page 80 and Inst. No. 574991 and 574992. Bald Eale Drive and Bald Eagle Vista. (Lots 1 and 2).

☒ 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: Baldy Mountain Road, Book 7 of Plats, Page 55. 24' gravel travel surface, 60' right of way, approx. 3% slope. (Lot 2).

☐ 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.

Book 18 of Plats, Page 80, Book 7 of Plats, Page 55, Inst. No's. 574991 and 574992.

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 and drainfield.Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Septic tank and drainfield.

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: Proposed individual wells.Which power company will serve the project site? Northern Lights Inc.

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: [Signature] Date: 05.17.24Landowner's signature: [Signature] Date: 05.17.24

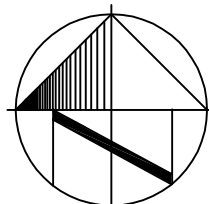
ECHO RIDGE

A MINOR LAND DIVISION

LYING IN A PORTION OF LOT 12 OF LENA DAN TRACTS, AS RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO, IN THE EAST HALF OF SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

NARRATIVE STATEMENT

1.) THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF LOT 12 OF LENA DAN TRACTS INTO TWO LOTS BY THE BONNER COUNTY MINOR LAND DIVISION PROCESS.
2.) THE BOUNDARIES AND LOT CORNERS SHOWN HEREON WERE ESTABLISHED USING SURVEY TIES TO MONUMENTS SHOWN ON THE PLAT OF LENA DAN TRACTS, BOOK 3 OF PLATS, PAGE 9, THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, BOOK 7 OF PLATS, PAGE 55, AND THE PLAT OF ECHO SPRINGS, BOOK 18 OF PLATS, PAGE 80, ALL IN RECORDS OF BONNER COUNTY, IDAHO.



NORTH
SCALE 1" = 100 FEET
TRUE NORTH

100 50 0 100

LEGEND

- SET 5/8" DIA. X 30" LONG REBAR WITH YELLOW PLASTIC CAP MARKED 'PLS 6107'.
 - FOUND A 5/8" REBAR WITH PLASTIC CAP MARKED 'PLS 7879'. REFERENCE BOOK 7 OF PLATS, PAGE 55.
 - COMPUTED POSITION, NOTHING FOUND OR SET.
 - △ FOUND A 1/2" DIA. REBAR BY PE 1148. REFERENCE BOOK 3 OF PLATS, PAGE 9.
- R1 RECORD FROM WARRANTY DEED INST. #1014598.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	58°19'18"	30.00	30.54	29.24	N43°46'02"W
C2	101°54'05"	30.00	53.36	46.60	N15°07'41"W
C3	58°19'18"	90.00	91.61	87.71	N43°46'02"W
C4	53°33'47"	90.00	84.14	81.11	N9°02'29"E
C5	90°00'00"	37.56	58.99	53.11	N39°07'45"W
C6	21°54'19"	90.00	34.41	34.20	N28°41'34"W

LINE TABLE

LINE	DISTANCE	BEARING
L1	50.00	N19°10'21"E
L2	67.37	N14°36'23"W
L3	69.65	N72°55'41"W
L4	74.02	N28°30'33"E
L5	22.67	N5°52'15"E
L6	84.06	N35°49'22"E
L7	27.17	N19°10'21"E
L8	75.20	N14°36'23"W
L9	57.59	N72°55'41"W
L10	75.99	N35°49'22"E

LOT 11
LENA DAN TRACTS
BOOK 3, PAGE 9

LOT 1
5.91 ACRES

LOT 12D - REPLAT OF
LOTS 12A & 12B
LENA DAN TRACTS
BOOK 3, PAGE 9

LOT 2
5.91 ACRES

LOT 11
LENA DAN TRACTS
BOOK 3, PAGE 9

INITIAL POINT
FOUND A 1/2" REBAR BY
PE 1148. REFERENCE
PLAT OF LENA DAN TRACTS.
SET 5/8" X 30" REBAR WITH
PLASTIC CAP 'PLS 6107'
ALONG SIDE 1/2" REBAR.

CURVE DATA:
L = 211.18
DELTA = 22°01'23"
R = 549.40
CH. = N65°52'54"W
209.88

BALDY MOUNTAIN ROAD
60' WIDE PUBLIC RIGHT OF WAY,
BOOK 7 OF PLATS, PAGE 55

LANCE G. MILLER, P.L.S.
PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533

CURVE DATA:
L = 134.12
DELTA = 15°41'49"
R = 489.56
CH. = N62°43'06"W
133.71

LOT 1, BLOCK 1
ECHO SPRINGS
BOOK 18, PG. 80

60' INGRESS, EGRESS
& UTILITY EASEMENT
IN FAVOR OF LOTS
1 AND 2.
INST. NO.

BALD EAGLE DRIVE - EASEMENT NOTE:
BALD EAGLE DRIVE IS A 60' WIDE PRIVATE ROAD/EASEMENT
IN FAVOR OF LOTS 12C, 12D AND 12E OF THE REPLAT OF LOTS
12A AND 12B OF LENA DAN TRACTS, AND IN FAVOR OF PARCELS
LYING ADJACENT TO AND NORTH OF LOT 12E (PER REPLAT MAP).
AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES ACROSS
LOT 1, BLOCK 1 OF ECHO SPRINGS AND LOT 12D OF THE REPLAT
OF LOTS 12A AND 12B OF LENA DAN TRACTS IS GRANTED IN FAVOR
OF LOTS 1 AND 2 OF THIS PLAT.

INGRESS, EGRESS & UTILITY EASEMENT,
CITY OF SANDPOINT TO ALAN ANDREWS,
TRUSTEE OF THE ARGOSY TRUST, INST.
NO. 574991. IN FAVOR OF LOT 12 OF
LENA DAN TRACTS.

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A
BEARING OF SOUTH 1°40'06" EAST ON THE WEST
LINE OF LOT 1, BLOCK 1 OF ECHO SPRINGS,
AS RECORDED IN BOOK 18 OF PLATS, PAGE 80,
RECORDS OF BONNER COUNTY, IDAHO.



05-06-24

PAGE 1 OF 2



ECHO RIDGE

A MINOR LAND DIVISION

LYING IN A PORTION OF LOT 12 OF LENA DAN TRACTS, AS RECORDED IN
BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO,
IN THE EAST HALF OF SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 12 , T. 57N , R. 3W , B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 6TH DAY OF MAY , 2024 .

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF ECHO RIDGE 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 _____ , 20____.

BONNER COUNTY SURVEYOR

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____.

DATED THIS _____ DAY OF _____ , 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____ , 20____.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS _____ DAY OF _____ , 20____.

BONNER COUNTY 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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER SERVICE NOTE

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS. SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY SEPTIC TANK AND DRAINFIELD OR BY A METHOD APPROVED BY THE PANHANDLE HEALTH DISTRICT.

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____ , 20____, AT _____ M. IN BOOK _____ OF PLATS AT PAGE _____

AT THE REQUEST OF _____ .

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT SCOTT WOHLISCHLAGER AND YAICHA WOHLISCHLAGER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AND JOHN WHEAT AND ANGELA WHEAT, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS ECHO RIDGE, LYING IN A PORTION OF LOT 12 OF LENA DAN TRACTS, AS RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO, LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 57 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12, SAID POINT BEING THE INITIAL POINT; THENCE NORTH 1°40'06" WEST ALONG THE WEST LINE OF LOT 12 A DISTANCE OF 1320.00 FEET TO THE SOUTHWEST CORNER OF LOT 12E OF THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, AS RECORDED IN BOOK 7 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID LOT 12E A DISTANCE OF 366.02 FEET TO THE NORTHWEST CORNER OF LOT 12D OF SAID REPLAT; THENCE SOUTH 1°40'06" EAST ALONG THE WEST LINE OF SAID LOT 12D AND ALONG THE WEST LINE OF LOT 1, BLOCK 1 OF ECHO SPRINGS, AS RECORDED IN BOOK 18 OF PLATS, PAGE 80, RECORDS OF BONNER COUNTY, IDAHO, A DISTANCE OF 1510.16 FEET (RECORD = 1508.09 FEET) TO A POINT ON THE NORTH RIGHT OF WAY OF BALDY MOUNTAIN ROAD, A COUNTY ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE COURSES; 1.) 134.12 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 489.56 FEET (THE CHORD OF WHICH BEARS NORTH 62°43'06" WEST A DISTANCE OF 133.71 FEET); 2.) NORTH 54°52'12" WEST A DISTANCE OF 74.79 FEET; 3.) 211.18 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 549.40 FEET (THE CHORD OF WHICH BEARS NORTH 65°52'54" WEST A DISTANCE OF 209.88 FEET) TO THE INITIAL POINT.

SCOTT WOHLISCHLAGER

JOHN WHEAT

YAICHA WOHLISCHLAGER

ANGELA WHEAT

DOCUMENTS AND EASEMENTS OF RECORD

(PER NORTH IDAHO TITLE INSURANCE SUBDIVISION GUARANTEE NO. G-222-000090456)

- 1.) ROAD EASEMENTS AS RECORDED IN INSTRUMENT NO. 101665, RECORDS OF BONNER COUNTY, IDAHO.
- 2.) ALL MATTERS AS DELINEATED ON THE PLAT OF LENA DAN TRACTS, RECORDED IN BOOK 3 OF PLATS, PAGE 9, RECORDS OF BONNER COUNTY, IDAHO.
- 3.) ALL MATTERS AS DELINEATED ON THE REPLAT OF OF A PORTION OF LOT 12 OF LENA DAN TRACTS, RECORDED IN BOOK 6 OF PLATS, PAGE 131, RECORDS OF BONNER COUNTY, IDAHO.
- 4.) ALL MATTERS AS DELINEATED ON THE REPLAT OF LOTS 12A AND 12B OF LENA DAN TRACTS, RECORDED IN BOOK 7 OF PLATS, PAGE 55, RECORDS OF BONNER COUNTY, IDAHO.

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____ , IN THE YEAR OF _____ , BEFORE ME PERSONALLY APPEARED SCOTT WOHLISCHLAGER AND YAICHA WOHLISCHLAGER, HUSBAND AND WIFE, 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 HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____ , IN THE YEAR OF _____ , BEFORE ME PERSONALLY APPEARED JOHN WHEAT AND ANGELA WHEAT, HUSBAND AND WIFE, 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 HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC