

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 # MLD0052-24

RECEIVED:

RECEIVED

By Alex Feyen at 3:03 pm, Sep 17, 2024

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Rustic Way Subdivision

APPLICANT INFORMATION:

Landowner's name: Trexler, Thomas & Lisa

Mailing address: [REDACTED]

City: Middleton

State: ID

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe

Company name: Glahe & Associates

Mailing address: 303 Church St

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-265-4474

Fax:

E-mail: truxton99@gmail.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 #: 7

Township: 54N

Range: 4W

Parcel acreage: 20.73

Parcel # (s): RP54N04W072406A

Current zoning: A/f-20

Current use: 10-20 AC

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 10.65	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 10.07	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:		
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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:
Other pertinent information (attach additional pages if needed): <u>Intermittent stream flows through subject property per Bonner County Viewer hydrology information.</u>	

ACCESS INFORMATION:

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Combination of Public Road/Private Easement	<input checked="" 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>Dirt roads, widths shown on map</u>	
List existing access and utility easements on the subject property. _____	

SERVICES:

Which power company will serve the project site?

Which fire district will serve the project site? Spirit Lake Fire

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: _____

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: _____

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.

Signed by:

Lisa Trexler

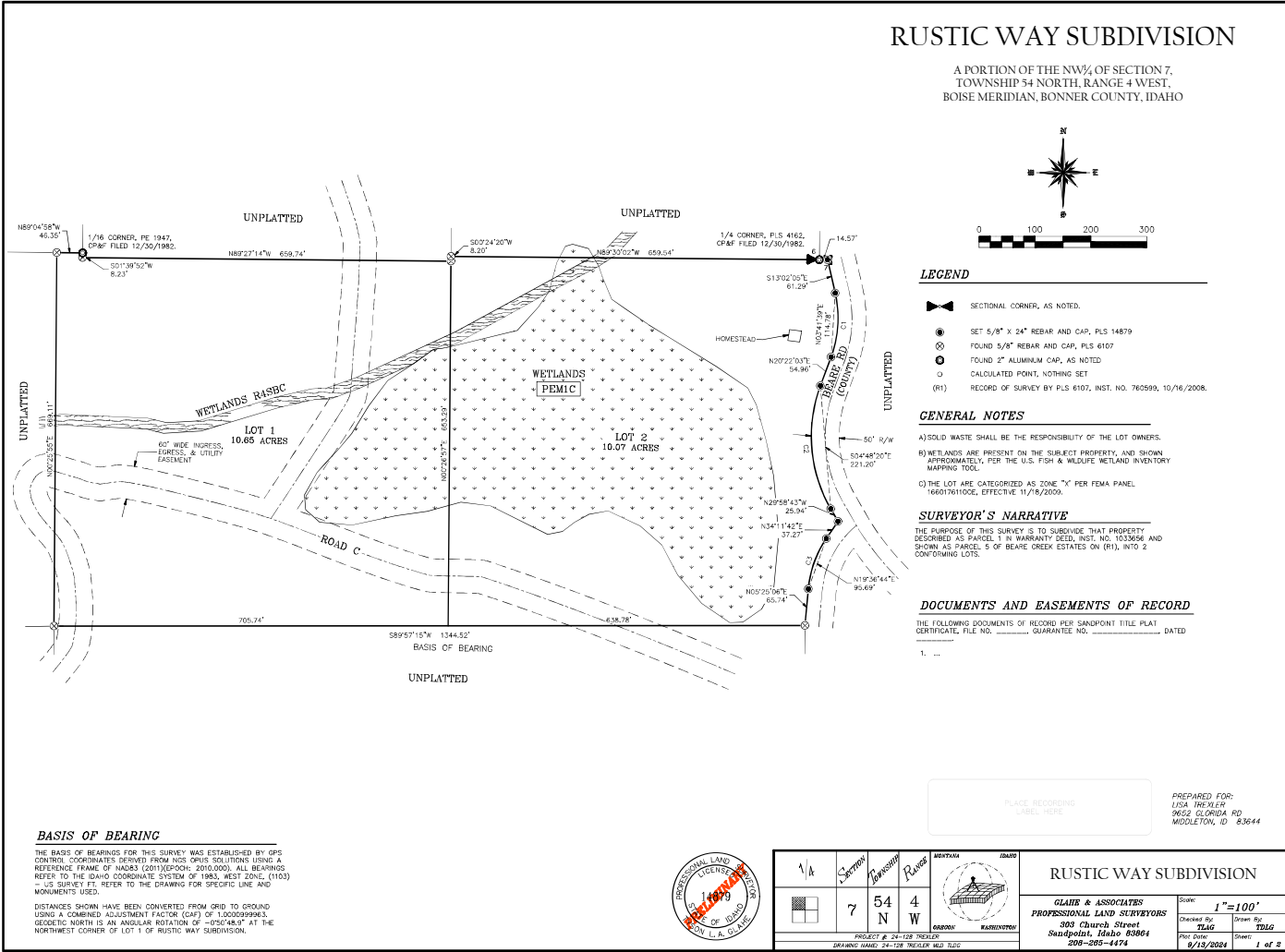
Landowner's signature: _____

534D561683E041B...

Date: 9/14/2024

Landowner's signature: _____

Date: _____



RUSTIC WAY SUBDIVISION

A PORTION OF THE NW¼ OF SECTION 7,
TOWNSHIP 54 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS TREXLER AND LISA TREXLER, 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 'RUSTIC WAY SUBDIVISION' BEING A PORTION OF SECTION 7, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 6107, LYING NORTH 89°04'58" WEST, 46.35 FEET, FROM THE WESTERN SIXTEENTH CORNER OF THE NORTH LINE OF SAID SECTION 7 AND BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID SECTION 7 SOUTH 89°04'58" EAST, A DISTANCE OF 46.35 FEET, TO THE WESTERN SIXTEENTH CORNER OF THE NORTH LINE OF SECTION 7, MONUMENTED WITH A 2" ALUMINUM CAP BY PE 1947;

THENCE LEAVING SAID LINE, SOUTH 01°39'52" WEST, A DISTANCE OF 8.23 FEET, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 6107;

THENCE SOUTH 89°27'14" EAST, A DISTANCE OF 669.74 FEET, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 6107;

THENCE NORTH 00°26'29" EAST, A DISTANCE OF 8.04 FEET, MONUMENTED BY A 5/8" REBAR AND CAP BY PLS 6107;

THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 89°30'02" EAST, A DISTANCE OF 656.54 FEET, TO THE NORTHERN QUARTER CORNER OF SECTION 7, MONUMENTED WITH A 2" ALUMINUM CAP BY PLS 6165;

CONTINUING ALONG SAID SECTION LINE, SOUTH 89°30'02" EAST, A DISTANCE OF 14.57 FEET, TO THE WESTERLY RIGHT OF WAY FOR BEARE ROAD, COUNTY MAINTAINED;

THENCE LEAVING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 13°02'05" EAST, A DISTANCE OF 61.29 FEET;

CONTINUING ALONG SAID RIGHT OF WAY, THE FOLLOWING (7) COURSES:

A NON-TANGENTIAL CURVE 116.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.02 FEET, AND A DELTA ANGLE OF 33°20'52", (CHORD SOUTH 03°41'39" WEST, 114.78 FEET);

SOUTH 20°22'03" WEST, A DISTANCE OF 54.96 FEET;

A NON-TANGENTIAL CURVE 228.48 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 260.03 FEET, AND A DELTA ANGLE OF 50°29'43", (CHORD SOUTH 04°49'20" EAST, 221.20 FEET);

SOUTH 29°08'43" EAST, A DISTANCE OF 26.94 FEET;

SOUTH 34°11'42" WEST, A DISTANCE OF 37.27 FEET;

A NON-TANGENTIAL CURVE 96.73 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 190.02 FEET, AND A DELTA ANGLE OF 29°10'01", (CHORD SOUTH 19°36'44" WEST, 95.69 FEET);

SOUTH 05°25'06" WEST, A DISTANCE OF 65.74 FEET;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 89°57'15" WEST, A DISTANCE OF 638.78 FEET, MONUMENT BY A 5/8" REBAR AND CAP BY PLS 14879;

THENCE SOUTH 89°57'15" WEST, A DISTANCE OF 705.74 FEET, MONUMENTED WITH A 5/8" REBAR AND CAP BY PLS 6107;

THENCE NORTH 00°25'55" EAST, A DISTANCE OF 669.11 FEET, TO THE TRUE POINT OF BEGINNING

THOMAS TREXLER _____ DATE _____

LISA TREXLER _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS TREXLER, 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 LISA TREXLER, 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: _____

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, 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 AND APPROVE THE SAME FOR RECORDING 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 SAID PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

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:
LISA TREXLER
9652 OLINDA RD
MIDDLETON, ID 83644

RUSTIC WAY SUBDIVISION			
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-285-4474		Drawn By: N/A Checked By: TLG PLS. DATE: 8/13/2024 Sheet: 2 of 2	