



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 #

MLD0002-25

RECEIVED:

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JAN 02 2025

BONNER COUNTY
PLANNING DEPARTMENT

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Petersen Subdivision

APPLICANT INFORMATION:

Landowner's name: Jason and Maloree Petersen

Mailing address: [REDACTED]

City: Clark Fork

State: ID

Zip code: 83811

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: James R. Staples

Company name: JRS Surveying, Inc.

Mailing address: PO Box 3099

City: Bonners Ferry

State: ID

Zip code: 83805

Telephone: (208) 267-7555

Fax:

E-mail: dstaples@jrssurveying.com and ck@jrssurveying.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 #: 25

Township: 54N

Range: 3W

Parcel acreage: 23.30 ac

Parcel # (s): RP54N03W253751A

Current zoning: Rural 5 (R-5)

Current use: Residential

Comprehensive plan designation: 4 lot subdivision

Within Area of City Impact:

☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 6.57 ac	Remainder	Proposed acreage: 23.29
Lot #2	Proposed acreage: 6.56 ac	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: 5.08 ac		
Lot #4	Proposed acreage: 5.08 ac		

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 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 type="checkbox"/> Yes <input checked="" 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 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>Wetlands are present on the adjacent property to the west of proposed Lot 1, we believe they are near but not on proposed Lot 1. There is a portion of the NW property with +/- 20% slope along the NW property line 744 ft. south and 450 ft. to the east. The west 450' of the property is a rock out crop to a bench with said slope of +/- 20%.</u>	

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: <u>Private easement - 20 ft. wide gravel road w/ 60 ft. R/W per Inst. #229433 and a proposed 20 ft. gravel road w/ 40 ft. R/W to access Lots.</u>	
List existing access and utility easements on the subject property. _____	

SERVICES:

Which power company will serve the project site? Northern Lights, Inc.

Which fire district will serve the project site? Timber Fire Protection District

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.

Landowner's signature: Carl Koberst JRS Repr. Date: 12/23/24

Landowner's signature: Carl Koberst JRS Repr. Date: 12/23/24

PETERSEN SUBDIVISION

IN THE
SW1/4 NW1/4 SECTION 25
TOWNSHIP 54 NORTH, RANGE 3 WEST, B.M.
BONNER COUNTY, IDAHO

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 3/4" IRON PIPE
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 10677
- ▲ FOUND 5/8" REBAR AND PLASTIC CAP - PLS 7540
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 5713
- △ FOUND 2 1/2" ALUMINUM CAP
- ⊙ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT

ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY INSTRUMENT NUMBER 243946
RECORD OF SURVEY INSTRUMENT NUMBER 311375
RECORD OF SURVEY INSTRUMENT NUMBER 348845
RECORD OF SURVEY INSTRUMENT NUMBER 462252
RECORD OF SURVEY INSTRUMENT NUMBER 686943
RECORD OF SURVEY INSTRUMENT NUMBER 711964
RECORD OF SURVEY INSTRUMENT NUMBER 831195
RECORD OF SURVEY INSTRUMENT NUMBER 1007262
PHELPS TRACTS BOOK 10 OF PLATS, PAGE 130
PHELPS TRACTS #2 BOOK 16 OF PLATS, PAGE 100
R & R SUBDIVISION BOOK 18 OF PLATS, PAGE 88

DOCUMENTS & EASEMENTS OF RECORD

The following documents of Record per Alliance Title, Preliminary Title Commitment Report, File 676951
Effective date October 31, 2024.

- Easement and rights of way for any and all public roads now established or existing; Book 60 of Deeds, page 416, recorded Oct. 9, 1942.
- Easement 60 feet wide for road and utility purposes, for ingress and egress over and across all roads presently existing, recorded Feb. 5, 1975 as Instrument No. 163451.
- Easement for common roadway 30 foot in width, recorded June 26, 1980 as Instrument No. 229432.
- Easement, granted to National Associated Properties for the purpose of Ingress and egress, recorded Oct. 12, 1984 as Instrument No. 293844.
- Easement, granted to Northern Lights Inc. for right of way and utilities purposes, recorded Oct. 28, 1992 as Instrument No. 414558, and in Oct. 30, 2007 as Instrument No. 740050.
- Easement 60 feet wide for road and utility purposes, for ingress and egress, recorded June 4, 1980 as Instrument No. 229433.
- A 40 foot easement for ingress, egress, and utilities as recorded on Sept. 12, 2024 as Instrument No. 1038120.

SURVEYOR'S NARRATIVE

The purpose of this survey was to create 4 Lots from that property described in Instrument No. 1038120, records of Bonner County, Idaho. The survey was confined to the NW1/4 of Section 25, T54N R3W, BM in Bonner County, Idaho. Record of Survey by PLS 7540 recorded as Instrument Number 1007262 and a Record of Survey by PLS 10677 recorded as Instrument Number 711964, records of Bonner County, Idaho were utilized to verify corner locations and make final boundary determination.

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 2025

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this _____ day of _____, 2025.

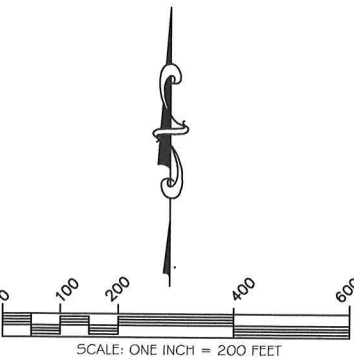
Bonner County Planning Director

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____.

Dated this _____ day of _____, 2025

Bonner County Treasurer



COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein PETERSEN SUBDIVISION 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

SURVEYOR'S CERTIFICATION

I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2025, at _____ m. and duly recorded as Instrument No. _____

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN
BONNERS FERRY, ID. 83805
(208) 267-7555

PLAT

FOR: JASON PETERSON

REVISION NO. 2

DWN BY: SJJ/KK/CK

DATE: 12/18/2024

S25, T64N, R3W, B.M.

SHEET 1 OF 1

BONNER COUNTY, IDAHO

JOB NO. 22-08

OWNERS' CERTIFICATION

Be it known that Jason Petersen and Maloree Petersen, husband and wife are the record owners of the real property described herein and have caused the same to be divided into Lots, the same to be known as Petersen Subdivision, being a portion of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 25, Township 54 North, Range 3 West, Boise Meridian, Bonner County, Idaho and more particularly described as follows:

BEGINNING at the southwest corner of said NW1/4, which is marked on the ground by a 3 inch Brass cap; thence, along the west line of said NW1/4, N 00°35'24" E, 1334.61 feet to the northwest corner of said SW1/4 NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 7540; thence, leaving said west line and along the north line of said SW1/4 NW1/4, S 88°55'21" E, 859.58 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 00°34'55" W, 664.10 feet to a 5/8 inch rebar with plastic cap stamped PLS 3628; thence, N 89°10'21" W, 194.98 feet to a 5/8 inch rebar with plastic cap stamped PLS 10677; thence S 00°35'26" W, 664.42 feet to the south line of said NW1/4, marked on the ground by a 5/8 inch rebar with plastic cap stamped PLS 5713; thence, along said south line N 89°22'26" W, 664.65 feet to the TRUE POINT OF BEGINNING; encompassing an area of 23.29 acres.

Jason Petersen

Date

Maloree Petersen

Date

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho

County of _____

I hereby certify that on this _____ day of _____, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Jason Petersen and Maloree Petersen, husband and wife, known to me to be the person(s) who executed the foregoing Owner's Certificate as the owner and acknowledged to me that they signed the same as his free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of Idaho
Residing at:

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.