



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 #

MLD0062-24

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david.fisher , 12/16/2024, 1:42:51 PM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Thomas Acres

APPLICANT INFORMATION:

Landowner's name: Thomas White

Mailing address:

City: Priest River

State: ID

Zip code: 83856

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: Jesse Bailey

Company name: James A. Sewell and Associates

Mailing address: 600 4th Street West

City: Newport

State: WA

Zip code: 99156

Telephone: 509-447-3626

Fax:

E-mail: jbailey@jasewell.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 #: 2

Township: 56n

Range: 5W

Parcel acreage: 10

Parcel # (s): RP56N05W029500A

Legal description: 2-56N-5W S2E2SESE

Current zoning: Rural 5

Current use: Rural Residential

What zoning districts border the project site?

North:R-5	East:R-5
South:R-5	West:R-5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North:Rural Residential - 10 acres, vacant	
South:Rural Residential - 20.3 acres vacant	
East:Rural Residential - 40 acres vacant	
West:Rural Residential - 20 acres vacant	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: <u>US HWY 2 west to SR 57, head north to Saddler Creek Rd. Left of Saddler Creek 600 ft.</u>	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information:		
This application is for :		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage:5	2:1
Lot #2	Proposed acreage:5	2:1
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: _____		

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: slopes greater than 30% exist onsite, _____
Water courses (lakes, streams, rivers & other bodies of water): _____ Saddler creek runs through property
Springs & wells: <u>n/a</u>

Existing structures (size & use): Mobile home on site, Shop (30x30)

Land cover (timber, pastures, etc): Timber

Are wetlands present on site? ☐ Yes ☐ No

Source of information:

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

DFIRM MAP:

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:

☒ 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:

Saddler Creek Rd. 30' gravel

☐ 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: Septic

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:



Date:

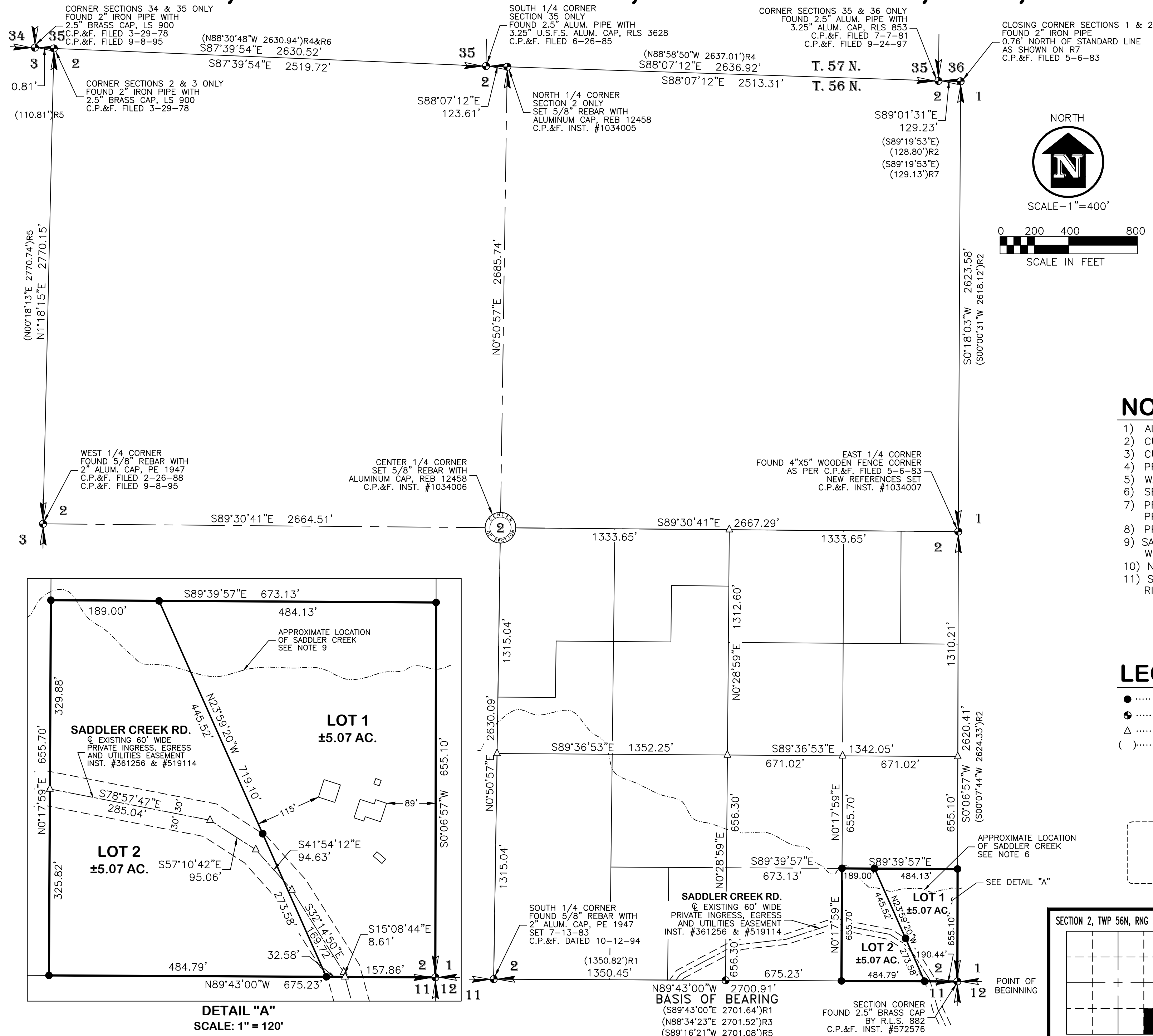
12-16-24

Landowner's signature:

Date:

THOMAS ACRES

SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

FROM THE SOUTHEAST CORNER TO THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO PER RECORD OF SURVEY INST. NO. 529832.

REFERENCES

1. RECORD OF SURVEY INST. #529832
2. REVISED PLAT OF WHISPERING SHADOWS, BK. #3, PG. #197, INST. #273220
3. RECORD OF SURVEY INST. #277485
4. RECORD OF SURVEY INST. #309334
5. RECORD OF SURVEY INST. #471878
6. RECORD OF SURVEY INST. #547515
7. RECORD OF SURVEY INST. #697952
8. RECORD OF SURVEY INST. #859101

NOTES

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS RURAL 5 (R-5).
- 3) CURRENT LAND USE IS RURAL RESIDENTIAL (5-10 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- 5) WATER SERVICE IS PROVIDED BY RESIDENTIAL WELL.
- 6) SEWER SERVICE IS PROVIDED BY INDIVIDUAL SEPTIC SYSTEM.
- 7) PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE CONTRACTOR.
- 8) PROJECT IS LOCATED WITHIN THE WEST PEND OREILLE FIRE DISTRICT
- 9) SADDLER CREEK IS CLASSIFIED AS FRESHWATER FORESTED/SHRUB WETLANDS PER THE U.S.F.W.S. WETLANDS MAPPER.
- 10) NO FLOOD ZONE HAZARDS ARE PRESENT.
- 11) SADDLER CREEK ROAD IS A PRIVATELY OWNED AND MAINTAINED RIGHT-OF-WAY.

LEGEND

- SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ FOUND 5/8" REBAR WITH ALUMINUM CAP, PLS 8792
- △ COMPUTED POINT
- () RECORD DIMENSION PER REFERENCE SHOWN

RECORDER'S
CERTIFICATE



SECTION 2, TWP 56N, RNG 5W, B.M.	SHEET TITLE: THOMAS ACRES	DATE: 12-17-24 SCALE: 1"=400' DRAWN: REB CHECKED: SC
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		PROJ. NO.: 23305-24-001 CAD FILE NO. S-WHITE-PLAT SHT. 2 OF 2

THOMAS ACRES

SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "THOMAS ACRES" AND CHECKED THE PLAT 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 _____, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS ____ DAY OF _____, 2025.

BONNER COUNTY PLANNING DIRECTOR

PANHANDLE HEALTH DISTRICT 1

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.

COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS ____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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 ____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT _____.M. IN

BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THOMAS E. V. WHITE, A SINGLE MAN, AND ERICA MCCrackEN, A SINGLE WOMAN, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "THOMAS ACRES", BEING THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO; THENCE N89°43'00"W ALONG THE SOUTH LINE OF SAID SECTION 2, 675.23 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE N0°17'59"E ALONG THE WEST LINE OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 655.70 FEET TO THE NORTHWEST CORNER OF SAID SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°39'57"E ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 673.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S0°06'57"W ALONG THE EAST LINE OF SAID SECTION 2, 655.10 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.

THOMAS E. V. WHITE

ERICA MCCrackEN

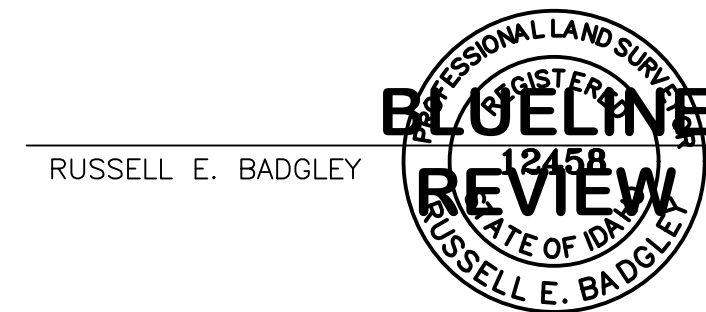
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF BONNER COUNTY PARCEL NUMBER RP56N05W029500A AS DESCRIBED IN DEED INST. #1006340 AND TO DIVIDE SAID PARCEL INTO TWO(2) SEPARATE PARCELS AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 2, TOWNSHIP 56 NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS ____ DAY OF _____, 2025.



PLS 12458

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED THOMAS E. V. WHITE, A SINGLE MAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED ERICA MCCrackEN, A SINGLE WOMAN, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO INSTRUMENTS

- #361256 EASEMENT AND RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES, 60' IN WIDTH. REVISED BY INSTRUMENTS #392406, #409940, #410382, #0452888.
- #380199 RECIPROCAL EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES. (DOESN'T AFFECT SUBJECT PARCEL)
- #519114 EASEMENT AGREEMENT FOR INGRESS, EGRESS, AND UTILITIES.
- #601816 EASEMENT WITHIN QUITCLAIM DEED FOR INGRESS, EGRESS, AND UTILITIES, UNDER AND ACROSS THE EXISTING ROADWAY.
- #644073 STATEMENT OF INTENT TO DECLARE MANUFACTURED HOME REAL PROPERTY.
- #747208 EASEMENT WITHIN QUITCLAIM DEED FOR INGRESS, EGRESS, AND UTILITIES, UNDER AND ACROSS THE EXISTING ROADWAY.
- #1023076 DEED OF TRUST

SECTION 2, TWP 56N, RNG 5W, B.M.	SHEET TITLE: THOMAS ACRES	DATE: 12-13-24 SCALE: NONE DRAWN: REB CHECKED: SC
		PROJ. NO.: 23305-24-001 CAD FILE NO.: S-WHITE-PLAT SHT. 1 OF 2
James A. Sewell and Associates, LLC ENGINEERS - SURVEYORS - PLANNERS SANDPOINT, ID, 83864, (208)263-4160		