



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 # MLD0027-24

RECEIVED: May 29, 2024
R. Winningham

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Westmond North

APPLICANT INFORMATION:

Landowner's name: David Cecie for Bear Creek Equity Investments, LLC

Mailing address: PO Box 2038

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-920-3429

Fax:

E-mail: Davec7b@gmail.com

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeremy Grimm, Whiskey Rock Planning + Consulting

Company name: Whiskey Rock Planning + Consulting

Mailing address: 614 Creekside Lane

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9944

Fax:

E-mail: jeremy@whiskeyrockplanning.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Survey

Company name: Glahe

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 5

Township: 55N

Range: 2W

Parcel acreage: 8.29

Parcel # (s): RP55N02W057850A

Current zoning: RURAL Service Center

Current use: Vacant

Comprehensive plan designation: Transition

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 2.532	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 2.532	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #3	Proposed acreage: 3.001		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0950E
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input checked="" type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Combination of Public Road/Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: <u>Subject Parcels are accessed from Westmond Road a 55' wide ROW improved with a hard surface.</u> _____ _____	
List existing access and utility easements on the subject property. <u>PGTC Pipeline Easement.</u> _____ _____	

SERVICES:

Which power company will serve the project site? Avista

Which fire district will serve the project site? Sagle/Selkirk

Sewage disposal will be provided by:☐ Existing Community System☒ Proposed Community System☒ Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: The Plat is submitted with Sanitary Restrictions. Once divided, future development will dictate the specific typ of system to be installed. Some uses being considered do not require wastewater disposal. If uses requiring wastewater are developed in teh future, the location and typ of system will be approved by PHD.

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☒ Proposed Community System☒ Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: No uses requiring water are being proposed at this time. At such time when water service is needed, it may consist of a shared well or an individual well. TBD based on future use.

Note: Please attach the necessary proof of urban services if required.

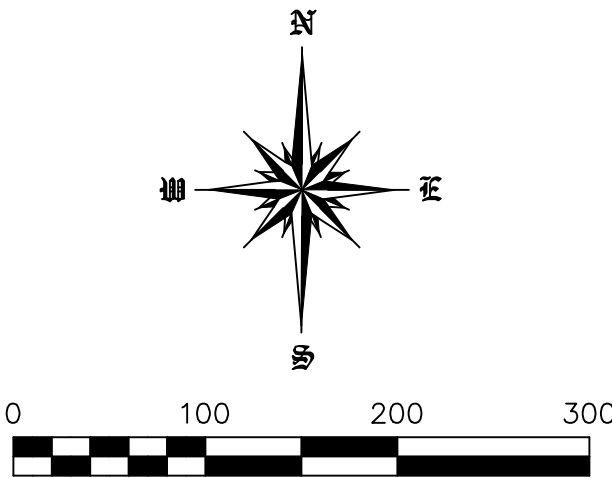
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Landowner's Rep: Jeremy Grimm Date: 5.28.24

Landowner's signature: _____ Date: _____

WESTMOND NORTH

LYING IN A PORTION OF THE SE ¼ OF SECTION 5,
TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 1/2" REBAR, NO CAP, SET SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 882
- FOUND IRON PIPE, 2" OUTSIDE DIAMETER
- FOUND 1/2" REBAR AND CAP, PLS 974
- CALCULATED POINT, NOTHING SET
- (D1) WARRANTY DEED, INST. NO. 1018953
- (E1) PACIFIC GAS TRANSMISSION COMPANY EASEMENT, INST. NO. 217059
- (P1) PLAT OF RADFORD'S ADDITION TO WESTMOND, INST. NO. 300187

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 1.0001486221. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'30.7" AT THE EAST QUARTER CORNER OF SECTION 5.

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)THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0950E, EFFECTIVE 11/17/2009.

PLACE RECORDING LABEL HERE

SURVEYOR'S NARRATIVE

- 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.
- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1018953, LOTS 1-3.
- FOUND EXISTING CORNER MONUMENTS, AS SHOWN, FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.



1/4	Section	Township	Range	MONTANA IDAHO	
	5	55 N	2 W		
PROJECT #: 23-042 CECIE				OREGON	WASHINGTON
DRAWING NAME: 23-042_CECIE_KAJ.DWG				WESTMOND NORTH	
				GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
				Scale: 1"=100'	
				Checked By: TLAG	Drawn By: KAJ
				Plot Date: 5/7/2024	Sheet: 1 of 1

WESTMOND NORTH

LYING IN A PORTION OF THE SE ¼ OF SECTION 5,
TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT DAVID CECIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFY IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1-3, THE SAME TO BE KNOWN AS 'WESTMOND NORTH' BEING A PORTION OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5;
THENCE SOUTH 89° 57'27" WEST, 1668.78 FEET;
THENCE SOUTH 0° 16'14" WEST 459.84 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 3° 07'33" EAST 697.06 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AN EXISTING COUNTY ROAD; THENCE CONTINUING SOUTH 3° 07'33" EAST 24.13 FEET TO THE CENTERLINE OF SAID COUNTY ROAD; THENCE ALONG SAID CENTERLINE AS FOLLOWS:
SOUTH 52° 51'38" WEST, 73.90 FEET;
THENCE 174.50 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 289.18 FEET, A CENTRAL ANGLE OF 34° 34'30" AND A CHORD THAT BEARS SOUTH 70° 08'53" WEST, 171.87 FEET;
THENCE SOUTH 87° 26'08" WEST, 302.36 FEET;
THENCE LEAVING SAID CENTERLINE, NORTH 0° 24'43" WEST, 18.76 FEET TO THE SOUTHEAST CORNER OF TAX NO. 41, DESCRIBED IN BOOK 179 OF DEEDS, PAGE 131, RECORDS OF BONNER COUNTY, IDAHO;
THENCE NORTH 0° 24'43" WEST, 311.15 FEET;
THENCE SOUTH 87° 26'12" WEST, 140.00 FEET; BEING ALSO THE SOUTHEAST CORNER OF TAX NO. 35, AS DESCRIBED IN BOOK 135 OF DEEDS, PAGE 117, RECORDS OF BONNER COUNTY, IDAHO;
THENCE NORTH 0° 24'42" WEST, 351.67 FEET ALONG THE WEST LINE OF SAID TAX NO. 35 AND TAX NO. 38, AS DESCRIBED IN BOOK 144 OF DEEDS, PAGE 277, RECORDS OF BONNER COUNTY, IDAHO, TO THE NORTHEAST CORNER OF TAX NO. 38, BEING ALSO A POINT ON THE SOUTH LINE OF TAX NO. 45, DESCRIBED IN MISCELLANEOUS, BOOK 62, PAGE 459, RECORDS OF BONNER COUNTY, IDAHO; THENCE SOUTH 88° 15'41" EAST, 241.69 FEET;
THENCE NORTH 1° 46'45" WEST, 179.95 FEET;
THENCE SOUTH 88° 21'46" EAST, 392.23 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT A STRIP OF LAND 20 FEET IN WIDTH LYING NORTHWESTERLY OF THE CENTERLINE OF THE AFOREMENTIONED COUNTY ROAD.

AND ALSO EXCEPT THAT PART LYING WEST OF THE WEST LINE OF THE PACIFIC GAS TRANSMISSION COMPANY EASEMENT AS DESCRIBED IN BOOK 26 OF MISCELLANEOUS, PAGE 534 AND NOTICE OF LOCATION, RECORDED AS INSTRUMENT NOS. 83968, 206985 AND 217059, RECORDS OF BONNER COUNTY.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

DAVID CECIE, OWNER OF BEAR CREEK EQUITY INVESTMENTS, LLC
DATE

ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID CECIE, 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:

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE PRELIMINARY TITLE COMMITMENT, FILE NO. N-63595, DATED MARCH 3, 2023.

- AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED TO PACIFIC GAS TRANSMISSION COMPANY IN A DOCUMENT RECORDED JANUARY 18, 1960, AS (INSTRUMENT) 74085 (BOOK) 26 OF MISC. (PAGE) 534, OFFICIAL RECORDS:
 - NOTICE OF LOCATION, RECORDED FEBRUARY 9, 1962, AS (INSTRUMENT) 83968 (BOOK) 29 OF MISC. (PAGE) 415 OFFICIAL RECORDS.
 - NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED OCTOBER 25, 1978, AS (INSTRUMENT) 206985 AND 207024 OFFICIAL RECORDS.
 - NOTICE OF LOCATION AMENDING DESCRIPTION OF EXISTING RIGHT OF WAY, RECORDED JULY 25, 1979, AS (INSTRUMENT) 217059 OFFICIAL RECORDS.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JUNE 7, 1971, AS (INSTRUMENT) 133623, OFFICIAL RECORDS.
- RECORD OF SURVEY RECORDED SEPTEMBER 21, 1980, AS (INSTRUMENT) 234384, OFFICIAL RECORDS.
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS, WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- SUBJECT TO THE RIGHT, TITLE AND INTEREST OF GENE E. FITZGERALD AND NANCY E. FITZGERALD, HUSBAND AND WIFE, AS TO THE NORTH 213.0 FEET OF SAID PROPERTY THAT WAS EXCEPTED OUT OF WARRANTY DEED RECORDED FEBRUARY 25, 2005, AS INSTRUMENT NO. 670838, RECORDS OF BONNER COUNTY, IDAHO.

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

PLANNING DIRECTOR

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

PLANNING DIRECTOR

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 5, TOWNSHIP 55 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 "WESTMOND NORTH" 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

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 AN INDIVIDUAL OR SHARED WELL.
SEWER SERVICE: SEWAGE DISPOSAL BY A COMMUNITY DRAINFIELD.

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

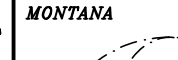

FILED THIS DAY OF , 2024, AT O'CLOCK .M., IN BOOK OF PLATS AT PAGE AT THE REQUEST OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. .

COUNTY RECORDER BY DEPUTY

\$ FEE

PLACE RECORDING LABEL HERE



1/4	SECTION	TOWNSHIP	RANGE	<div>MONTANAIDAHO</div>  <div>OREGONWASHINGTON</div>	WESTMOND NORTH	
	5	55 N	2 W			
PROJECT # 23-042					Scale: N/A	
DRAWING NAME: 23-042_CECIE_MLD_KAJ.DWG				Plot Date: 5/7/2024	Checked By: TLAG	Drawn By: KAJ
					Sheet: 2 of 2	