



# 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 #

MLD0036-25

RECEIVED:

May 15, 2025

### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Brinkwoods Estates

### APPLICANT INFORMATION:

Landowner's name: SHEILA STIERLE

Mailing address: [REDACTED]

City: BONNERS FERRY

State: ID

Zip code: 83805

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

### 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: (208) 263-1460

### PARCEL INFORMATION:

Section #: 14

Township: 57N

Range: 1W

Parcel acreage: 114.53 ACRES

Parcel # (s): RP57N01W141276A

Current zoning: RURAL (R-5)

Current use: RURAL RESIDENTIAL

Comprehensive plan designation: RURAL RESIDENTIAL

Within Area of City Impact:

☐

Yes

☒

No

If yes, which city?:

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

Lot #1	Proposed acreage: 5.02	Remainder	Proposed acreage: 99.49
Lot #2	Proposed acreage: 5.01	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: 5.01		
Lot #4	Proposed acreage:		

**SITE INFORMATION:**

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input 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 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: 160206 16017C0750E
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 checked="" 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: PRIVATE NEW NAME RD. INST. #390320, GRAVEL ROAD, 40' ACCESS AND UTILITY EASEMENTS WITHIN BRINKWOOD ESTATES _____	
List existing access and utility easements on the subject property. PRIVATE NEW NAME RD. INST. #390320 Instrument No.: 29940 and 29943 PUBLIC UTILITIES, Instrument No.: 350863 ACCESS, Instrument No.: 390320 ACCESS AND UTILITY, _____	

**SERVICES:**

Which power company will serve the project site? AVISTA

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

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.

*Representatives*  
Landowner's signature:  Date: 5/9/2025

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

# BRINKWOOD ESTATES

## SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO

### COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "BRINKWOOD 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY SURVEYOR

### PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 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 FOR PERSONS USING 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 \_\_\_\_ DAY OF \_\_\_\_\_, 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 20\_\_\_\_.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
BONNER COUNTY TREASURER

### RECORDER'S CERTIFICATE

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_.M. IN

BOOK \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF JAMES A. SEWELL

AND ASSOCIATES, LLC. AS INSTRUMENT NO. \_\_\_\_\_

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

RECORDER'S  
CERTIFICATE

### OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT BRINKWOOD, INC., WITH DEBRA SCRIBNER BEING THE REGISTERED AGENT, 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 "BRINKWOOD ESTATES", LOCATED IN SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 14 BEARS S89°54'20"E, 2633.47' FEET; THENCE N05°19'31"E ALONG THE CENTER SECTION LINE, 2617.14 FEET TO A 5/8" REBAR WITH A PLASTIC CAP "REB 12458";

THENCE N89°56'43"E, 253.25' FEET TO A 1/2" REBAR;

THENCE N31°03'30"E, 339.91' FEET TO A 5/8" REBAR WITH A PLASTIC CAP "REB 12458", BEING THE POINT OF BEGINNING;

THENCE N34°25'45"E, 60.00' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE N12°18'15"E, 690.55' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE N25°06'02"E, 395.07' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE S89°34'17"E, 43.00' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE S3°47'07"W, 25.23' FEET TO A 1/2" REBAR WITH A PLASTIC CAP "PLS 974";

THENCE N89°31'35"E, 477.48' FEET TO A 5/8" REBAR WITH A PLASTIC CAP "REB 12458";

THENCE S0°45'47"E, 403.19' FEET TO A 1/2" REBAR;

THENCE S58°21'08"W, 285.26' FEET TO THE CENTERLINE OF AN EXISTING ROAD;

THENCE ALONG THE SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES:

S7°03'47"W, 71.88 FEET TO A POINT;

S3°30'14"W, 124.61 FEET TO A POINT;

S14°05'43"E, 167.08 FEET TO A POINT;

S24°37'10"E, 158.00 FEET TO A POINT;

THENCE DEPARTING SAID CENTERLINE, N86°11'59"W, 766.50' FEET TO THE POINT OF BEGINNING.

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

THE 40 FOOT WIDE INGRESS, EGRESS, AND UTILITIES EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED FOR THE BENEFIT OF ALL OF THE LOTS AND THE REMAINDER.

\_\_\_\_\_  
DEBRA SCRIBNER, REGISTERED AGENT  
BRINKWOOD, INC.

### OWNERS' ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 20\_\_\_\_,  
BEFORE ME PERSONALLY APPEARED DEBRA SCRIBNER, KNOWN OR IDENTIFIED TO ME TO BE THE REGISTERED AGENT OF BRINKWOOD, INC. WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME ON BEHALF OF BRINKWOOD, INC. AND ACKNOWLEDGED TO ME THAT THE BRINKWOO, INC. 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

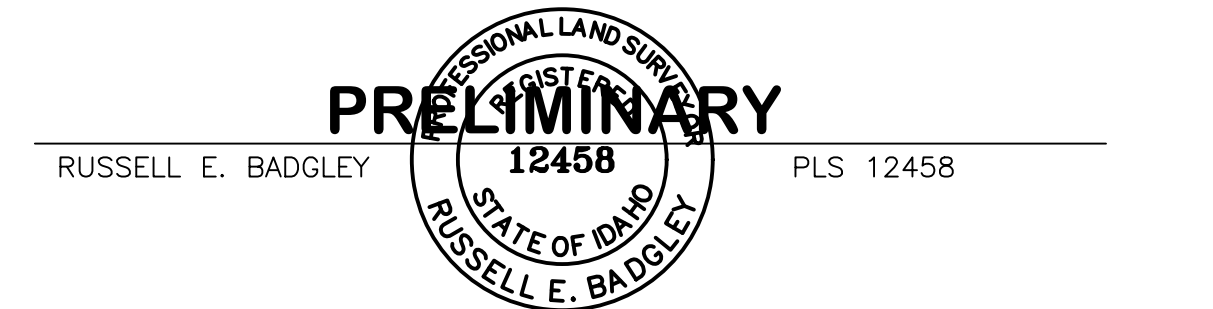
### SUBJECT TO THE FOLLOWING

- GENERAL TAXES FOR THE YEAR 2025, A LIEN IN THE PROCESS OF ASSESSMENT, NOT YET DUE OR PAYABLE.  
TAXES FOR THE YEAR 2024 ARE PAID IN FULL.  
PARCEL NUMBER: RP 57N01W141276 A  
ORIGINAL AMOUNT: \$175.18
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
GRANTED TO: INTERSTATE TELEPHONE COMPANY  
PURPOSE: PUBLIC UTILITIES  
RECORDED: MAY 16, 1914  
INSTRUMENT NO.: 29940 AND 29943, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
GRANTED TO: INTERSTATE TELEPHONE COMPANY  
PURPOSE: PUBLIC UTILITIES  
RECORDED: MAY 16, 1914  
INSTRUMENT NO.: 29940 AND 29943, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN QUITCLAIM DEED.  
PURPOSE: ACCESS ALONG THE EXISTING ROADWAY  
RECORDED: JULY 18, 1988  
INSTRUMENT NO.: 350863, RECORDS OF BONNER COUNTY, IDAHO.
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED APRIL 30, 1991 AS INSTRUMENT NO. 389198, RECORDS OF BONNER COUNTY, IDAHO.
- AN EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A/AN WARRANTY DEED.  
PURPOSE: INGRESS, EGRESS AND UTILITIES  
RECORDED: MAY 24, 1991  
INSTRUMENT NO.: 390320, RECORDS OF BONNER COUNTY, IDAHO.
- TERMS, PROVISIONS, EASEMENTS, OBLIGATIONS AND CONDITIONS CONTAINED IN A/AN ROAD MAINTENANCE AGREEMENT.  
RECORDED: APRIL 13, 1992  
INSTRUMENT NO.: 404101, RECORDS OF BONNER COUNTY, IDAHO.
- ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY A RECORD OF SURVEY RECORDED AUGUST 17, 1993 AS INSTRUMENT NO. 430315, RECORDS OF BONNER COUNTY, IDAHO.

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

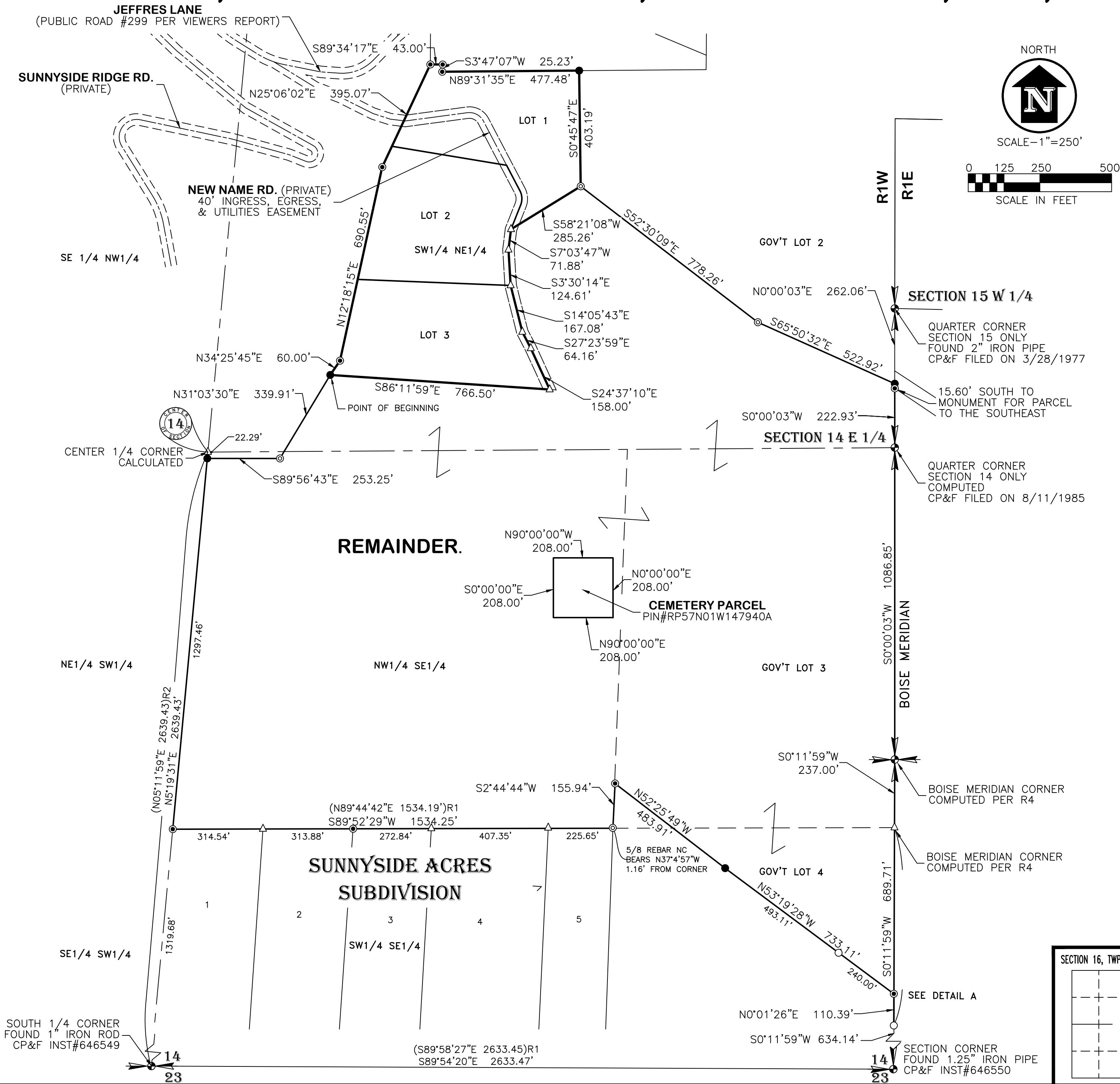


SECTION 16, TWP 57N, RNG 5W, B.M.	SHEET TITLE: <b>BRINKWOOD ESTATES</b>	DATE: 5/9/2025
		SCALE: 1"=250'
	James A. Sewell and Associates, LLC	DRAWN: TDR
	ENGINEERS - SURVEYORS - PLANNERS	CHECKED: REB
	SANDPOINT, ID, 83864, (208)263-4160	PROJ. NO.: 02577-24-001
		CAD FILE NO. BRINKWOOD_MLD
		SHT 1 OF 3



# BRINKWOOD ESTATES

## SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO



### BASIS OF BEARING

GEODETIC BASED ON GPS OBSERVATIONS

### REFERENCES

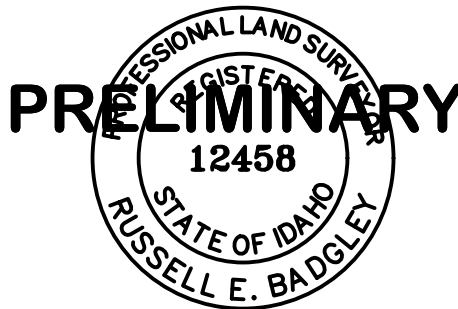
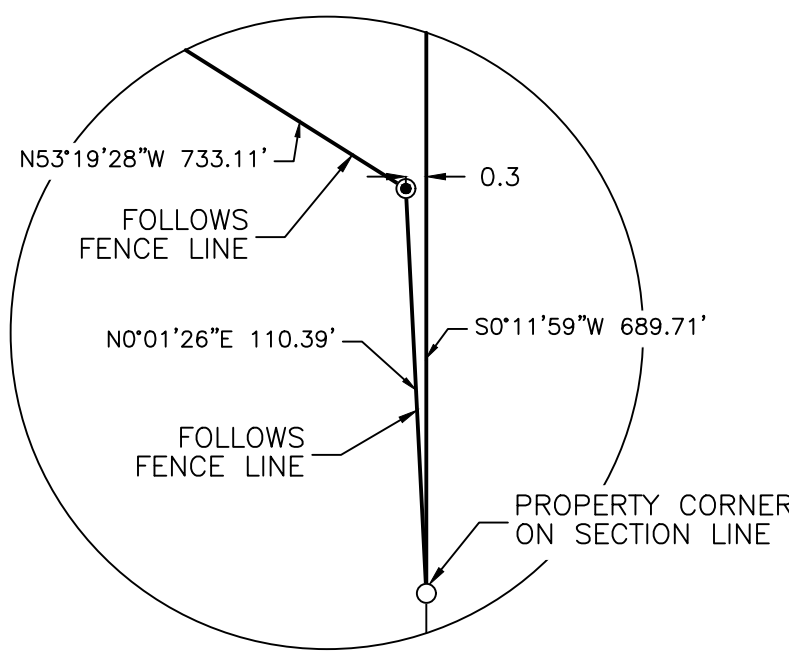
1. RECORD OF SURVEY INST. NO. 970453
2. RECORD OF SURVEY INST. NO. 430315
3. RECORD OF SURVEY INST. NO. 389198
4. RECORD OF SURVEY INST. NO. 310666

### LEGEND

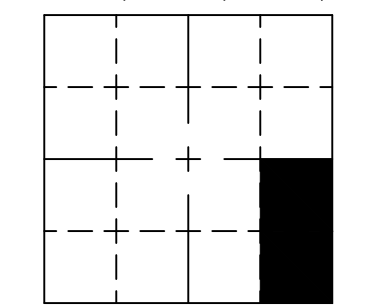
- ..... SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- ⊙ ..... FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974
- ⊙ ..... FOUND 1/2" REBAR WITH NO CAP (OR AS OTHERWISE NOTED)
- ..... FOUND 5/8" REBAR WITH PLASTIC CAP, STEARNS PLS 8789
- △ ..... COMPUTED POINT
- ( ) ..... RECORD DIMENSION PER REFERENCE SHOWN

### DETAIL A

NOT TO SCALE

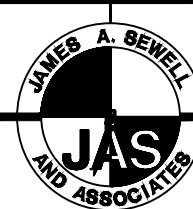


SECTION 16, TWP 57N, RNG 5W, B.M.



SHEET TITLE:

BRINKWOOD ESTATES



James A. Sewell and Associates, LLC  
ENGINEERS - SURVEYORS - PLANNERS  
SANDPOINT, ID, 83864, (208)263-4160

DATE: 5/9/2025

SCALE: 1"=250'

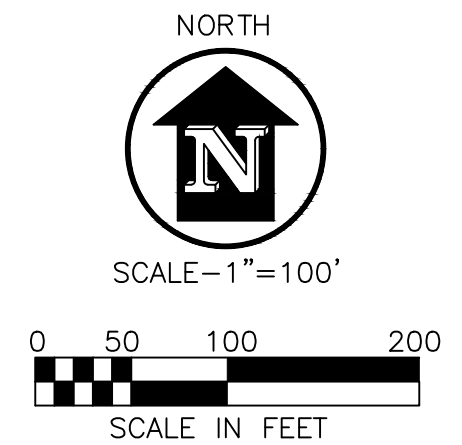
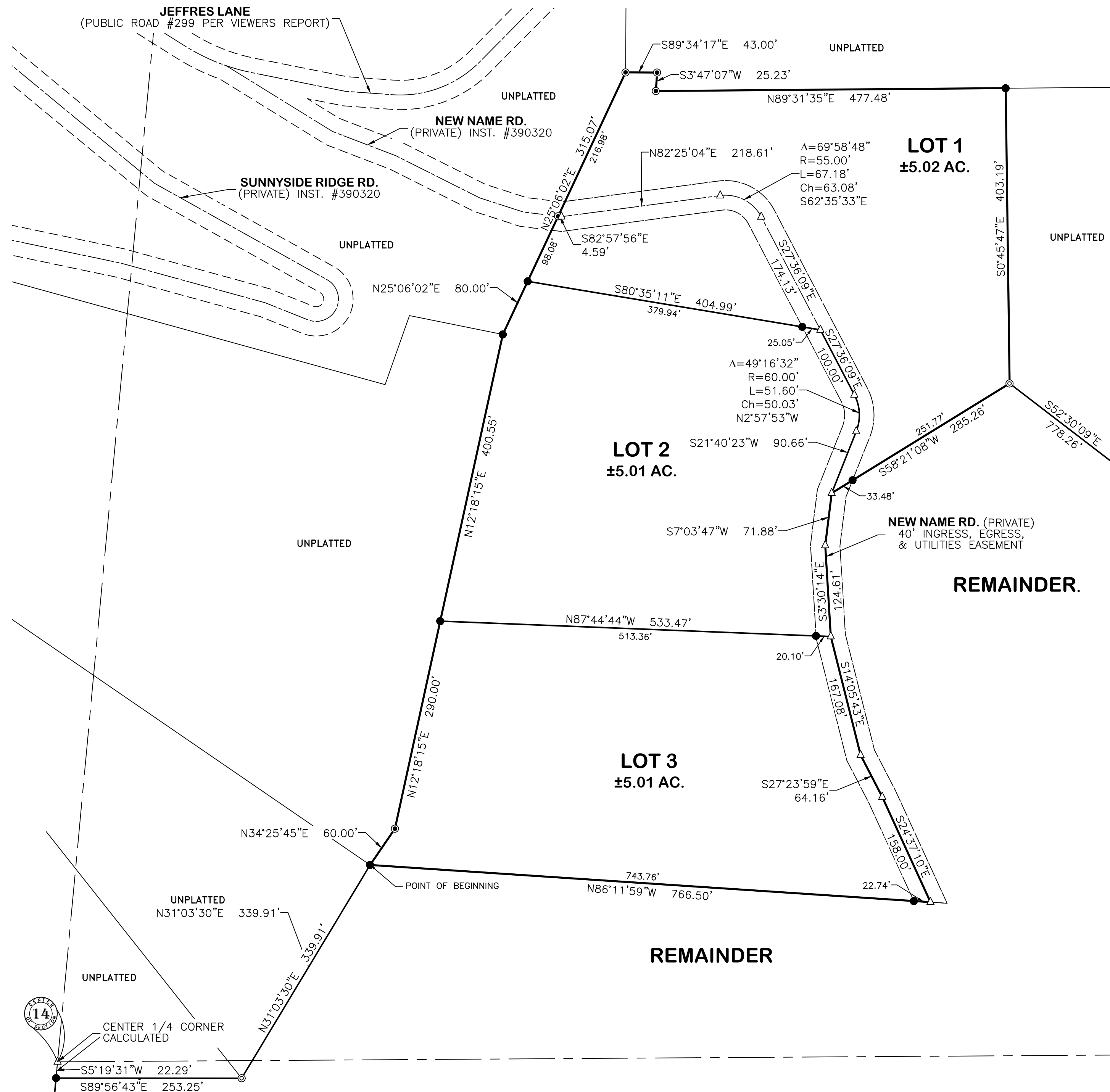
DRAWN: TDR

CHECKED: REB

PROJ. NO.: 02577-24-001  
CAD FILE NO.: BRINKWOOD.MXD

SHT. 2 OF 3

**SECTION 14, TOWNSHIP 57 NORTH, RANGE 1 WEST, B.M., BONNER COUNTY, IDAHO**



## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE THREE NEW LOTS AS SHOW. THE BOUNDARY OF THE ORIGINAL PARCEL WAS DEFINED USING THE DEED AND FOUND MONUMENTS PER EXISTING SURVEY RECORDS.

## LEGEND

- .....SET 5/8"x30" REBAR WITH PLASTIC CAP, REB 12458  
 ● .....FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 974  
 ◎ .....FOUND 1/2" REBAR WITH NO CAP (OR AS OTHERWISE NOTED)  
 △ .....COMPUTED POINT

