

BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountuid.gov (email) www.bonnercountuid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0064-24	RECEIVED: <div>RECEIVED david.fisher , 12/23/2024, 2:27:17 PM</div>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name: Truman W. and Leona R. Stevens		
Mailing address: [REDACTED]		
City: Sandpoint	State: id	Zip code: 83801
Telephone:	Fax:	
E-mail:		

REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe and Nancy Nick		
Company name: Glahe & Associates, Inc.		
Mailing address: PO Box 1863		
City: Sandpoint	State: id	Zip code: 83864
Telephone: (208) 772-6600 and (208) 659-2525	Fax:	
E-mail: tglahe@glahinc.com nancy@hightrailconsulting.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Michelle Goode		
Company name:		
Mailing address:		
City:	State:	Zip code:
Telephone: 208-263-7380	Fax:	
E-mail: michellegoode7@aol.com		

PARCEL INFORMATION:

Section#: 16	Township: 5954N	Range: 1	Parcel acreage: 20
Parcel # (s): RP59N01W162401A			
Legal description: 16-59N-1W E2NENW 1971 champion 12 X 56 mh* 2003 marlette 28 X 76 RP			
Current zoning: A/F-10		Current use: A/F-10	
What zoning districts border the project site?			

North: A/F-10	East: A/F-10
South: A/F-10	West: A/F-10
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: Single Family Residence with Garage/Shop and smaller outbuilding 7.630 Acres	
South: This parcel appears to have a single family residence 76.667 Acres	
East: Residence, smaller outbuildings and greenhouse 17.980 Acres	
West: Single family residence with garage and shop 20 Acres	
Within Area of City Impact: Yes: No: <input checked="" type="checkbox"/> If yes, which city?:	
Detailed Directions to Site: Left on Division and Right on Baldy Mountain Road, Left on N Boyer to traffic circle and take the first exit onto Schweitzer Cutoff Rd Turn left onto US-2 E/US-95 N, Turn left onto Beaver Creek Rd	

ADDITIONAL PROJECT DESCRIPTION:

Existing plat recording information: N/A		
This application is for : Two Lot Minor Land Division		
Proposed lots:	Depth to Width Ratio (D:W)	
Lot #1	Proposed acreage: 10	
Lot #2	Proposed acreage: 10	
Lot #3	Proposed acreage:	
Lot #4	Proposed acreage:	
Remainder	Proposed acreage:	N/A
Describe the land division proposal and resulting acreage: One 20 acre parcel split in to two 10 acre parcels		

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: Somewhat Rolling, with some outcropping and timbered	
Water courses (lakes, streams, rivers & other bodies of water): There are no bodies of water on this property	
Springs & wells: There are no springs or wells on this property	

Existing structures (size & use): Single Family Residence with a garage and two large shops and one small shop/outbuilding

Land cover (timber, pastures, etc): Timbered and Native ground cover

Are wetlands present on site? ☐ Yes ☒ No

Source of information: FIRMette and Wetlands Map

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: Four Wheel Drive Road is 60" in Width, Gravel Surface, Per Instrument Number 229342

☒ 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: gravel maintained

☐ 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: Panhandle Health District approved septicExplain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Each lot will be served by a septic/drainfield

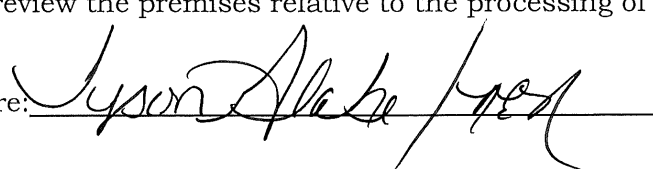
Will the sanitary restriction be lifted by the Panhandle Health District?

☒ 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: Each lot will be served by a private wellWhich power company will serve the project site? Northern Lights

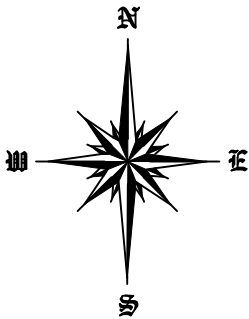
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 12-20-24

Landowner's signature: _____ Date: _____

GOODE MLD

LYING IN A PORTION OF THE NW 1/4 OF SECTION 16,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



FOUND MONUMENTATION, AS NOTED.



WELL



CALCULATED POINT, NOTHING SET



RECORD OF SURVEY BY PLS 5087, INST. NO. 406161, 5/21/1992.



PRIVATE DRIVEWAY

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE, FILE NO. 24526997, DATED OCTOBER 31, 2024.

- AN EXISTING ROAD EASEMENT. RECORDED NOVEMBER 7, 1974, INST. NO. 161603 & 161604. (SHOWN ON MAP)
- A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED SEPTEMBER 5, 1979, INST. NO. 219014.
- A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED MARCH 17, 1997, INST. NO. 500596.
- A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC. RECORDED JULY 3, 2003, INST. NO. 628314.

PLACE RECORDING LABEL HERE



SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 628658, RECORDED AT BONNER COUNTY, TAKING SAID LOT AND DIVIDING INTO (2) CONFORMING LOTS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- 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.

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 1.000138419. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°32'27" AT THE NORTH 1/4 CORNER OF SECTION 16.

1/4	Section	Township	Range
16	16	59 N	1 W
PROJECT #: 24-253 GOODE DRAWING NAME: 24-253 Goode MLD TDLG			

MONTANA	IDAHO
OREGON	WASHINGTON
Plot Date: 1/3/2025	

GOODE MLD	
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
Scale: 1"=200'	Sheet: 1 of 2

GOODE MLD

LYING IN A PORTION OF THE NW ¼ OF SECTION 16,
TOWNSHIP 59 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS’ CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT TRUMAN W. STEVENS AND LEONA R. STEVENS, 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 'GOODE MLD' BEING A PORTION OF SECTION 16, TOWNSHIP 59 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 59 NORTH, RANGE 1 WEST, SAID QUARTER CORNER BEING THE BASIS OF BEARING AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 16, SOUTH 00°41’47” WEST, A DISTANCE OF 1001.09 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 00°41’47” WEST, A DISTANCE OF 313.49 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, NORTH 89°15’18” WEST, A DISTANCE OF 660.20 FEET;

THENCE NORTH 00°40’06” EAST, A DISTANCE OF 1176.67 FEET;

THENCE NORTH 00°40’06” EAST, A DISTANCE OF 138.07 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 16, SOUTH 89°14’27” EAST, A DISTANCE OF 660.85 FEET TO THE TRUE POINT OF BEGINNING.

THE OWNER’S HEREBY DEDICATE A NEW 30’ INGRESS, EGRESS AND UTILITIES EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT, FOR THE BENEFIT OF ALL LOTS OF THIS PLAT.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

TRUMAN W. STEVENS

DATE

LEONA R. STEVENS

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TRUMAN W. STEVENS, 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 _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LEONA R. STEVENS, 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 _____, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

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

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 16, TOWNSHIP 59 NORTH, RANGE 1 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 "GOODE MLD" 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 _____, 2025.

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 BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEM

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 _____, 2025.

BONNER COUNTY TREASURER

RECORDER’S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, 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	MONTANA	IDAHO	GOODE MLD	
				16	59 N	1 W			GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
PROJECT #: 24-253 GOODE DRAWING NAME: 24-253 Goode MLD TDLG						OREGON WASHINGTON Plot Date: 1/3/2025		Scale: N/A Checked By: TLAG Drawn By: TDLG Sheet: 2 of 2		