



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 #

RECEIVED

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MAY 22 2024

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Dawson Subdivision

APPLICANT INFORMATION:

Landowner's name: Clay and Margarita Dawson

Mailing address:

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: James R. "Dick" Staples

Company name: JRS Surveying Inc.

Mailing address: P.O. Box 3099

City: Bonners Ferry

State: Idaho

Zip code: 83805

Telephone: 208-267-7555

Fax:

E-mail: dstaples@jrssurveying.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 #: 8

Township: 59 N

Range: 1 W

Parcel acreage: 20.0 Acres

Parcel # (s): RP59N01W088700A

Legal description: S1/2 SW1/4 SE1/4 of Section 8, T59N R1W

Current zoning: AG/Forest 10 Acre

Current use: Residential

What zoning districts border the project site?

| | |
|---|-------------------------|
| North: AG / Forest 10 Ac | East: AG / Foest 10 Ac |
| South: AG / Forest 10 Ac | West: AG / Forest 20 Ac |
| Comprehensive plan designation: Map Designation - AG/Forest | |
| Uses of the surrounding land (describe lot sizes, structures, uses): | |
| North: 10 Acres - Residential - house w/ out buildings | |
| South: 2 Lots - 10.5 Acres bare land / 8.1 Acres Residential - house w/ out buildings | |
| East: 20 Acres - Residential - house w/ out buildings | |
| West: USFS | |
| Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?: N/A | |
| Detailed Directions to Site: From Sandpoint travel north on US Highway 95 14 miles, turn left (west) onto W. Elmira Road travel 0.6 mile, continue straight onto White Mountain Road, travel 0.4 miles, turn left (south) onto Cedar Springs Road, travel 0.8 miles, turn right (west), continue onto Cedar Springs Road, travel 0.1 miles, turn left (south) onto Little Thunder Road, travel 0.2 miles to the property. | |
| | |
| | |

ADDITIONAL PROJECT DESCRIPTION:

| | | |
|---|------------------------------|----------------------------|
| Existing plat recording information: | | |
| This application is for : | | |
| Proposed lots: | | Depth to Width Ratio (D:W) |
| Lot #1 | Proposed acreage: 9.97 Acres | 3.84:1 |
| Lot #2 | Proposed acreage: 9.98 Acres | 3.84:1 |
| Lot #3 | Proposed acreage: | |
| Lot #4 | Proposed acreage: | |
| Remainder | Proposed acreage: | N/A |
| Describe the land division proposal and resulting acreage: _____ 20 acre Parcel divided into two 10 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 east half of the property is mostly level and rises to the west to a small ridge and drops back down into a small drainage and in the last 1/4 of the property rises at 36% on a rocky slope. |
| |
| |
| |
| Water courses (lakes, streams, rivers & other bodies of water): _____ Small intrmittent creek along westerly property line. |
| |
| |
| |
| Springs & wells: _____ Existing well on proposed Lot 1 |
| |
| |

Existing structures (size & use): _____

2000 sq. ft house - 1000 sq. ft. Shop on proposed Lot 1

Land cover (timber, pastures, etc): _____

70% timber - 30% open area

Are wetlands present on site? ☐ Yes ☒ No

Source of information: Wetlands Inventory Map

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

DFIRM MAP: 16017C0505E

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: White Mountain Road a 14 foot wide gravel - private road; Cedar Springs Road a 14 foot wide gravel- private road;

and Little Thunder Road a 14 foot wide gravel road - private road; Instrument #'s 236883, 128795 and 159014. A 40' easement is proposed through Lot 1 for access and utilities to Lot 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: _____

☐ 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:

☐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: Private Septic system w/ drainfield

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:☐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? 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:

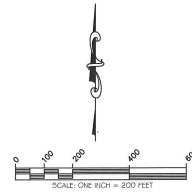

James R. Staples, Representative

Date: 5/15/2024

Landowner's signature:

Date:

DAWSON SUBDIVISION
 IN THE
S1/2 SW1/4 of SECTION 8
TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M.
BONNER COUNTY, IDAHO
 Sheet 1 of 2

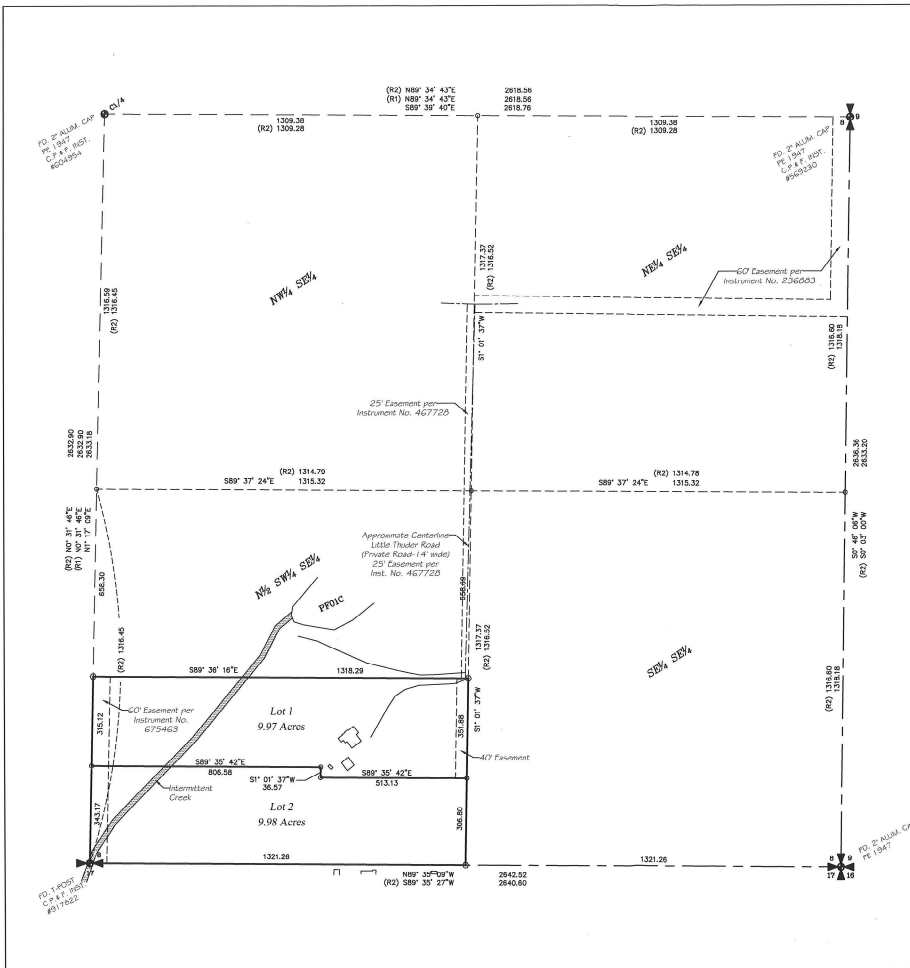


BASIS OF BEARINGS
 Bearings are based on Idaho State Plane West Zone (1103).
 NAD83 Scale factor: 0.999623534
 All distances shown are converted to ground.

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - ⊙ SET 5/8" X 3/4" REBAR AND PLASTIC CAP - PLS 3628
 - COMPUTED POINT
 - (R1) RECORD BEARING & DISTANCE PER RDS INSTRUMENT NUMBER 604955
 - (R2) RECORD BEARING & DISTANCE PER RDS INSTRUMENT NUMBER 534005



| | |
|-------------------------------|------------------|
| J.R.S. SURVEYING, INC. | |
| PO BOX 3059-8476 MAIN | |
| BONNERS FERRY, ID. 83805 | |
| (208) 267-7555 | |
| PLAT | |
| PUB. CLAY JAMESON | REVISION NO. 1 |
| DRAWN BY: DAL/RE | DATE: 05/15/2024 |
| CHECKED BY: J.R.S. | SHEET 1 OF 2 |
| BONNER COUNTY, IDAHO | JOB NO. 22-11 |



DAWSON SUBDIVISION
IN THE
S1/2 SW1/4 SE1/4 of SECTION 8
TOWNSHIP 59 NORTH, RANGE 1 WEST, B.M.
BONNER COUNTY, IDAHO
Sheet 2 of 2

OWNER'S CERTIFICATION

Be it known that Clay Dawson and Margarita Dawson, husband and wife, are the record owners of the rear property described herein and have caused the same to be divided into Lots, the same to be known as Dawson Subdivision, being the South Half of the Southwest Quarter of the Southeast Quarter (S1/2 SW1/4 SE1/4) of Section Eight (8), Township Fifty-nine (59) North, Range One (1) West, Bonner County, Bonner County, Idaho and more particularly described as follows:

BEGINNING at a Fence "T" post marking the southwest corner of said S1/2 SW1/4 SE1/4; thence, along the west line of said S1/2 SW1/4 SE1/4, N 01°17'09" E, 656.29 feet to the northwest corner of said S1/2 SW1/4 SE1/4, marked on the ground by a 5/8" inch rebar with plastic cap stamped PLS 3G28; thence, leaving said west line and along the north line of said S1/2 SW1/4 SE1/4, S 89°36'16" E, 131.0, 29 feet to the northeast corner of said S1/2 SW1/4 SE1/4, marked on the ground by a 5/8" inch rebar with plastic cap stamped PLS 3G28; thence, leaving said north line and along the east line of said S1/2 SW1/4 SE1/4, S 01°10'13" W, 656.68 feet to the southeast corner of said S1/2 SW1/4 SE1/4, marked on the ground by a 5/8" inch rebar with plastic cap stamped PLS 3G28; thence, along the south line of said S1/2 SW1/4 SE1/4, N 89°50'07" W, 131.1, 26 feet to the TRUE POINT OF BEGINNING, encompassing an area of 19.99 acres.

SUBJECT TO a 40 foot easement for ingress, egress, and utilities along the East Line of Lot 1.

SUBJECT TO a 60 foot easement along the West line of the above described property per Instrument Number 675463.

TOGETHER WITH easements for ingress, egress, and utilities as described in Instrument Numbers 128795, 138014, 467728 and 230683, records of Bonner County, Idaho.

Clay Dawson Date: _____
Margarita Dawson Date: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
County of _____)
I, _____, do hereby certify that on this _____ day of _____, 2024, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Clay Dawson and Margarita Dawson, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner(s) and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at: _____

SURVEYOR'S NARRATIVE

The purpose of this survey was for a Minor Land Division of the property described in Warranty Deed Instrument Number 929726, a record of Bonner County, Idaho. The survey was conducted to S1/2 of Section 8, T59N R1W B.M. in Bonner County, Idaho. Record of Survey by FGLS 1347, Instrument Number 604395, a record of Bonner County, Idaho was used to verify corner locations and make final adjusted boundary determination. Monuments were set as noted on this survey at new position for location of property.

SANITARY RESTRICTION

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, are in force. No person 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.

ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY BY RE 1347, INST. NO. 534065
RECORD OF SURVEY BY RE 1347, INST. NO. 569309
RECORD OF SURVEY BY RE 1347, INST. NO. 571513
RECORD OF SURVEY BY RE 1347, INST. NO. 604395
RECORD OF SURVEY BY FLS 1347, INST. NO. 671342
RECORD OF SURVEY BY FLS 7879, INST. NO. 330100

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.
Witness this _____ day of _____, 2024
Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved. Dated this _____ day of _____, 2024.
Bonner County Planning Director

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 _____, 2024
Bonner County Treasurer

EASEMENT DOCUMENTS

Access to the property is as follows:
Instrument Number 128795 (12/18) is a Warranty Deed for the NW1/4 SE1/4 of Section 8, T59N, R1W, which reserves and grants an easement for access over and across existing roads with no specified easement width.

Instrument Number 135171 is a Warranty Deed for the S1/2 S1/2 SE1/4 of Section 8, Reserving and granting an easement for access over and across existing roads with no specified width. This instrument number was abandoned by Instrument Number 467728.

Instrument Number 159014 (1/97) is a Warranty Deed for the N1/2 SE1/4 SE1/4, granting access easements the same as Instrument Number 128795 with no specified width. The document describes the location of the easement as generally northeasterly over the E1/2 of Section 8.

Instrument Number 233683 (1/00) is an Easement Deed and Road Maintenance Agreement for ingress, egress, and utilities which begins at the County Road and describes a 30 foot easement over the North 30 feet of the NE1/4 NW1/4 of Section 9 as recorded in Instrument Number 165623. It also includes a 30 foot easement over the South 30 feet of the SW1/4 of Section 4.

The document further describes a 60 foot wide easement across the SW1/4 of Section 4 and a 60 foot wide easement 30 feet on each side of the East line of the E1/2 NW1/4 of Section 9 and proceeding West to the East line of Section 8.

The document also includes a 60 foot easement along the East line of the NE1/4 and the NE1/4 SE1/4 of Section 8 to the North Boundary of the SE1/4 SE1/4. Also included is a 60 foot easement being 30 feet on each side of the south line of the NE1/4 SE1/4, and extends south 30 feet on each side of the West boundary of the SE1/4 NE1/4 SE1/4. In review of the existing roads and access it is hereby that the SE1/4 NE1/4 SE1/4 could be the SW1/2 NE1/4 SE1/4.

Instrument Number 299721 is an easement, granted to Northern Lights, Inc., no specified width and no defined location.

Instrument Number 467728 abandons Instrument Number 135171 and grants a 20' easement along the East line of the NW1/4 SE1/4 and the N1/2 SW1/4 SE1/4.

Instrument Number 675463 is a 60 foot wide easement along the West line of the S1/2 SW1/4 SE1/4.

Instrument Number 726730 is a 20 foot easement for Northern Lights, Inc. through the S1/2 SW1/4 SE1/4 and the S1/2 N1/2 SW1/4 SE1/4. The location is not specifically defined.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein DAWSON SUBDIVISION and checked the Plat and computations hereon 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

SURVEYOR'S CERTIFICATION

I, James R. Steffen, PLS, RLS, 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 8, Township 59 North, Range 1 West, of the Bonner Meridian, Bonner County, Idaho; that the distances and angles are correct; that the plat and computations have been placed and all lot corners are properly set and that the survey is in compliance with all provisions of applicable State Law and local Ordinances.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2024, at _____ m. and duly recorded as Instrument No. _____

County Recorder Deputy Recorder

| J.R.S. SURVEYING, INC. | | | |
|------------------------------------|-------------|------------|----------------|
| PO BOX 3099-6496 MAIN | | | |
| BONNERS FERRY, ID 83805 | | | |
| (208) 287-7555 | | | |
| PLAT | | | |
| FOR CLAY DAWSON | REVIEWED BY | DATE | REVIEWED NO. 1 |
| SWN BY: JAS/RS | DATE | 06/20/2024 | |
| DR. JOHN, J.W., B.M. | SHEET | 2 OF 2 | |
| BONNER COUNTY, IDAHO JOB NO. 52-11 | | | |