



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 # MLD0023-25	RECEIVED:
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: McCutchan Lots
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APPLICANT INFORMATION:

Landowner's name: Michael & Gayle McCutchan		
Mailing address: PO Box 130		
City: Cocolalla	State: ID	Zip code: 83813
Telephone: (208) 512-5600	Fax:	
E-mail: gmccutchan@cox.net		

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 #: 13	Township: 55N	Range: 3W	Parcel acreage:
Parcel # (s): RP55N03W138750A, RP55N03W138240A			
Current zoning: Rural 5		Current use: Rural Residential	
Comprehensive plan designation: Rural Residential			
Within Area of City Impact:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 5.15	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 14.82	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	
Lot #3	Proposed acreage: 5.05		
Lot #4	Proposed acreage: 7.30		
		<input type="checkbox"/> Yes <input checked="" 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) 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 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: 16017C1150E
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 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: Private driveways connected to Roop Rd (Public, Gravel, 20' wide travel-way within 50' wide R/W), Lot 4 Access per private road easement Inst. No. 308719 (15' wide gravel travelway within 30' wide easement). _____ _____	
List existing access and utility easements on the subject property. _____ Inst. No. 308719, 432845, 583966, 935544 _____ _____	

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: Standard 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: _____

Standard individual wells.

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.

Signed by: Gayle McLutchan Date: 4/21/2025
Landowner's signature: _____

Landowner's signature: _____ Date: _____

McCUTCHAN LOTS

LYING IN A PORTION OF THE SE 1/4 OF SECTION 13,
TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR & CAP, PLS 5713
- FOUND 5/8" REBAR & CAP, PLS 882
- CALCULATED POINT, NOTHING SET
- PLAT OF SUNSHINE RANCH, BK. 19, PG. 34, 8/23/2022

DOCUMENTS AND EASEMENTS OF RECORD

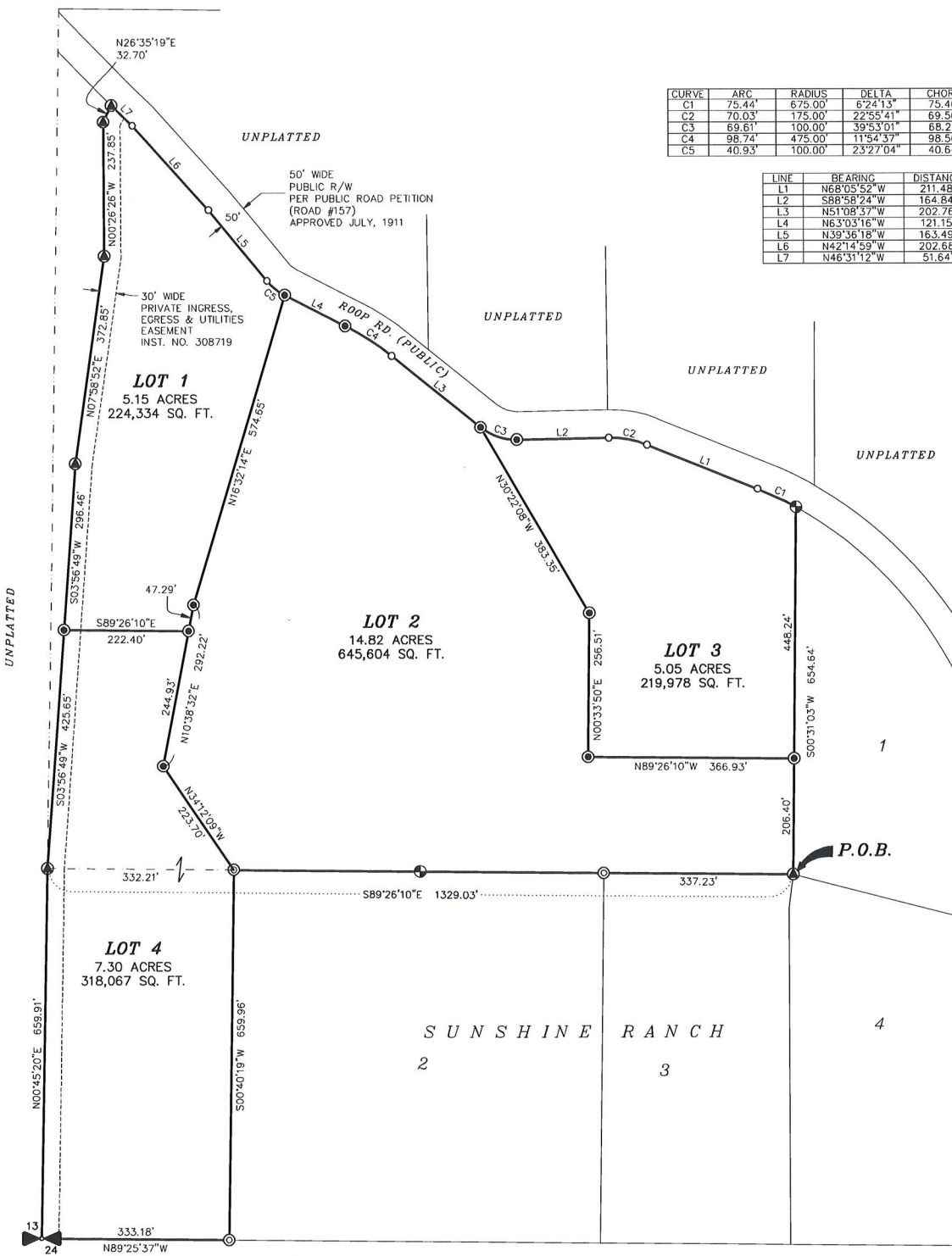
- THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO SUBDIVISION GUARANTEE, FILE NO. N-67974, DATED 12/5/2024.
- A 30 FT. WIDE INGRESS, EGRESS, & UTILITIES EASEMENT GRANTED TO TIMOTHY AND KATHRYN TEMPLETON, INST. NO. 308719, 9/18/1985. AS SHOWN HEREON.
 - CC&R's CONTAINED IN WARRANTY DEED GRANTED TO WAYNE AND JULIE RUPE, INST. NO. 357727, 1/16/1989.
 - A PUBLIC UTILITIES EASEMENTS GRANTED TO NORTHERN LIGHTS, INC., INST. NOS. 432845, 11/29/1993, AND 583966, 7/2/2001. NOT SHOWN HEREON; BLANKET EASEMENT.
 - ALL MATTERS SHOWN ON RECORD OF SURVEYS:
INST. NO. 814061, 12/5/2002.
INST. NO. 841459, 12/30/2003.
INST. NO. 797924, 8/31/2010.
 - A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION, DATED 9/22/1950, RECORDED AS INST. NO. 935544, 3/11/2019.

GENERAL NOTES / SURVEYOR'S NARRATIVE

- A) THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY IN 4 LOTS.
- B) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- C) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- D) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 16017C1150E, EFFECTIVE 11/18/2009.

CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	75.44'	675.00'	6°24'13"	75.40'	N64°53'46" W
C2	70.03'	175.00'	22°55'41"	69.56'	N79°33'43" W
C3	69.61'	100.00'	39°53'01"	68.21'	N71°05'06" W
C4	98.74'	475.00'	11°54'37"	98.56'	N57°05'56" W
C5	40.93'	100.00'	23°27'04"	40.64'	N51°19'44" W

LINE	BEARING	DISTANCE
L1	N68°05'52" W	211.48'
L2	S88°58'24" W	164.84'
L3	N51°08'37" W	202.76'
L4	N63°03'16" W	121.15'
L5	N39°36'18" W	163.49'
L6	N42°14'59" W	202.68'
L7	N46°31'12" W	51.64'



FOUND 3/4" USDA
ALUMINUM CAP, PLS 853
CP&F FILED 2/23/1979

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 1.0001229750. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°39'54" AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.

PREPARED FOR:
McCUTCHAN
PO BOX 130
COCOLALLA, ID 83813



1/4	Section	Township	Range	IDAHO	McCUTCHAN LOTS	
13	55 N	3 W		ORIGON	WASHINGTON	
PROJECT # 24-269 McCUTCHAN					GLARE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-205-4474	
DRAWING NAME: 24-269 McCUTCHAN PLAT					Scale: 1"=150'	
					Checked By: TLAG Plot Date: 4/18/2025	
					Drawn By: SWO Sheet: 1 of 2	

McCUTCHAN LOTS

LYING IN A PORTION OF THE SE ¼ OF SECTION 13,
TOWNSHIP 55 NORTH, RANGE 3 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT MICHAEL WILLIAM McCUTCHAN AND GAYLE ANN McCUTCHAN, TRUSTEES OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04 (ALSO KNOWN OF RECORD AS THE G&M McCUTCHAN FAMILY TRUST U.T.D. JUNE 12/2004), 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 1-4, THE SAME TO BE KNOWN AS 'McCUTCHAN LOTS' BEING A PORTION OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼) OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, LYING SOUTH OF THE COUNTY ROAD.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER (W½ SE¼), OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (S½ SW¼) OF SAID SECTION 13;

THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 13, NORTH 00°45'20" EAST, 1453.61 FEET TO THE SOUTH RIGHT OF WAY OF THE COUNTY ROAD;
THENCE ALONG SAID RIGHT OF WAY, SOUTH 44°30'43" EAST, 135.67 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A PRIVATE ROAD;

THENCE ALONG THE WESTERLY LINE OF SAID LATTER ROAD THE FOLLOWING FOUR DESCRIBED COURSES:
1. SOUTH 26°35'19" WEST, 32.70 FEET;
2. SOUTH 00°26'26" EAST, 237.85 FEET;
3. SOUTH 07°58'52" WEST, 372.65 FEET;
4. SOUTH 03°56'49" WEST, 722.12 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (S½ SW¼ SE¼) OF SECTION 13, TOWNSHIP 55 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

MICHAEL WILLIAM McCUTCHAN
TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04

DATE

GAYLE ANN McCUTCHAN
TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL WILLIAM McCUTCHAN, KNOWN OR IDENTIFIED TO ME TO BE TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04, WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF SAID TRUST.

NOTARY PUBLIC _____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GAYLE ANN McCUTCHAN, KNOWN OR IDENTIFIED TO ME TO BE TRUSTEE OF THE G & M McCUTCHAN FAMILY TRUST DATED 6/12/04, WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF SAID TRUST.

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 _____, 20____.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

PLANNING DIRECTOR

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS _____ DAY OF _____, 20____.

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 TO BE PROVIDED BY PRIVATELY OWNED WELL WATER SYSTEM
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED

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 _____, 20____.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M.,
IN BOOK _____ OF PLATS AT PAGE _____ AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

\$ _____
FEE

TYSON L.A. GLAHE, PLS 14879

DATE

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, 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



1/4	Section	Township	Range	MONTANA	IDAHO
	13	55 N	3 W		
PROJECT #: 24-269 McCUTCHAN DRAWING NAME: 24-269 McCUTCHAN PLAT					
McCUTCHAN LOTS				GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 200-265-4474	
Scale: N/A				Checked By: TLAG Plot Date: 4/18/2025	
				Drawn By: SWO Sheet: 2 of 2	