



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 # MLD0021-25	RECEIVED: <div style="border: 1px solid green; padding: 5px; display: inline-block;">RECEIVED david.fisher , 4/21/2025, 4:01:09 PM</div>
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Old Orchard Estates

APPLICANT INFORMATION:

Landowner's name: Jeremy & Christina Calkins		
Mailing address: 380 Old Orchard Rd		
City: Cocolalla	State: ID	Zip code: 83813
Telephone: (253) 678-8791	Fax:	
E-mail: jeremycalkins@hotmail.com		

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe		
Company name: Glahe & Associates, Inc.		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: (208) 265-4474	Fax:	
E-mail: truxton@glaheinc.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 #: 17	Township: 55N	Range: 2W	Parcel acreage:
Parcel # (s): RP55N02W170160A			
Current zoning: Rural 5		Current use: Rural Residential	
Comprehensive plan designation:			
Within Area of City Impact:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, which city?:	

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 7.05	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 7.01	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: 6.01		
Lot #4	Proposed acreage:		

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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input 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:
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 type="checkbox"/> Public Road	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input checked="" type="checkbox"/> Combination of Public Road/Private Easement	<input checked="" 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 driveway connected to Old Orchard Rd (30 ft, private dirt rd)</u> _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights

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: privately owned 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: privately owned water well systems

Note: Please attach the necessary proof of urban services if required.

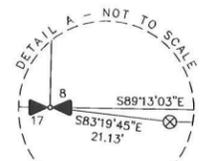
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature:  Date: 3-1-25

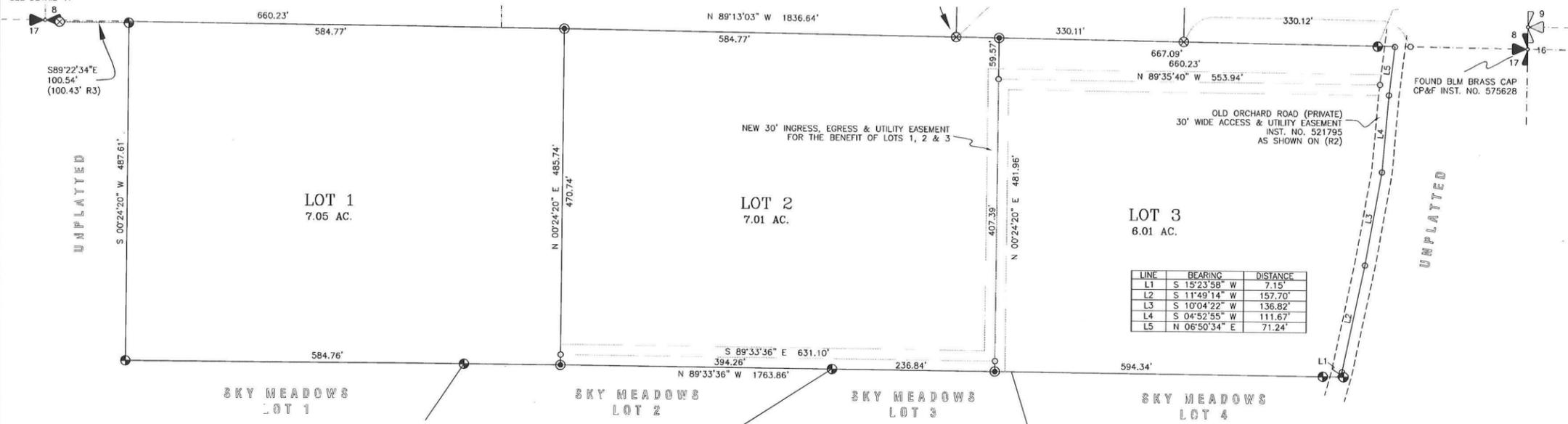
Landowner's signature:  Date: 03-01-2025

OLD ORCHARD ESTATES

LYING IN A PORTION OF THE
NE 1/4 OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



FOUND 2" BRASS CAP
PLS 974, CP&F
INST. NO. 777917
SEE SURVEYOR'S NARRATIVE #4
SEE DETAIL 'A'



LINE	BEARING	DISTANCE
L1	S 15°23'58" W	7.15'
L2	S 11°49'14" W	157.70'
L3	S 10°04'22" W	136.82'
L4	S 04°52'55" W	111.67'
L5	N 06°50'34" E	71.24'

LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND MONUMENTATION, AS NOTED.
- FOUND MONUMENTATION, AS NOTED.
- CALCULATED POINT, NOTHING SET
- (R1) RECORD OF SURVEY BY PLS 14879, INST. NO. 971292, 12/02/2020.
- (R2) RECORD OF SURVEY BY PLS 5576, INST. NO. 447832, 06/27/1994
- (P1) FOTINATOS ESTATES BY PLS 13554, INST. NO. 1039188, 10/08/2024
- (P2) SKY MEADOWS SUBDIVISION BY PLS 7877, INST. NO. 919812, 04/03/2018.

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 1.0001420756. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°37'59" AT THE NORTH QUARTER CORNER OF SECTION 17.

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C1175, EFFECTIVE 11/18/2009.

SURVEYOR'S NARRATIVE

- 1) THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 946498, RECORDED AT BONNER COUNTY, AND DIVIDING INTO THREE (3) CONFORMING LOTS.
- 2) THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- 3) 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.
- 4) FROM (R1) - AT THE POSITION OF THE SOUTH 1/4 CORNER OF SAID SECTION 8, WE FOUND TWO MONUMENTS REPRESENTING THE 1/4 CORNER. THIS DISCREPANCY IS IDENTIFIED AND EXPLAINED IN CP&F, INSTRUMENT NO. 777917. TO SUMMARIZE, THE BRASS CAP SET BY PLS 804 WAS NOT SET AT THE TRUE PROPORTION AND NOT ACCEPTED AS THE 1/4 CORNER BY PLS 974 AND PLS 10559. THE PROPORTIONED POSITION WAS MONUMENTED WITH A NEW 2" BRASS CAP AND USED IN SUBSEQUENT SECTION 8 BREAKDOWNS. THIS SURVEY ACCEPTED THE MONUMENT SET BY PLS 974.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE, FILE NO. 25547873, DATED APRIL 30, 2025.

AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: NOVEMBER 19, 1978
INSTRUMENT NO.: 206726, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS FOR AN EASEMENT.
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: OCTOBER 2, 1995
INSTRUMENT NO.: 473415, RECORDS OF BONNER COUNTY, IDAHO.

TERMS, PROVISIONS, CONDITIONS, OBLIGATIONS AND CONDITIONS CONTAINED IN A/CERTIFICATE OF COMPLIANCE BONNER COUNTY PLANNING DEPARTMENT - FILE CC11-03.
RECORDED: JANUARY 6, 2004
INSTRUMENT NO.: 841845, RECORDS OF BONNER COUNTY, IDAHO.

AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW.
GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: JUNE 18, 2015
INSTRUMENT NO.: 875144, RECORDS OF BONNER COUNTY, IDAHO.

EASEMENTS, RESERVATIONS, RESTRICTIONS, AND DEDICATIONS AS SHOWN ON THE OFFICIAL PLAT OF SKY MEADOWS SUBDIVISION.
(SHOWN AS AN EXCEPTION FOR THE LOCATION OF MONUMENTS ONLY)

TERMS, PROVISIONS, EASEMENTS, OBLIGATIONS AND CONDITIONS CONTAINED IN A/AN ROAD MAINTENANCE AGREEMENT.
RECORDED: OCTOBER 7, 2019
INSTRUMENT NO.: 946500, RECORDS OF BONNER COUNTY, IDAHO.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
17	17	55 N	2 W	OREGON	WASHINGTON
PROJECT # 25-042 DRAWING NAME: 25-042_CALKINS_MLD SUBMITTAL MAP.DWG					

OLD ORCHARD ESTATES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1" = 100'
Checked By: TLAG
Drawn By: TLAG
Plot Date: 4/21/2025
Sheet: 1 of 2

OLD ORCHARD ESTATES

LYING IN A PORTION OF THE
NE 1/4 OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT CHRISTINA CALKINS AND JEREMY CALKINS, WIFE AND HUSBAND, 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 1-3, THE SAME TO BE KNOWN AS 'OLD ORCHARD ESTATES' BEING A PORTION OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17, A FOUND 2 INCH BRASS CAP MONUMENTING SAID CORNER, SAID CORNER BEARS SOUTH 89°40'34" EAST, 2619.77 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 17, A FOUND 2 INCH BRASS CAP, MONUMENTING SAID CORNER;

THENCE NORTH 89°13'03" WEST, 682.73 FEET ALONG THE NORTH LINE OF SAID SECTION 17, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF AN EXISTING ACCESS ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°13'03" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1836.64 FEET;

THENCE LEAVING SAID NORTH LINE OF SECTION 17, SOUTH 00°24'20" WEST, A DISTANCE OF 487.61 FEET;

THENCE NORTH 89°33'36" WEST, 1763.86 FEET TO A POINT OF INTERSECTION WITH ABOVE STATED CENTERLINE OF EXISTING ACCESS ROAD;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF EXISTING ACCESS ROAD THE FOLLOWING FIVE (5) DESCRIBED COURSES:

1. NORTH 15°23'58" EAST, 7.15 FEET;
2. NORTH 11°49'14" EAST, 157.70 FEET;
3. NORTH 10°04'22" EAST 136.82 FEET;
4. NORTH 04°52'55" EAST, 111.67 FEET;
5. NORTH 06°50'34" EAST, 71.24 FEET TO THE POINT OF BEGINNING.

THE OWNER'S ALSO HEREBY CERTIFY THAT A NEW INGRESS, EGRESS & UTILITY EASEMENT, AS SHOWN ON THE FACE OF THIS PLAT, BE DEDICATED TO ALL LOTS OF THIS DIVISION.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

CHRISTINA CALKINS _____ DATE _____

JEREMY CALKINS _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTINA CALKINS, 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 JEREMY CALKINS, 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.

CHAIRMAN, 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 17, TOWNSHIP 55 NORTH, RANGE 2 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 "OLD ORCHARD ESTATES" 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 SYSTEMS
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATELY OWNED SEPTIC SYSTEMS

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

1/4	Section	Township	Range	MONTANA	IDAHO
17	17	55 N	2 W		
PROJECT # 25-042 DRAWING NAME: 25-042_CALKINS_MLD SUBMITTAL 4/21/2025					
GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: N/A	Checked By: TLAG Drawn By: TLAG Plot Date: 4/21/2025 Sheet: 1 of 1