



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 #

MLD0033-25

RECEIVED:

RECEIVED
david.fisher, 5/13/2025, 9:37:48 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat:

APPLICANT INFORMATION:

Landowner's name: Howard I Hurlbut

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe

Company name: Glahe & Associates, Inc.

Mailing address: 303 Church St.

City: Sandpoint

State: Idaho

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: 57N

Range: 2W

Parcel acreage: 4.38

Parcel # (s): RP57N02W171450A

Current zoning: Suburban

Current use: Suburban Growth Area

Comprehensive plan designation:

Within Area of City Impact: ☒ Yes ☐ No

If yes, which city?: Sandpoint

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage: 1.70	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 2.68	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 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) 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input 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 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 type="checkbox"/> No
Flood Hazard Zones located on site: <input 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 checked="" type="checkbox"/> Private Easement	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed
<input type="checkbox"/> Public Road	<input 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>Gravel road</u> _____ _____	
List existing access and utility easements on the subject property. <u>See plat</u> _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights, Inc.

Which fire district will serve the project site? North Side Fire

Sewage disposal will be provided by:

☐ Existing Community System

☐ Proposed Community System

☒ Individual system *I an individual septic on each lot existing*

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: *1000g on each*

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:

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:

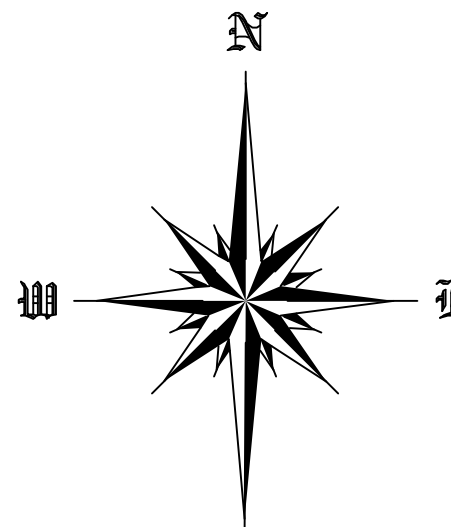
5/8/2025

Landowner's signature:

Date:

UPLAND ACRE

LYING IN A PORTION OF THE NORTHEAST ¼,
SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



REFERENCES

- (R1) RECORD OF SURVEY BY PLS 1947, INST. NO. 590097, 10/22/2001
(P1) PLAT OF DOCKINS BY PLS 14879, INST. NO. 915628, 12/12/2017

DOCUMENTS AND EASEMENTS OF RECORD:

THE FOLLOWING DOCUMENTS OF RECORD PER NORTH IDAHO TITLE INSURANCE, INC. PLAT CERTIFICATE, ORDER NO. N-65874, GUARANTEE NO. G-2222-000090407, DATED MARCH 22, 2024.

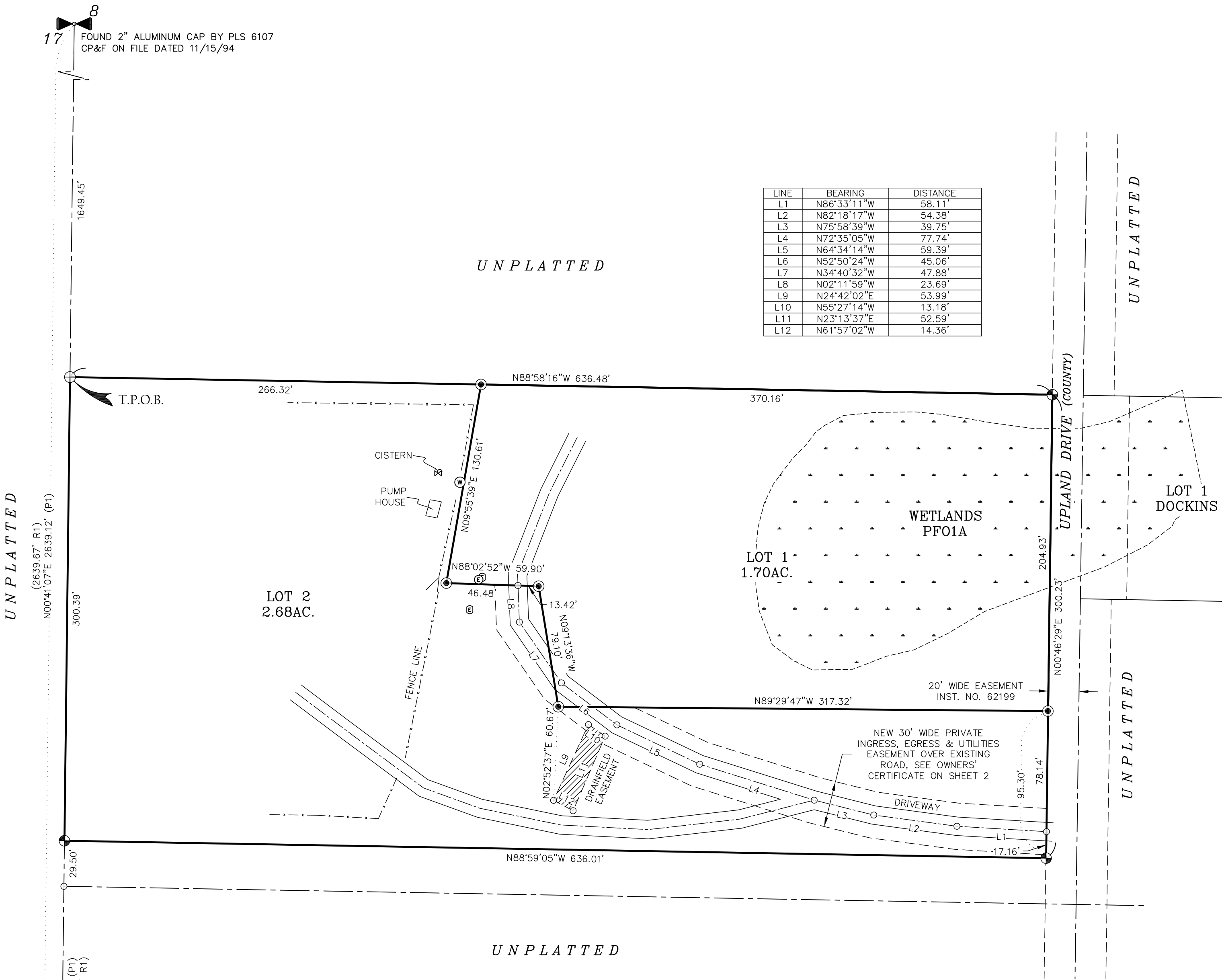
- THE RIGHT OF THE PUBLIC IN AND TO ANY AN ALL PUBLIC ROADS NOW ESTABLISHED OR EXISTING ON SAID PREMISES, OR ANY PART, AS DISCLOSED IN DEED FROM HUMBERD LUMBER COMPANY, A CORPORATION, RECORDED MAY 21, 1917, AS (INSTRUMENT) 62199, OFFICIAL RECORDS, AS SHOWN ON MAP.
- AN EASEMENT OVER SAID LAND FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES INCLUDING RIGHT OF INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO NORTHERN LIGHTS, INC., IN DEED RECORDED OCTOBER 28, 1992, AS (INSTRUMENT) 414556, OFFICIAL RECORDS, NOT SHOWN ON MAP.

GENERAL NOTES:

- THE LOTS ARE FOR RESIDENTIAL USE ONLY.
- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS (CATEGORIZED AS PFO1A), ARE PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL AND ARE SHOWN APPROXIMATE.
- THE PROPOSED LOTS ARE CATEGORIZED AS ZONE 'X' PER FEMA PANEL 16017C0715E, EFFECTIVE 11/18/2009.

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ONE 4.38 ACRE PARCEL INTO 2 NEW LOTS.



BASIS OF BEARING

BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - US SURVEY FT. THE PROJECT GPS CONTROL COORDINATES WERE DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.0000).

DISTANCES SHOWN ARE GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000117784. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°38'06" AT THE NORTH ¼ CORNER OF SECTION 17.

LEGEND

- QUARTER SECTION CORNER, AS NOTED.
- SET 5/8" x 24" REBAR AND PLASTIC CAP STAMPED PLS 14879
- FOUND 5/8" REBAR AND CAP BY PE 7879
- FOUND 5/8" REBAR, NO CAP
- CALCULATED POINT, NOTHING SET
- ELECTRIC METER
- ELECTRIC JUNCTION BOX
- WATER SPIGOT
- WELL



1/4	Section	Township	Range	MONTANA	IDAHO
17	17	57 N	2 W	OREGON	WASHINGTON
PROJECT #: 24-050 HURLBUT DRAWING NAME: 24-050 HURLBUT ROS					
GLAZE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474				Scale: 1"=50'	
Checked By: TLAG		Drawn By: TRM		Plot Date: 5/7/2025	
				Sheet: 1 of 2	

UPLAND ACRE

LYING IN A PORTION OF THE NORTHEAST ¼,
SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT HOWARD IVAN HURLBUT, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS 'UPLAND ACRE' BEING A PORTION OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17, MARKED WITH A 2" ALUMINUM CAP BY PLS 6107, CP&F ON FILE, DATED 11/15/94;

THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17, SOUTH 00°41'07" WEST, A DISTANCE OF 1649.45 FEET TO A 5/8" REBAR, NO CAP, AND THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID WEST LINE, SOUTH 88°58'16" EAST, A DISTANCE OF 636.48 FEET, TO THE WEST RIGHT-OF-WAY OF UPLAND DRIVE, A COUNTY ROAD, MARKED BY A 5/8" REBAR AND CAP BY PLS 7879;

THENCE, ALONG SAID WEST RIGHT-OF-WAY OF UPLAND DRIVE, SOUTH 00°46'29" WEST, A DISTANCE OF 300.23 FEET, TO THE NORTH LINE OF THE SOUTH 30 FEET OF THE SOUTH 1/2 NW 1/4 SW 1/4 NE 1/4 OF SAID SECTION 17, MARKED WITH A 5/8" REBAR AND CAP BY PLS 7879;

THENCE LEAVING SAID WEST RIGHT-OF-WAY OF UPLAND DRIVE AND ALONG SAID NORTH LINE, NORTH 88°59'05" WEST, A DISTANCE OF 636.01 FEET, TO SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 17, MARKED BY A 5/8" REBAR AND CAP BY PLS 7879;

THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, NORTH 00°41'07" EAST, A DISTANCE OF 300.39 FEET TO THE TRUE POINT OF BEGINNING.

A NEW 30 FT. WIDE PRIVATE INGRESS, EGRESS, AND UTILITIES EASEMENT, OVER AN EXISTING ROAD AS SHOWN HEREON, IS HEREBY DEDICATED AS FOLLOWS:
THAT PORTION OF WHICH OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 1.

ALSO, A DRAINFIELD OVER AND ACROSS LOT 2 IS HEREBY DEDICATED TO LOT 1.

HOWARD IVAN HURLBUT

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HOWARD IVAN HURLBUT, 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 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

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 57 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 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "UPLAND ACRE" 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

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 INDIVIDUAL WELLS.
SEWER SERVICE: SEWAGE DISPOSAL TYPES AND LOCATIONS HAVE NOT BEEN EVALUATED.

PLANNING DIRECTOR

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

PLANNING DIRECTOR

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	57 N	2 W		
PROJECT #: 24-050 HURLBUT DRAWING NAME: 24-050 HURLBUT ROS				OREGON WASHINGTON	
				UPLAND ACRE	
				GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	
				Scale: N/A	
				Checked By: TLAG Drawn By: TRM	
				Plot Date: 5/7/2025 Sheet: 2 of 2	