



# BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)  
[planning@bonnercountyd.gov](mailto:planning@bonnercountyd.gov) (email) [www.bonnercountyd.gov](http://www.bonnercountyd.gov) (web page)

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0009-25

RECEIVED:

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david.fisher, 3/11/2025, 12:41:51 PM

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 4 of Cedar Grove Third Addition

### APPLICANT INFORMATION:

Landowner's name: Aron Waters

Mailing address:

City: Sagle

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail:

### REPRESENTATIVE'S INFORMATION:

Representative's name: Steven Binnall, Professional Land Surveyor

Company name: GO Land Surveying, PLLC

Mailing address: 414 Euclid Ave.

City: Sandpoint

State: ID

Zip code: 83864

Telephone: 208-946-9203

Fax:

E-mail: stevenb@golandsurveying.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: 56N

Range: 2W

Parcel acreage: 4.75 AC.

Parcel # (s): RP025740000040A

Current zoning: Suburban

Current usc: Transition

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #14A	Proposed acreage: 3.75	Remainder	Proposed acreage:
Lot #24B	Proposed acreage: 1.01	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	
Lot #3	Proposed acreage:		
Lot #4	Proposed acreage:		
			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**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) <b>Note:</b> 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 checked="" type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: 16017C0950E
Other pertinent information (attach additional pages if needed):	

**ACCESS INFORMATION:**

Please check the appropriate boxes:	
<input type="checkbox"/> Private Easement	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Public Road	<input checked="" 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>S. Beverly Dr. is a paved public road that ends in a hammerhead. Access to the lots is along the west side of the hammerhead.</u>	
List existing access and utility easements on the subject property. <u>See preliminary research report from Title One file number 25539392 dated February 13, 2025.</u>	



**SERVICES:**

Which power company will serve the project site? Avista

Which fire district will serve the project site? Sagle Fire

**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: Individual Septic Systems

**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: Sagle Valley Water and Sewer

**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:  Date: 3-6-25

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION

## LEGEND

- FOUND CORNER AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP—"PLS 6107"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP—"PLS 14879"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP—"PLS 15516"
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"
- SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP—"BINNALL 14214"
- FOUND 5/8" REBAR - NO CAP
- COMPUTED POINT

SECTION 16, T.56N., R.2W., B.M.  
BONNER COUNTY, ID

RECORDER'S  
CERTIFICATE

LINE TABLE		
NUM	BEARING	DISTANCE
L1	S0°54'48"W	30.00'
L2	S0°54'48"W	30.00'
L3	S89°10'10"E	25.15'
L4	N89°10'10"W	23.98'
L5	N89°10'10"W	95.99'

CURVE TABLE					
NUM	DELTA	ARC DIST.	RADIUS	CHD.BEARING	CHD. DIST.
C1	88°49'59"	31.01'	20.00'	S44°02'16"E	27.99'

## PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 4 OF CEDAR GROVE THIRD ADDITION INTO TWO LOTS AS SHOWN.

## REFERENCES

- (P1) SUBDIVISION S.W.1/4 S.E.1/4 SEC.16 T.56N. R.2W., BK 1, PG 140, INSTR. NO. 022404, BY JOHN K. ASHLEY (1912)
- (P2) FIRST ADDITION TO SAUER'S ACRES, BK 8, PG 161, INSTR. NO. 727476, BY PLS 6107 (2007)
- (P3) CEDAR GROVE SECOND ADDITION, BK 14, PG 71, INSTR. NO. 949171, BY PLS 15516 (2019)
- (P4) CEDAR GROVE THIRD ADDITION, BK 16, PG 51, INSTR. NO. 980226, BY PLS 15516 (2021)
- (P5) BAUER ACRES, BK 18, PG 78, INSTR. NO. 1005546, BY PLS 14879 (2022)
- (P6) REPLAT OF LOTS 2 & 3, CEDAR GROVE THIRD ADDITION, BK 21, PG 95, INSTR. NO. 1035132, BY PLS 12458 (2024)
- (R1) RECORD OF SURVEY INSTR. NO. 1036013, BY PLS 14214 (2024)
- (D1) WARRANTY DEED INSTRUMENT NO. 981474 (2021).

## BASIS OF BEARING

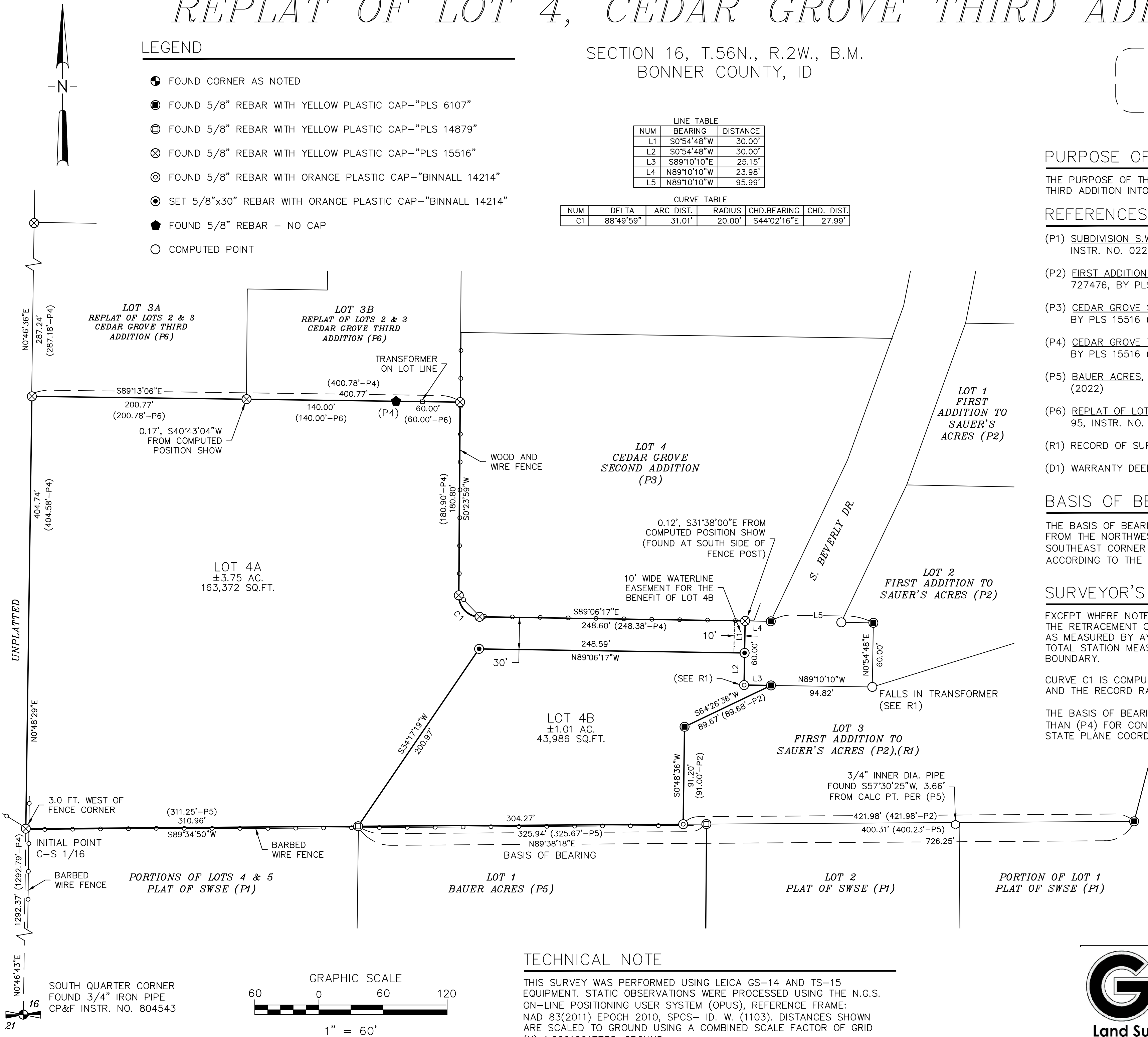
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°38'18" EAST FROM THE NORTHWEST CORNER OF LOT 1 OF BAUER ACRES TO THE SOUTHEAST CORNER OF LOT 3 OF FIRST ADDITION TO SAUER'S ACRES ACCORDING TO THE PLAT OF BAUER ACRES (P5).

## SURVEYOR'S NARRATIVE

EXCEPT WHERE NOTED, BEARINGS AND DISTANCES TO CORNERS FOUND IN THE RETRACEMENT OF LOT 4, CEDAR GROVE THIRD ADDITION ARE SHOWN AS MEASURED BY AVERAGED GPS REAL TIME KINETIC OBSERVATIONS AND TOTAL STATION MEASUREMENTS ALONG THE EAST HALF OF THE SOUTH BOUNDARY.

CURVE C1 IS COMPUTED BY HOLDING THE END POINTS AS MEASURED AND THE RECORD RADIUS. THE RESULT IS A NON-TANGENT CURVE.

THE BASIS OF BEARING IS ROTATED TO STATE PLANE PER (P5) RATHER THAN (P4) FOR CONTINUITY OF RECORD (R1) AND APPLICATION OF THE STATE PLANE COORDINATE SYSTEM.



## TECHNICAL NOTE

THIS SURVEY WAS PERFORMED USING LEICA GS-14 AND TS-15 EQUIPMENT. STATIC OBSERVATIONS WERE PROCESSED USING THE N.G.S. ON-LINE POSITIONING USER SYSTEM (OPUS), REFERENCE FRAME: NAD 83(2011) EPOCH 2010, SPCS- ID. W. (1103). DISTANCES SHOWN ARE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF GRID (X) 1.00012217758=GROUND.



REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION

SECTION 16, T.56N., R.2W., B.M.  
BONNER COUNTY, ID

RECORDER’S  
CERTIFICATE

OWNER’S CERTIFICATE

IN SIGNING IT IS HEREBY CERTIFIED THAT ARON WATERS, AN UNMARRIED MAN, IS THE OWNER OF LOT 4 OF CEDAR GROVE THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 16 OF PLATS, PAGE 51, RECORDS OF BONNER COUNTY, IDAHO, AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON, TO BE KNOW AS REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION.

A 10’ WIDE WATERLINE EASEMENT (AS SHOWN ON SHEET 1) BENEFITING LOT 4B IS HEREBY DEDICATED TO LOT 4B.

ARON WATERSDATE

ACKNOWLEDGMENT

STATE OF IDAHO  
COUNTY OF BONNER

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ARON WATERS, AN UNMARRIED 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT \_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_.

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

WATER AND SEWER NOTE

WATER SERVICE TO BE PROVIDED BY SAGLE VALLEY WATER AND SEWER DISTRICT.

SEWER DISPOSAL TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED FOR CONFORMANCE TO THE ZONING AND SUBDIVISION CODES AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2025.

BONNER COUNTY PLANNING DIRECTOR

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

PRELIMINARY RESEARCH REPORT NOTES

THIS PLAT IS SUBJECT TO EXCEPTIONS LISTED IN TITLE ONE FILE NUMBER 25539392 DATED FEBRUARY 13, 2025.

- A PUBLIC UTILITIES EASEMENT GRANTED TO MOUNTAIN STATES POWER COMPANY, BOOK 62 OF DEEDS, PAGE 445, INSTRUMENT NO. 1605, RECORDED JUNE 8, 1940.
- A 10’ WIDE STRIP EASEMENT GRANTED TO AVISTA CORPORATION, INSTRUMENT NO. 942701, RECORDED AUGUST 1, 2019.

COUNTY RECORDER’S CERTIFICATE

I HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BONNER COUNTY, IDAHO, AT THE REQUEST OF GO LAND SURVEYING, PLLC FOR ARON WATERS.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_M.,

AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,

INSTRUMENT NO. \_\_\_\_\_.

FEE: \$ \_\_\_\_\_.

BONNER COUNTY RECORDERDEPUTY CLERK

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 \_\_\_\_\_, IN THE YEAR OF 2025.

BONNER COUNTY TREASURER

COUNTY SURVEYOR

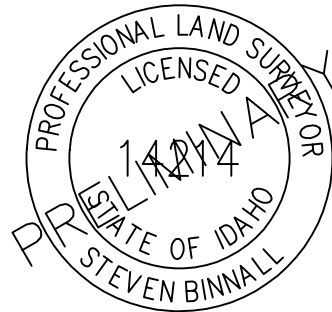
I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF REPLAT OF LOT 4, CEDAR GROVE THIRD ADDITION AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY SURVEYOR

SURVEYOR’S CERTIFICATE

I, STEVEN J. BINNALL, PLS NO. 14214, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS IS A TRUE SURVEY OF THE PLATTED LAND MADE BY ME OR UNDER MY DIRECTION, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AND AT THE REQUEST OF ARON WATERS.



GO LAND SURVEYING, PLLC

318 OAK ST.  
SANDPOINT, IDAHO 83864  
(208)-946-9203  
stevenb@golandsurveying.com

DRAWN BY SJB / LEM	PROJECT NO. 250105	DRAWING NO. 250105_Waters MLD.dwg	SHEET 2 of 2
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