

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 # MLD0055-24			RECEIVED:			
			RECEIVED By Alex Feyen at 4:02 pm, Oct 02, 2024			
PROJECT DESCRI	PTION:					
Name of Minor Lan	d Division plat:Bou	dro Family Acr	es			
ADDI ICANT INFOI	ORA TION.					
APPLICANT INFOR Landowner's name:						
	Dale Boudro					
Mailing address:					7:	
City:Athol			State:	J	Zip code:83801	
Telephone: E-mail:			Fax:			
E-mail:						
REPRESENTATIVE		:				
Representative's na						
Company name:Jam		tes				
Mailing address:131	9 N. Division		,			
City:Sandpoint		State:AZ		Zip code:83864		
^			Fax:			
E-mail:scomfort@jasew	vell.com					
ADDITIONAL APPL	ICANT REPRESEN	NTATIVE IN	IFORM <i>A</i>	TION:		
Name/Relationship						
Company name:	1 3					
Mailing address:						
City:	_		State:		Zip code:	
Telephone:			Fax:			
E-mail:						
PARCEL INFORMA	TION:					
Section #:26	Township:54N	Range:3	W	Parcel acreas	ge:49.9	
Parcel # (s):RP54N03V	V260301A					
Legal description:26		E LESS E 907.	5FT & W 5)OFT		
Current zoning:Rural 5 Current use:Rural Residential						
What zoning district	ts border the projec	et site?				

North:Rural	5	East: Rural 5	
South:Rural 5		West:Rural 5	
Comprehen	sive plan designation:		
	surrounding land (describe lot sizes	s, structures, uses):	
	Residential 21 acres		
South:Rural	Residential 10 acres		
East:Rural Re	esidential 10 acres		
West:Rural R	esidential 10 acres		
Within Area	a of City Impact: Yes: No: 🗸 If	yes, which city?:	
Detailed Di	rections to Site: Take 95 south to Mara Meado	ws, head East, site is .75 miles.	
	AL PROJECT DESCRIPTION: at recording information:		
	eation is for :MLD		
Proposed lo		Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 15.0 acres	2.91:1	
Lot #2	Proposed acreage: 19.89 acres	2.49:1	
Lot #3	Proposed acreage:15.01 acres	2.82:1	
Lot #4	Proposed acreage:	2.02.1	
Remainder	Proposed acreage:	N/A	
	e land division proposal and resultir		
SITE INFO			
	de a detailed description of the follo (lay of the land), including estimate	ed maximum slope, rock outcroppings, benches, etc.	
Water cours	ses (lakes, streams, rivers & other b	oodies of water):	
Springs & w wells on site	rells:		

Ex 2 re	risting structures (size & use):esidences, 1 adu, 1 bam, 1 lean to	
	nd cover (timber, pastures, etc):sture	
-		
	F	Source of information:
Flo	ood Hazard Zones located on site: $\square X \square D \square A \square AE$	DFIRM MAP:
	her pertinent information (attach additional pages if need	
	exact check the appropriate boxes:	
	Private Easement	er for existing easements & name, if
	Public Road	
	Public Road	
	Combination of Public Road/Private Easement Describe travel surface (e.g., gravel, dirt, paved, etc.), of-way/easement width and road name, if existing: paved driveway 20' wide instrument #415388	
	public road dedication proposed as part of this minor land Yes No	
List 100'	t existing access and utility easements on the subject pro 'gas easement inst #217077	perty.

SERVICES:

Sew	age 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:		
x	Individual system - List type: Septic		
Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:			
□ Y	the sanitary restriction be lifted by the Panhandle Health District? Tes No Ter will be supplied by:		
wat	er win be supplied by:		
x	Existing public or community system - List name of provider: Inst#241271 and 355722		
	Proposed Community System - List type & proposed ownership:		
x	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: Date: 9 25 24			
Lanc	lowner's signature: Date:		

SUBDIVISION NAME

SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

THIS IS TO EXTENT HIT DATE

THIS IS TO EXTENT HIT DATE BOURDO, FAMILY LLC, AN IDAHO LIMITED LIMITLY COMPANY, IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "PLAT MAME", LOCATED IN THE MOSTRIHEAST 1/4 OF SECTION LS, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMINGTON AT A BLUE BRACES CAP AND MONUMENT MARKING THE EIGHT 1/4 CORNERS OF SAID SECTION AS IN HENCE ASSETTION, ADNOR THE SORTH MAKE OF THE NORTHEAST 1/4 OF SAID SECTION AS, 907.20 FEET TO A ALJAINNIAM CAP & MONUMENT MARKING THE FORM OF BEGINNING. THENCE NBS'12'49"W ALDING SAID SOUTH LINE, 12'44.52 FEET TO A 5/8" REBART, THENCE LEXIVING SAID SOUTH LINE, 12'44.52 FEET TO THE A 5/8" REBART, THENCE LEXIVING SAID SOUTH HE NO'45'34"E, 175.15.5 FEET TO THE A 5/8"

REBAR; THENCE S88*10'05"E, 238.91 FEET TO A 5/8" REBAR; THENCE S0'34'31"W, 1750.65 FEET TO THE POINT OF BEGINNING

SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.

WATER SERVICE IS TO BE PROVIDED BY INDIVIDUAL RESIDENTIAL WELL. THE EASEMENTS SHOWN ARE HEREBY DEDICATED FOR THE PURPOSE AS STATED ON SHEET 2. SUBJECT TO THE FOLLOWING

PER TIRST AMERICAN TILE SOURNING COMPANIER NUMBER SYSTEMS—0.019303—0.01933—0.01931 THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRAVITED IN A DOCUMENT RECORRED JULY 21, 1990. AS (INSTRUMENT) 76558. PURPOSE: GAS TRANSMISSION LINE AND RIGHT OF WAY RIGHT OF WAY ARREMENT RECORDED DISCUSSE 19, 1980 AS INSTRUMENT NO. 78723 NOTICE OF LOCATION RECORDED DECEMBER 19, 1980 AS INSTRUMENT NO. 84364 MOTICE OF LOCATION RECORDED COTIGER 25, 1978 AS INSTRUMENT NO. 207019 NOTICE OF LOCATION AMENDING DESCRIPTION RECORDED JULY 25, 1979 INSTRUMENT NO. 207019 NOTICE OF LOCATION AMENDING DESCRIPTION RECORDED JULY 25, 1979 INSTRUMENT NO. 207019

4. AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED APRIL 24, 1981, AS (INSTRUMENT) 241271, OFFICIAL RECORDS: PURPOSE WELL ESSEMENT.

AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LOHIS, INC., IN DEED RECORDED JANUARY 23, 1980, AS (INSTRUMENT) 224290, OFFICIAL RECORDS.

OWNERS' CERTIFICATE

COUNTY SURVEYOR'S CERTIFICATE

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____DAY OF ______. 2024.

PANHANDLE HEALTH DISTRICT 1

BONNER COUNTY SURVEYOR

BONNER COUNTY PLANNING DIRECTOR

DATED THIS ___ DAY OF _______, 2024.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, ITILE 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	DALE BOUDRO, AGENT BOUDRO FAMILY LLC	 AN AGREEMENT BY AND BETWEEN GEORGE BOMAR AND ELAINE BOMAR, HUSBAND AND WIFE AND GEORGE D. WRICHT AND CAROL J. WRIGHT, HUSBAND AND WIFE, SETTING FORTH TERMS, RECORDED NOVEMBER 22, 1988, AS (INSTRUMENT) 355722.
PAGIJIES FOR PERSONS USING SOUT FREMISES UNIL SANIJANT RESTRICTION REQUIREMENTS ARE SATISFIED.	OWNERS' ACKNOWLEDGMENT	 AN AGREEMENT BY AND BETWEEN GEORGE AND CAROL WRIGHT AND GEORGE AND ELAINE BOMAR, SETTING FORTH TERMS, RECORDED DECEMBER 5, 1989, AS (INSTRUMENT) 369660.
THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO. DATED THIS DAY OF, 2024. CHAIRMAN, BOARD OF COUNTY COMMISSIONERS	COUNTY OF OUT THIS DAY OF COUNTY OR	AN EASEMENT UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIR FOR THE PRIPROSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED NOVEMBER 12, 1992, AS (INSTRUMENT) 415368: PUMPOSE: INCRESS, EGRESS AND UTILITY. 9. RECORD OF SURVEY RECORDED JULY 18, 2003, AS (INSTRUMENT) 826960. 10. RECORD OF SURVEY RECORDED JULY 10, 2015, AS (INSTRUMENT) 876082. 11. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PUMPOSES, AS GRANTED TO NORTHERN LOHTS, INC., IN DEED RECORDED MY 6, 2016, AS (INSTRUMENT) 886012. 12. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH 12. 12. AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH 1.
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 APPROVED THIS	NOTARY PUBLIC	APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED JANUARY 12, 2022, AS (INSTRUMENT) 998955.
BONNER COUNTY TREASURER RECORDER'S CERTIFICATE FILED THIS DAY OF 2024, ATM. IN BOOK AT PAGE AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO	SURVEYOR'S CERTIFICATE I HERERY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS SABED ON AN ACTUAL SURVEY LOCATED IN SECTION 26, TOWNSHIP 54 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BOWNER COLINTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONIMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPULANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES. DATED THISDAY OF, 2024.	SURVEYOR'S NARRATIVE THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER PREMADVAGOORA AND TO DOMDE SAID PARCEL INTO THREE (3) SEPARATE PARCELS AS SHOWN HEREON. THE BOUNDARY WAS DEFINED BY FOUND MONUMENTS PER RECORD OF SURVEY INST. #878082 AS SHOWN.
BONNER COUNTY RECORDER RECORDER'S CERTIFICATE	RUSSELL E. BADGLEY 12458 PLS 12458 PLS 12458	SCRIM X, NF SAL NG SILBL SHEET TITLE: MINOR LAND DIVISION FOR DALE BOUDRO James A, Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160 SHT_LOF_2

