

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 #

MLD0058-24

RECEIVED:

11/05/2024

Received By David Fisher

PROJECT DESCRIPTION:

Name of Minor Land Division plat: NEHER LOT TWO

APPLICANT INFORMATION:

Landowner's name: NEHER LIVING TRUST

Mailing address: [REDACTED]

City: Sandpoint

State: ID

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Jeff Wiley

Company name: Wiley Land Surveying

Mailing address: PO Box 542

City: Ponderay

State: ID

Zip code: 83852

Telephone: 208-946-6026

Fax:

E-mail: jrwpls@mail.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 #: 16

Township: 57N

Range: 2W

Parcel acreage: 1

Parcel # (s): RP57N02W162500A

Current zoning: suburban

Current use: suburban

Comprehensive plan designation: suburban

Within Area of City Impact:

☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 1	Remainder	Proposed acreage: 20
Lot #2	Proposed acreage:	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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input type="checkbox"/> Yes <input checked="" 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: 16017c0715e
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 type="checkbox"/> Public Road	<input 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: 12 oot asphalt to Goobee Road

TRANS CANADA PIPELINE

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: CAP & FillExplain 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:

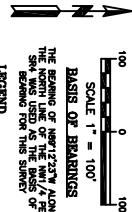
☐ Existing public or community system - List name of provider: _____☐ Proposed Community System - List type & proposed ownership: _____☒ Individual wellPlease explain the water source, capacity, system maintenance plan, storage and delivery system and other details: See Attachments
H2O Well Drilling 10.5 gpm
Jim Thompson, PEWhich power company will serve the project site? AVISTA

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: Richard Nelson Date: 11-1-2024Landowner's signature: Mr Nelson Date: 11-1-2024

NEHER LOT TWO

SECTION 16, TOWNSHIP 27 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
BONNER COUNTY, IDAHO

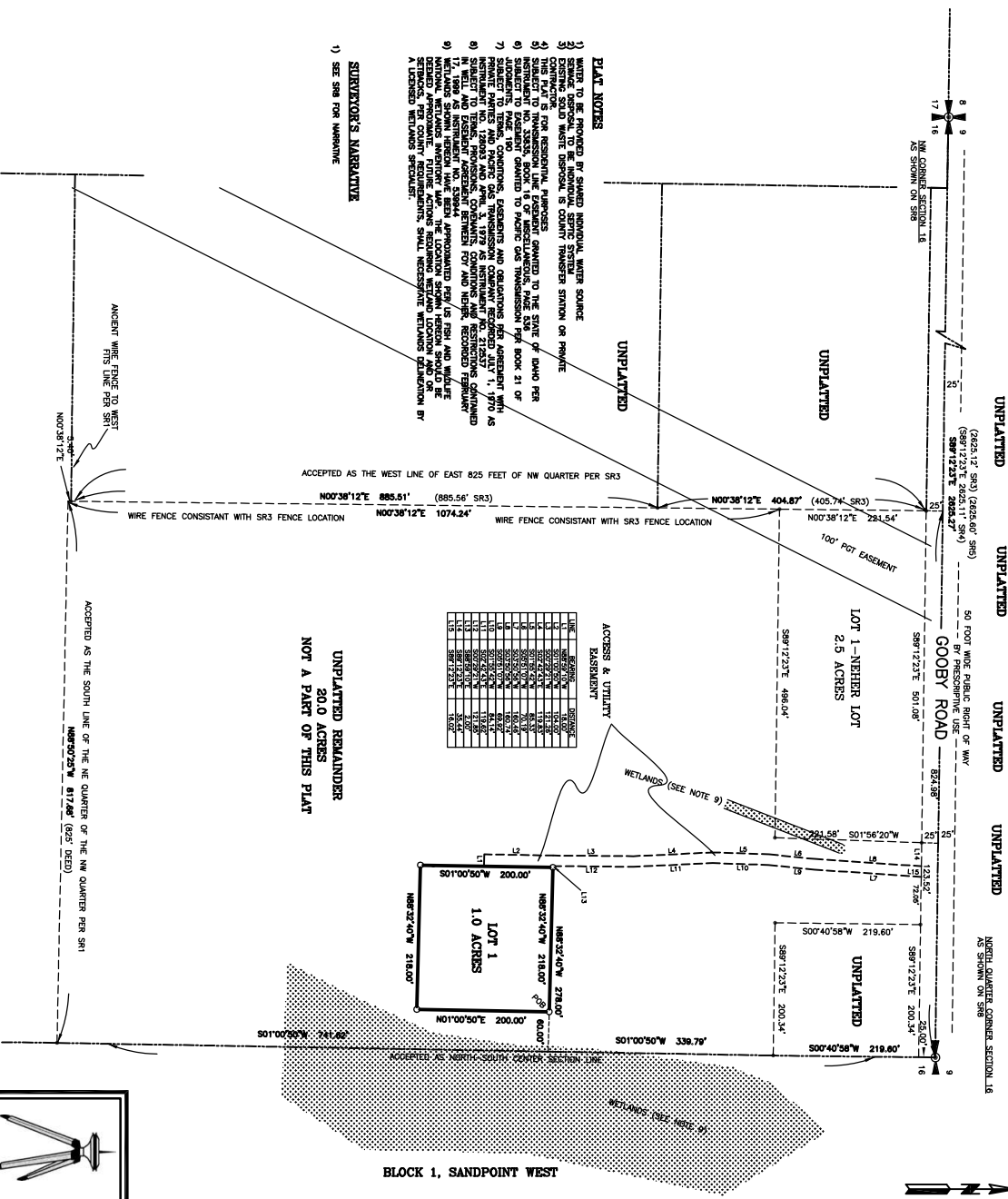


- LEGEND**
- SET 5/8" x 30" REBAR WITH PLASTIC CAP STAMPED "WILEY IS 7156"
 - * MONUMENT FOUND OR SET AS SHOWN ON SR3
 - POB = POINT OF BEGINNING

SURVEY REFERENCES

- SR1 RECORD OF SURVEY, FOR KANAWAY, WINT, ET AL, 1945, INSTRUMENT NO. 340248, 1947
- SR2 UNRECORDED SURVEY, KANAWAY, TUCKER, ET AL, 1947
- SR3 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR4 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR5 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR6 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR7 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR8 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR9 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR10 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR11 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR12 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR13 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR14 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR15 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR16 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR17 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR18 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR19 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR20 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR21 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR22 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR23 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR24 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR25 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR26 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR27 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR28 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR29 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR30 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR31 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR32 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR33 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR34 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR35 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
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- SR39 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
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- SR42 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
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- SR46 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR47 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR48 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR49 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR50 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR51 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR52 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR53 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR54 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR55 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR56 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
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- SR64 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR65 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR66 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR67 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR68 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR69 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR70 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
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- SR73 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR74 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR75 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR76 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR77 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR78 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR79 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR80 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR81 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR82 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR83 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR84 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR85 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR86 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR87 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR88 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR89 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR90 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR91 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR92 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR93 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR94 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR95 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR96 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR97 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR98 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR99 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947
- SR100 RECORD OF SURVEY, INSTRUMENT NO. 340248, 1947

BLOCK 1, SANDPOINT WEST



- PLAT NOTES**
- 1) WATER TO BE PROVIDED BY SHARED INDIVIDUAL WATER SOURCE
 - 2) EXISTING SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE
 - 3) CONVEYANCE FOR RESIDENTIAL PURPOSES
 - 4) SUBJECT TO TRANSMISSION LINE EASEMENT OWNED TO THE STATE OF IDAHO PER
 - 5) SUBJECT TO EXISTING GRANTED TO PUBLIC GAS TRANSMISSION PER BOOK 21 OF
 - 6) ADJACENTS HAVE NO
 - 7) PRIVATE PARTIES AND PUBLIC GAS TRANSMISSION COMPANY RECEIVED MAY 1, 1970 AS
 - 8) SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED
 - 9) IN WELL AND EXISTENT AGREEMENT BETWEEN FOT AND HOFER, RECORDED PERMANENT
 - 10) WILLAND SHOWN HEREON HAVE BEEN APPROVED FOR AS PER AND WELLS
 - 11) SETBACKS PER COUNTY REQUIREMENTS, SHALL NECESSARY WELANDS DETERMINED BY
 - 12) A DEDICATED WELANDS SPECIFICATION.

SURVEYOR'S NARRATIVE

- 1) SEE SR3 FOR MAPING

UNPLATTED REMAINDER
20.0 ACRES
NOT A PART OF THIS PLAT

Wiley Land Surveying
P.O. Box 543
Pondreay, ID 83852
208-255-5985

INDEX DATA KEY	
SECTION	16
TOWNSHIP	27N
RANGE	22W
PORTION	NW 1/4

JOB NO. 240984



NEHER LOT TWO
A PORTION OF THE NORTHWEST QUARTER
OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
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
COUNTY BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED, DATED THIS
_____, DAY OF _____, 2024
BONNER COUNTY PLANNING DIRECTOR

SANITARY RESTRICTION

THIS PLAT HAS BEEN EXAMINED BY DAVID COLE, THE SO
BUILDER, THE LANE OF SHELTER WHICH NECESSITATES THE SUPPLYING
UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THAT REQUIRED TAXES ON THE ABOVE DESCRIBED
PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE YEAR _____
DATED THIS _____ DAY OF _____, 2024
BONNER COUNTY TREASURER

COUNTY SURVEYOR'S CERTIFICATE

DAVID COLE, SURVEYOR, BONNER COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF
LAND, LOCATED IN SECTION 16, TOWNSHIP 37 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO, HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO STATE CODE
AND DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE
FOR PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2024

BONNER COUNTY SURVEYOR

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE HEREIN LIVING TRUST IS THE OWNER OF RECORD OF THE REAL PROPERTY
DESCRIBED HEREIN, AND THAT THE TRUST HAS BEEN CREATED AND IS IN FULL FORCE AND EFFECT.
KNOWN AS NEHER LOT TWO LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 37 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AS DESCRIBED ON CORNER
CORRESPONDING AT THE NORTH QUARTER SECTION CORNER OF SAID SECTION 16, AS DESCRIBED ON CORNER
PERPETUATION AND PLAIN RECORD IS INSTRUMENT NO. 242122, THENCE ALONG THE NORTH-SOUTH SECTION
CORNER OF SAID SECTION 16, THENCE ALONG THE WEST-SOUTH SECTION CORNER OF SAID SECTION 16, THENCE
NORTH 89°24'00" WEST 80.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°24'00" WEST 80.00 FEET, THENCE NORTH
89°24'00" WEST 80.00 FEET TO THE POINT OF BEGINNING.
THENCE CONTINUING NORTH 89°24'00" WEST 218.00 FEET, THENCE SOUTH 07°00'00" WEST 200.00 FEET,
THENCE SOUTH 89°24'00" WEST 218.00 FEET, THENCE NORTH 07°00'00" EAST TO THE POINT OF BEGINNING.
WATER SERVICE PROVIDED BY SHAWD WELL.

IN WITNESS WHEREOF I HAVE SET MY HAND.

DR. RICHARD G. NEHER, TRUSTEE

ACKNOWLEDGMENT

STATE OF IDAHO, SS

ON THIS 17TH DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE,
DAVID COLE, SURVEYOR, BONNER COUNTY, IDAHO, HAS BEEN PRESENTED WITH THE INSTRUMENT, AND
THE TRUSTEE OF THE TRUST SUBSCRIBED TO THE INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, JEFF R. WILEY, PLS 7156, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF
LAND, LOCATED IN SECTION 16, TOWNSHIP 37 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER
COUNTY, IDAHO, HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO STATE CODE
AND DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE
FOR PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 2024

JEFF R. WILEY, PLS 7156



RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2024
AT _____ M., IN BOOK _____ OF PLATS AT PAGE _____
INSTRUMENT NO. _____
AT THE REQUEST OF WILEY LAND SURVEYING
BONNER COUNTY RECORDER

**Wiley Land
Surveying**
P.O. Box 542
Pondreys, ID 83852
208-255-5985

INDEX DATA KEY
BONNER COUNTY
SECTION 16
TOWNSHIP T37N
RANGE R2W BM
PORTION NW1/4

SHEET 2 OF 2

JOB NO: 240864