



# BONNER COUNTY PLANNING DEPARTMENT

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

## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #  MLD0024-25	RECEIVED:
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat:
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### APPLICANT INFORMATION:

Landowner's name: Colin & Shawnda Burnett		
Mailing address: [REDACTED]		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-290-4531	Fax:	
E-mail: Colin@idagon.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: 208-264-4474	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 #: 20	Township: 57N	Range: 2W	Parcel acreage: 8.99
Parcel # (s): RP57N02W200851A			
Current zoning: Suburban		Current use: Suburban Growth Area	
Comprehensive plan designation:			
Within Area of City Impact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		If yes, which city?: Sandpoint	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>This application is for :</b>			
Lot #1	Proposed acreage: 3.99	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.00	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:		
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) <b>Note:</b> submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input checked="" type="checkbox"/> Yes <input 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:
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>Upland Drive, public county road, Parker Lane, private dirt road, &amp; private dirt driveway</u> _____ _____	
List existing access and utility easements on the subject property. <u>See Map</u> _____ _____	

**SERVICES:**

Which power company will serve the project site? Avista

Which fire district will serve the project site? West Side 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 sewer system

**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: Individual water system

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

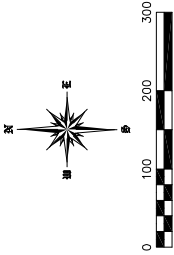
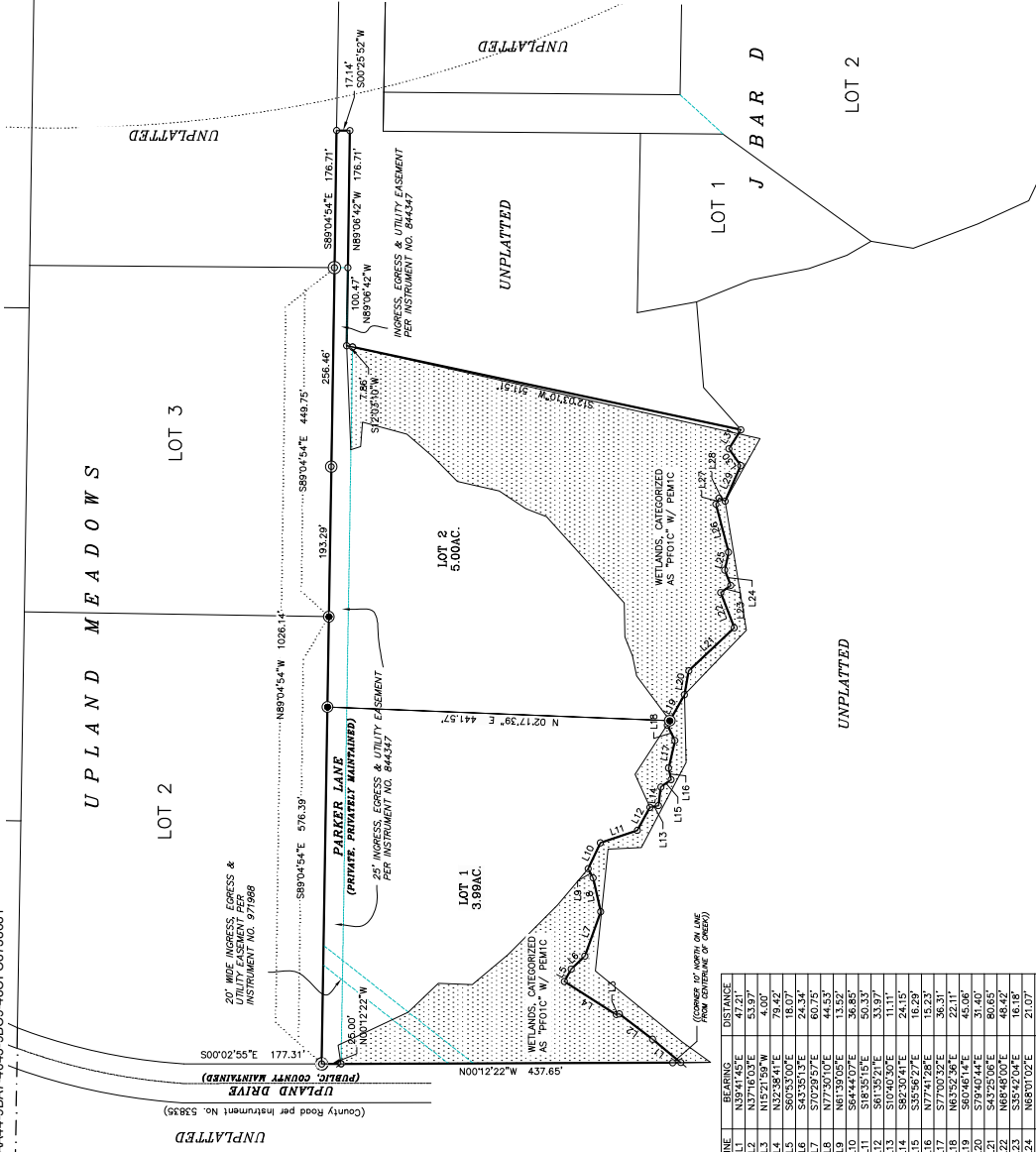
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Signed by: Landowner's signature: Colin Burnett Date: 3/25/2025

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

# UPLAND SPRINGS

LYING IN A PORTION OF THE NORTH HALF OF SECTION 20,  
TOWNSHIP 57 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- FOUND 5/8" REBAR AND CAP, PLS 1847
- FOUND 5/8" REBAR AND CAP, PLS 5713
- FOUND 5/8" REBAR AND CAP, PLS 7877
- CALCULATED POINT, NOTHING SET

## GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY PER DELINEATION BY TOM DIEBENGRUBER, TIL 2004-160044, AND SHOWN AS SUCH.
- C) THE LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16077C0715E, EFFECTIVE 11/16/2009.
- D) PARKER LANE IS A SHARED DRIVEWAY FOR THE SERVICE OF UPLAND MEADOWS.

PLACE RECORDING LABEL HERE

## SURVEYOR'S NARRATIVE

- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP AND ATTEMPTS TO SHOW IMPROVEMENTS OF RECORD OR IN VIEW, FOR PHYSICAL FEATURES AND ALL EASEMENTS OF THE PROPERTY.
- THE PURPOSE OF THIS SURVEY WAS TO PERFORM A MINOR LAND SURVEY OF THE UPLAND MEADOWS, BONNER COUNTY, IDAHO, AND TO DELINEATE THE BOUNDARIES OF THE LOTS, AS BEING THE INDICATED CORNERS.
- THIS SURVEY WAS COMPLETED BY CONVENTIONAL AND RADIAL TECHNIQUES USING A NIKON TOTAL STATION.

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS DPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS WERE MEASURED IN THE FIELD AND ADJUSTED USING THE FOLLOWING METHODS:

- 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 1.00012095. THE DISTANCES WERE MEASURED IN THE FIELD AND ADJUSTED TO THE SOUTHWEST CORNER OF LOT 2, UPLAND MEADOWS.

LINE	BEARING	DISTANCE
L1	N39°41'45"E	47.21'
L2	N37°16'03"E	53.97'
L3	N15°21'59"W	4.00'
L4	N85°28'00"E	11.07'
L5	S60°53'00"E	18.07'
L6	S43°35'13"E	24.34'
L7	S70°29'57"E	60.75'
L8	N77°30'10"E	44.53'
L9	N64°41'30"E	26.54'
L10	S84°44'07"E	36.85'
L11	S18°35'15"E	50.33'
L12	S81°35'21"E	33.97'
L13	S10°40'30"E	11.11'
L14	N85°28'00"E	11.07'
L15	S35°56'27"E	16.29'
L16	N77°41'28"E	15.23'
L17	S77°00'32"E	36.31'
L18	N63°52'36"E	22.11'
L19	S35°56'27"E	16.29'
L20	S79°40'44"E	31.40'
L21	S43°25'06"E	80.65'
L22	N68°48'00"E	48.42'
L23	S35°56'27"E	16.29'
L24	S85°28'00"E	20.18'
L25	S18°12'58"E	23.42'
L26	N75°23'14"E	64.22'
L27	S81°30'04"E	8.76'
L28	S26°38'49"W	50.81'
L29	N64°41'30"E	26.54'
L31	S57°32'27"E	28.82'



UPLAND SPRINGS	
GLAUB & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandwich, MA 01964 508-865-4472	
Scale: 1"=100'	
Checked By: TAG	
Drawn By: TDL	
Sheet: 1 of 2	
PROJECT # 24-238 BURNETT-UP AND MLD TEL	
DRAWING NAME: 24-238 BURNETT-UP AND MLD TEL	
PROJECT DATE: 3/24/2025	
REVISIONS	
REVISION NO. 1	
REVISION DESCRIPTION	
REVISION DATE	
REVISION BY	
REVISION CHECKED	
REVISION APPROVED	
REVISION REASON	
REVISION COMMENTS	
REVISION NOTES	
REVISION DETAILS	
REVISION SUMMARY	
REVISION HISTORY	
REVISION LOG	
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DOCUMENTS AND EASEMENTS OF RECORD

KNOW ALL MEN BY THESE PRESENTS THAT COLIN BURNETT AND SHAMODA BURNETT, TRUSTEES OF THE COLIN AND SHAMODA BURNETT LIVING TRUST DATED SEPTEMBER 11, 2023, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS UPLAND SPRINGS' BEING A PORTION OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 2, WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO. MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 00°12'22" EAST, 437.65 FEET TO THE CENTERLINE OF AN EXISTING CREEK, AS DEFINED IN WARRANTY DEED, INSTRUMENT NO. 1040558, RECORDS OF BONNER COUNTY, IDAHO;

1. NORTH 391°45' EAST, 53.97 FEET.
2. NORTH 371°03' EAST, 53.97 FEET.
3. NORTH 323°48' WEST, 40.00 FEET.
4. NORTH 323°48' EAST, 79.42 FEET.
5. NORTH 323°48' WEST, 40.00 FEET.
6. SOUTH 70°39'57' EAST, 60.75 FEET.
7. SOUTH 70°39'57' EAST, 60.75 FEET.
8. NORTH 77°31°05' EAST, 43.52 FEET.
9. NORTH 77°31°05' EAST, 43.52 FEET.
10. SOUTH 64°44'07' EAST, 36.85 FEET.
11. SOUTH 64°44'07' EAST, 36.85 FEET.
12. SOUTH 64°44'07' EAST, 36.85 FEET.
13. SOUTH 82°40'20' EAST, 11.11 FEET.
14. SOUTH 82°40'20' EAST, 11.11 FEET.
15. SOUTH 355°56'27' EAST, 16.29 FEET.
16. NORTH 77°41'28' EAST, 16.29 FEET.
17. NORTH 77°41'28' EAST, 16.29 FEET.
18. SOUTH 63°02'46' EAST, 22.21 FEET.
19. SOUTH 63°02'46' EAST, 22.21 FEET.
20. SOUTH 64°46'14' EAST, 31.40 FEET.
21. SOUTH 74°50'44' EAST, 31.40 FEET.
22. NORTH 64°48'07' EAST, 48.07 FEET.
23. NORTH 64°48'07' EAST, 48.07 FEET.
24. NORTH 65°01'02' EAST, 10.12 FEET.
25. SOUTH 181°25'58' EAST, 23.42 FEET.
26. NORTH 75°23'14' EAST, 64.22 FEET.
27. SOUTH 65°01'04' EAST, 8.76 FEET.
28. SOUTH 65°01'04' WEST, 8.68 FEET.
29. SOUTH 65°01'04' WEST, 8.68 FEET.
30. NORTH 54°41'30' EAST, 20.94 FEET.
31. NORTH 72°32'27' EAST, 23.82 FEET.

THENCE NORTH 12°03'10" EAST, 7.86 FEET;  
THENCE SOUTH 89°06'42" EAST, 100.47 FEET;  
THENCE SOUTH 89°06'42" EAST, 176.71 FEET;  
THENCE NORTH 00°25'52" EAST, 17.14 FEET;  
THENCE NORTH 89°04'54" WEST, 176.71 FEET;  
THENCE NORTH 89°04'54" WEST, 256.46 FEET;  
THENCE NORTH 89°04'54" WEST, 193.29 FEET;  
THENCE NORTH 89°04'54" WEST, 576.39 FEET;  
ACRES.

SHAWNDA BURNETT, TRUS

## ACKNOWLEDGMENT

COUNTY OF

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED COLIN & SHAWNDA BURNETT,  
KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING  
INSTRUMENT AS TRUSTEES OF THE COLIN AND SHAWNDA BURNETT LIVING TRUST.

NOTARY PUBLIC FOR THE STATE OF

**MY COMMISSION EXPIRES:**

**MY COMMISSION EXPIRES:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "UPLAND SPRINGS" 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.

BONNER COUNTY SURVEYOR

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, BONNER COUNTY, IDAHO.

**CHAIRMAN. BOARD OF BONNER COUNTY COMMISSIONERS**

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

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY PRIVATELY INDIVIDUAL WATER SYSTEM  
SEWER SERVICE: SEWAGE DISPOSAL BY PRIVATE INDIVIDUAL SEWER SYSTEM




HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN DESCRIBED  
PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR \_\_\_\_\_.

ONNER COUNTY TREASURER

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_ O'CLOCK \_\_\_\_ M.,  
IN BOOK \_\_\_\_ OF PLATS AT PAGE \_\_\_\_ AT THE REQUEST OF \_\_\_\_  
LAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_

\_\_\_\_\_  
COUNTY RECORDER

\_\_\_\_\_  
BY DEPUTY

				IDAHO MONTANA WASHINGTON OREGON	
SECTION 		TOWNSHIP 57 N 2 W		RANGES 2 W	
PROJECT #: 24-236 BURNETT					
DRAWING NAME: 24-236 Burnett-UPLAND MLD TOLG					
Plot Date: 3/24/2025					

## UPLAND SPRINGS

**GLAHE & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**  
303 Church Street  
Sandpoint, Idaho 83864

Scale:  $N/\lambda$

Checked By:	TLAG	Drawn
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Sheet: 2 of 2