



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 # MLD0038-25

RECEIVED: May 15, 2025

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Chilkat Acres

APPLICANT INFORMATION:

Landowner's name: Isaac and Gwendolyn Reule

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: [REDACTED]

Fax:

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: Lance Miller

Company name: Lance G. Miller, P.L.S.

Mailing address: 7085 Upper Pack River Road

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: 208-263-1533

Fax:

E-mail: lancetrue@gmail.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Lance Miller - Surveyor

Company name: Lance G. Miller, P.L.S.

Mailing address: Same as above.

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 24

Township: 59 North

Range: 2 West

Parcel acreage: 19.99 acres

Parcel # (s): RP59N02W241502A

Current zoning: Rural 5

Current use: Residential

Comprehensive plan designation: Rural Residential 5 - 10 acres

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 5.01 ac.	Remainder	Proposed acreage: NA
Lot #2	Proposed acreage: 6.99 ac	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: 7.99 ac		
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) 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 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 type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input checked="" type="checkbox"/> AE	DFIRM MAP: 16017C0485E
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>Bearwood Lane is a private road, travel surface approx. 10' wide gravel. 60' wide easement, inst. no. 775329. Provides access to Lot 3.</u> <u>Lots 1 and 2 are accessed by a private road, approx. 10' wide gravel. Easement width is not stated, inst. no. 775329 and 772737. Instrument no. 772737</u> <u>infers a 60' easement width.</u>	
List existing access and utility easements on the subject property. <u>An easement of indeterminate width serves the south</u> <u>adjoiner property. This Plat will grant an easement 30 feet in width to said south adjoiner. See Plat map.</u> _____	

SERVICES:

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

Which fire district will serve the project site? NA

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 tank and drainfield.

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 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.

Landowner's signature: _____ Date: _____

Landowner's signature: _____ Date: _____

SERVICES:

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

Which fire district will serve the project site? NA

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 tank and drainfield.

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

Will the sanitary restriction be lifted by the Panhandle Health District? ☐ Yes ☒ No

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- ☐ 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 wells.

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Date: _____

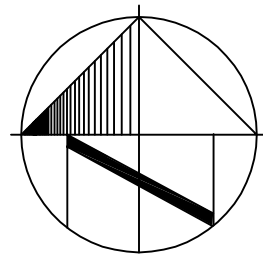
5/14/25

Landowner's signature: _____

Date: _____

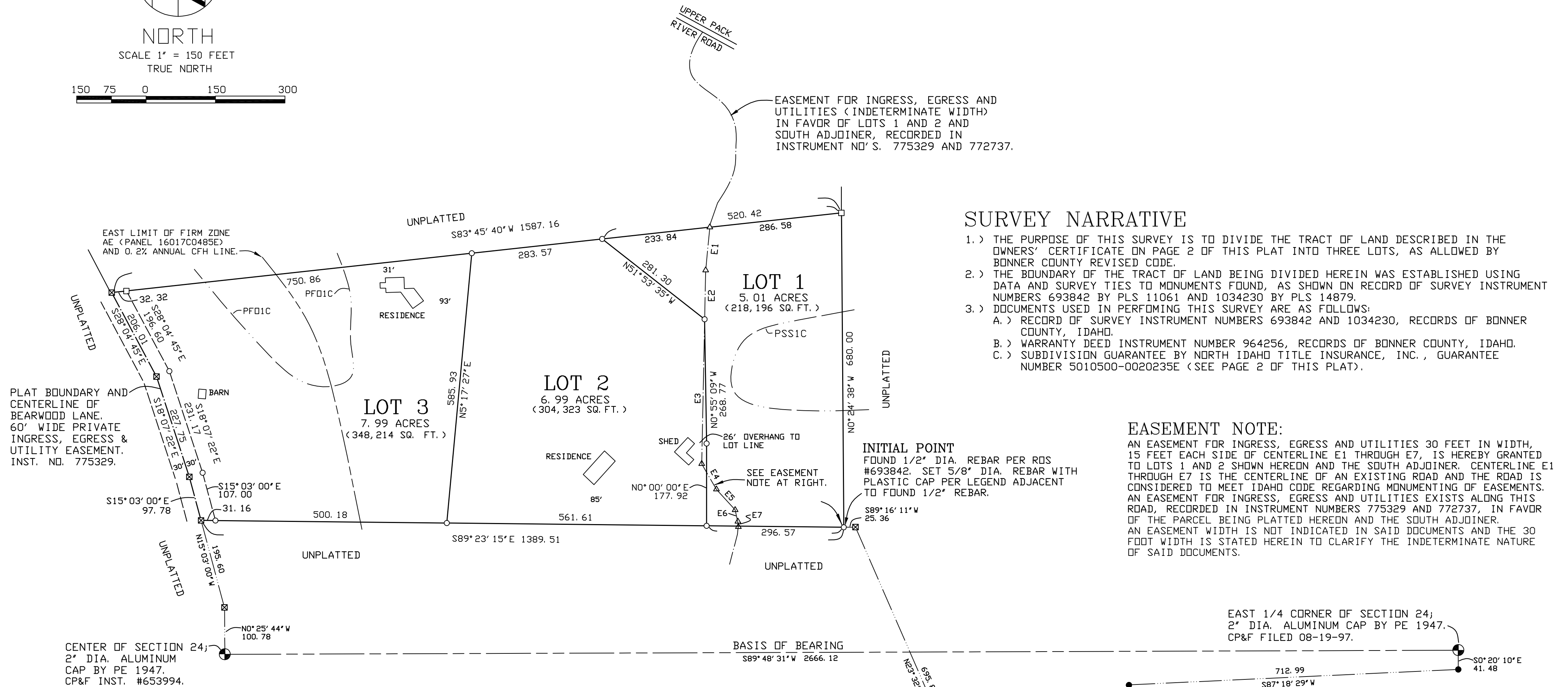
CHILKAT ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24,
TOWNSHIP 59 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.



SCALE 1" = 150 FEET
TRUE NORTH

150 75 0 150 300



05-11-25

LANCE G. MILLER, P.L.S.

PO BOX 2523
SANDPOINT, ID. 83864
(208) 263-1533

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON A BEARING OF SOUTH 89°48'31" WEST ON THE EAST-WEST CENTERLINE OF SECTION 24, T59N, R2W, B.M., THE SAME AS SHOWN ON RECORD OF SURVEY INST. NO. 693842, RECORDS OF BONNER COUNTY, IDAHO.



CHILKAT ACRES

LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 59 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY AND A SUBDIVISION OF LAND LOCATED IN SECTION 24 , T. 59 N ., R. 2 W ., B.M., BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THE SURVEY IS IN COMPLIANCE WITH ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES.

DATED THIS 11TH DAY OF MAY , 2025.

Lance G. Miller
LICENSED SURVEYOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF CHILKAT ACRES 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 _____ , 20____.

BONNER COUNTY SURVEYOR

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____.

DATED THIS _____ DAY OF _____ , 20____.

BONNER COUNTY TREASURER

COUNTY COMMISSIONERS' CERTIFICATE

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

DATED THIS _____ DAY OF _____ , 20____.

CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS

PLANNING DIRECTOR'S CERTIFICATE

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

BONNER COUNTY PLANNING DIRECTOR

ACKNOWLEDGEMENT

STATE OF _____ ss
COUNTY OF _____

ON THIS _____ DAY OF _____ , IN THE YEAR OF _____ , BEFORE ME PERSONALLY APPEARED ISAAC M. REULE AND GWENDOLYN J. REULE, HUSBAND AND WIFE , KNOWN OR IDENTIFIED TO ME (OR PROVED TO ME ON THE OATH OF _____), TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____ , 20__ , AT ____ M. IN BOOK ____ OF PLATS AT PAGE ____

AT THE REQUEST OF _____ .

BONNER COUNTY RECORDER

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT ISAAC M. REULE AND GWENDOLYN J. REULE, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS CHILKAT ACRES, LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 24, TOWNSHIP 59 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 0°20'10" EAST A DISTANCE OF 41.48 FEET; THENCE SOUTH 87°18'29" WEST A DISTANCE OF 712.99 FEET; THENCE SOUTH 35°46'29" WEST A DISTANCE OF 123.69 FEET; THENCE SOUTH 62°01'21" WEST A DISTANCE OF 187.96 FEET; THENCE SOUTH 34°37'15" WEST A DISTANCE OF 131.52 FEET; THENCE NORTH 23°32'06" WEST A DISTANCE OF 695.85 FEET; THENCE SOUTH 89°16'11" WEST A DISTANCE OF 25.36 FEET TO THE INITIAL POINT; THENCE NORTH 0°24'38" WEST A DISTANCE OF 680.00 FEET; THENCE SOUTH 83°45'40" WEST A DISTANCE OF 1587.16 FEET; THENCE SOUTH 28°04'45" EAST A DISTANCE OF 206.01 FEET; THENCE SOUTH 18°07'22" EAST A DISTANCE OF 227.75 FEET; THENCE SOUTH 15°03'00" EAST A DISTANCE OF 97.78 FEET; THENCE SOUTH 89°23'15" EAST A DISTANCE OF 1389.51 FEET TO THE INITIAL POINT.

ISAAC M. REULE

GWENDOLYN J. REULE

DOCUMENTS AND EASEMENTS OF RECORD

(AS SHOWN ON NORTH IDAHO TITLE INSURANCE, INC. SUBDIVISION GUARANTEE NO. 5010500-0020235E)

- 1.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN IDAHO RURAL ELECTRICAL REHABILITATION ASSOCIATION INC. , RECORDED IN INSTRUMENT NO. 131608.
 - 2.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS, INC. , RECORDED IN INSTRUMENT NO. 131609.
 - 3.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 261498.
 - 4.) AN EASEMENT FOR A PRIVATE ROAD, RECORDED IN INSTRUMENT NO. 271122.
 - 5.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 372038.
 - 6.) RECORD OF SURVEY, RECORDED IN INSTRUMENT NO. 693842.
 - 7.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 775329.
 - 8.) AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, RECORDED IN INSTRUMENT NO. 772737.
 - 9.) AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS INC. , RECORDED IN INSTRUMENT NO. 991085.
 10. AN EASEMENT FOR AN ELECTRIC DISTRIBUTION LINE WITH APPURTENANCES IN FAVOR OF NORTHERN LIGHTS INC. , RECORDED IN INSTRUMENT NO. 1025842.
- ALL IN RECORDS OF BONNER COUNTY, IDAHO.

WATER SERVICE NOTE:

WATER SERVICE FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL WELLS.

SEWAGE DISPOSAL NOTE

SEWAGE DISPOSAL FOR THESE LOTS WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELD.

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 THE SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.