



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 #

MLD0026-25

RECEIVED:

PROJECT DESCRIPTION:

Name of Minor Land Division plat: SPEARS ADDITION

APPLICANT INFORMATION:

Landowner's name: CAREY SPEARS

Mailing address:

City: SAGLE

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail: cSPEARS4INSURANCE@GMAIL.COM

REPRESENTATIVE'S INFORMATION:

Representative's name: RUSSELL BADGLEY

Company name: JAMES A. SEWELL

Mailing address: 1319 NORTH DIVISION AVENUE

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: (208) 263-1460

Fax:

E-mail: RBADGLEY@JASEWELL.COM

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: PROFESSIONAL LAND SURVEYOR

Company name: JAMES A. SEWELL

Mailing address: 1319 NORTH DIVISION AVENUE

City: SANDPOINT

State: ID

Zip code: 83864

Telephone: 208) 263-1460

Fax:

E-mail: RBADGLEY@JASEWELL.COM

PARCEL INFORMATION:

Section #: 15

Township: 56N

Range: 3W

Parcel acreage: 34.34

Parcel # (s): RP56N03W153151A

Current zoning: R-10

Current use: RESIDENTIAL

Comprehensive plan designation: AG/ FOREST LAND

Within Area of City Impact:

☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage:20.02	Remainder	Proposed acreage:
Lot #2	Proposed acreage:14.32	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	☒ Yes ☐ 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?	☐ Yes ☒ 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.	☐ Yes ☒ No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	☐ Yes ☒ No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	☐ Yes ☒ No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	☒ Yes ☐ No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	☐ Yes ☒ No
Flood Hazard Zones located on site: ☒ X ☐ D ☐ A ☐ AE	DFIRM MAP:160206
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
☐ Private Easement	☐ Existing ☐ Proposed
☒ Public Road	☒ Existing ☐ Proposed
☐ Combination of Public Road/Private Easement	☐ Existing ☐ 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>LAKE SHORE DRIVE, PAVED ROAD, 55' RIGHT OF WAY, PER BONNIE ESTATES BK.5, PG.163</u> _____ _____	
List existing access and utility easements on the subject property. _____ <u>Existing 20' Road Easement Inst. #025635 & #025636. Utilities from off site run along Lakeshore Dr.</u> _____ _____	

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: Individual Septic

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: Private Well

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: Carey Ann Spears Date: 4/24/2025

Landowner's signature: _____ Date: _____

SPEARS ESTATES

SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, B.M., BONNER COUNTY, IDAHO

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "SPEARS ESTATES" 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 11 DAY OF 04, 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS 11 DAY OF 04, 2025.

BONNER COUNTY PLANNING DIRECTOR

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 WITHOUT FIRST OBTAINING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS 11 DAY OF 04, 2025.

CHAIR, BOARD OF COUNTY COMMISSIONERS

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 2024.

APPROVED THIS 11 DAY OF 04, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS 11 DAY OF 04, 2025, AT 11:00 A.M. IN

BOOK 11 AT PAGE 11 AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC, AS INSTRUMENT NO. 2025-001

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT CAREY A. SPEARS AND RONALD B. SPEARS (DECEASED), IS THE RECORD OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS "SPEARS ADDITION" LOCATED IN SECTION 15, TOWNSHIP 56 NORTH, RANGE 3 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE N89°53'07"E, 25.00 FEET TO A 5/8" REBAR, WITH A PLASTIC CAP "REB 12458", ALSO BEING THE POINT OF BEGINNING;

THENCE N89°53'07"E, ALONG NORTH LINE OF SAID SECTION, 1024.43 FEET TO THE INTERSECTION OF THE SPOKANE INTERNATIONAL RAILROAD WESTERLY RIGHT-OF-WAY, BEING A 5/8" REBAR WITH PLASTIC CAP "PLS 10559";

THENCE S53°39'41"W, ALONG THE SAID RAILROAD RIGHT-OF-WAY, 681.70 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY 707.12 FEET, ALONG A 5679.65 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 708°00', AND A CHORD WHICH BEARS S91°3'41"W, 706.66 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S12°47'41"W, 319.59 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458"; THENCE, DEPARTING SAID RAILROAD RIGHT-OF-WAY, N68°56'12"W, 131.82 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE S23°56'00"W, 252.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF LAKESHORE DR, BEING A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

THENCE, ALONG THE SAID WESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

N43°36'26"W, 114.25 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 285.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N43°36'26"W, 281.91 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

194.27 FEET, ALONG A 313.95 FOOT RADIUS, TANGENT, CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 351°6'18", AND A CHORD WHICH BEARS S25°58'17"E, 190.23 FEET TO A 5/8" REBAR WITH PLASTIC CAP "REB 12458";

N02°32'0"W, 1218.41 FEET RETURNING TO THE POINT OF BEGINNING.

WATER PROVIDED BY PRIVATE WELL
SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM.

(DECEASED) RONALD B. SPEARS CAREY A. SPEARS

OWNERS' ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF BONNER

ON THIS 11 DAY OF 04, 2025, IN THE YEAR OF 2025,

BEFORE ME PERSONALLY APPEARED CAREY A. SPEARS IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE WITHIN SAID INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF

RESIDING AT:

MY COMMISSION EXPIRES:

NOTARY PUBLIC

SUBJECT TO THE FOLLOWING

1. GENERAL TAXES FOR THE YEAR 2025, A LIEN IN THE PROCESS OF BEING ASSESSED, NOT YET DUE OR PAYABLE.

2. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE YEAR 2024 WERE PAID IN THE AMOUNT OF \$2428.18; EXEMPTION(S): NONE

3. PARCEL NO.: RPS6N03W153151

4. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE CONSTRUCTION AND OPERATION OF THE RAILROAD ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE SPOKANE INTERNATIONAL RAILWAY COMPANY RECORDED MAY 28, 1906, AS (INSTRUMENT) 18271, OFFICIAL RECORDS.

5. THE DEED TO THE SPOKANE INTERNATIONAL RAILWAY COMPANY CONTAINED THEREIN FOR THE PURPOSE SHOWN BELOW AND PROVISIONS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT RECORDED OCTOBER 4, 1947, AS (INSTRUMENT) 25636, OFFICIAL RECORDS.

6. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

7. (PARCEL NOT EFFECTED)

8. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

9. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

10. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

11. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

12. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

13. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

14. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

15. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

16. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

17. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

18. A PERPETUAL RIGHT OF WAY AND EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF THE HEREIN DESCRIBED PROPERTY, AND THE RIGHT TO INSTALL, INSPECT AND MAINTAIN ALL OF THE FACILITIES SET FORTH AS CONVEYED BY THE UNITED STATES OF AMERICA, 14 DECLARATION OF TAKING RECORDED AUGUST 18, 1952, IN BOOK 14 OF JUDGMENTS, PAGE 117, BONNER COUNTY, IDAHO RECORDS.

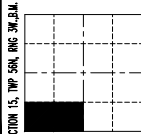
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF IDAHO, LICENSE NO. 12458, AND THAT I AM NOT A PARTY TO THIS INSTRUMENT.

DATED THIS 11 DAY OF 04, 2025.



RUSSELL E. BAUGLEY PLS 12458



SECTION 15, TWP 56N, R3E, 3E, 4E

SHEET TITLE: SPEARS ESTATES

DATE: 4/11/2025

SHEET: 1507

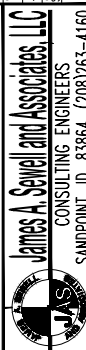
DRAWN: TDR

CHECKED: REB

PLANNING: 25-001

SURVEYOR: 105

SHT. 1 OF 2



JAMES A. SEWELL AND ASSOCIATES, LLC
CONSULTING ENGINEERS
SANDPOINT, ID. 83864, (208) 263-4160

SPEARS ESTATES

SECTION 15, TOWNSHIP 56 N, R 3 WEST, B.M., BONNER COUNTY, IDAHO



BASIS OF BEARING

GEODETIC BASED ON GPS OBSERVATIONS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PARCEL DESCRIBED IN DEED INST. NO. 955729 INTO TWO PARCELS. THE DESCRIPTION INCLUDES AN EXCEPTION WITH THE SECTION OF THE PARCEL. THE EXCEPTION PARCEL FALLS APPROXIMATELY 23 FEET INTO THE RAILROAD RIGHT-OF-WAY AND THE RIGHT-OF-WAY OF LAKESHORE DRIVE WHEN USING THE METES AND BOUNDS DIMENSIONS FROM THE SECTION CORNER. THE EXCEPTION PARCEL SHAPE AND LOCATION WAS DETERMINED BY THE SURVEYOR USING THE RIGHT-OF-WAYS ALTHOUGH IT WAS NOT SPECIFIED AS SUCH IN THE DEED. I ADJUSTED THE LOCATION OF THE SOUTHEAST CORNER OF THE EXCEPTION PARCEL TO BE AT THE INTERSECTION OF SAID RIGHT-OF-WAYS. I THEN HELD THE RECORD DISTANCES FOR THE EXCEPTION PARCEL UNLESS THE DISTANCE WAS SPECIFIED AS ALL OF THE IMPROVEMENTS OF THE EXCEPTION PARCEL ARE WITHIN ITS BOUNDARY. THE RIGHT-OF-WAY OF THE RAILROAD WAS DETERMINED USING FOUND MONUMENTS PER R1 AND LOCATING THE RAILS. THE RIGHT-OF-WAY OF LAKESHORE DRIVE WAS DETERMINED USING FOUND MONUMENTS PER R2, R3, AND R4 TO DEFINE THE CENTERLINE AND THEN APPLICATING THE CENTERLINE 25 FEET. THIS IS CONSISTENT WITH THE ACTUAL ROAD LOCATION.

REFERENCES

1. RECORD OF SURVEY INST. NO. 711555
2. PLAT OF SABREA SHORES, BK. 7, PG. 254,
3. PLAT OF BONNIE ESTATES SUBDIVISION, BK. 5, PG. 163, INST. NO. 504369
4. RECORD OF SURVEY INST. NO. 490796
5. DEED INST. NO. 955729
6. DEED INST. NO. 288828

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.



RUSSELL E. BAUGLEY PLS 12458

SHEET TITLE: SPEARS ESTATES

SECTION 15, TWP 56N, R3E, 34E

DATE: 4/21/2025

SCALE: 1"=150'

DRAWN: TDR

CHECKED: REB

PLANNED: 25-001

SPEARS-ROS

SHT 2 OF 2

James A. Sewell and Associates, LLC

CONSULTING ENGINEERS

SANDPOINT, ID, 83864, (208)263-4160