



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 # MLD 0042-25	RECEIVED: May 15, 2025 by dbritt
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Sunset Acres
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APPLICANT INFORMATION:

Landowner's name: M.a.d Trust (Mark Ayers)		
Mailing address: [REDACTED]		
City: Alhol	State: ID.	Zip code: 83801
Telephone: [REDACTED]	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe		
Company name: Glahe and Associates, Inc		
Mailing address: 303 Church Street		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: (208) 265-4474	Fax:	
E-mail: manager@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 #: 14	Township: 54N	Range: 4W	Parcel acreage: 10
Parcel # (s): RP54N04W149450A			
Current zoning: Rural 5 (R-5)		Current use: Rural Residential (5-10 AC)	
Comprehensive plan designation: Rural Residential			
Within Area of City Impact:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #1	Proposed acreage:4.99	Remainder	Proposed acreage:
Lot #2	Proposed acreage:4.98	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) 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input type="checkbox"/> Yes <input checked="" 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 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>Rifle Lane, Glory Drive, Sunset Hill Rd, Where Its At Rd, Kelso Lake Rd</u> _____ _____	
List existing access and utility easements on the subject property. <u>Northern Lights, Inc - public utilities</u> <u>Richard D. Sanders - Ingress, Egress and utilities</u> _____ _____	

SERVICES:

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

Which fire district will serve the project site? Spirit Lake 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: Sewage disposal by individual on-site septic 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: Water is provided by individual well

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

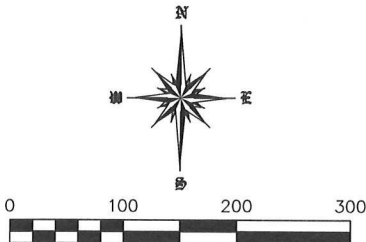
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: [Signature] Trustee of M.A.D. Date: 5-14-25Landowner's signature: Darlene Q Ayas Trustee of M.A.D. Date: 5/14/25

FOUND 2 1/2" BRASS CAP
PLS 853, 1981
CP&F 2/22/2012, INST. NO. 822413

SUNSET ACRES

LYING IN A PORTION OF THE SE 1/4 OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- CALCULATED 1/4 CORNER
- SET PREVIOUSLY, 5/8" X 24" REBAR AND CAP, PLS 14879
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
- CALCULATED POINT, NOTHING SET
- RECORD OF SURVEY, PLS 5361, INST. NO. 785783, 1/5/2010
- RECORD OF SURVEY, PLS 12110, INST. NO. 823871, 3/23/2021
- RECORD OF SURVEY, PLS 14879, INST. NO. 987530, 7/16/2021
- RECORD OF SURVEY, PLS 14879, INST. NO. 992856, 9/29/2021
- RECORD OF SURVEY, PLS 14879, INST. NO. 1009732 8/11/2022

GENERAL NOTES

- A) SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- B) WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- C) THESE LOTS HAVE NO SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 16017C1125E, EFFECTIVE 11/18/2009.

DOCUMENTS AND EASEMENTS OF RECORD

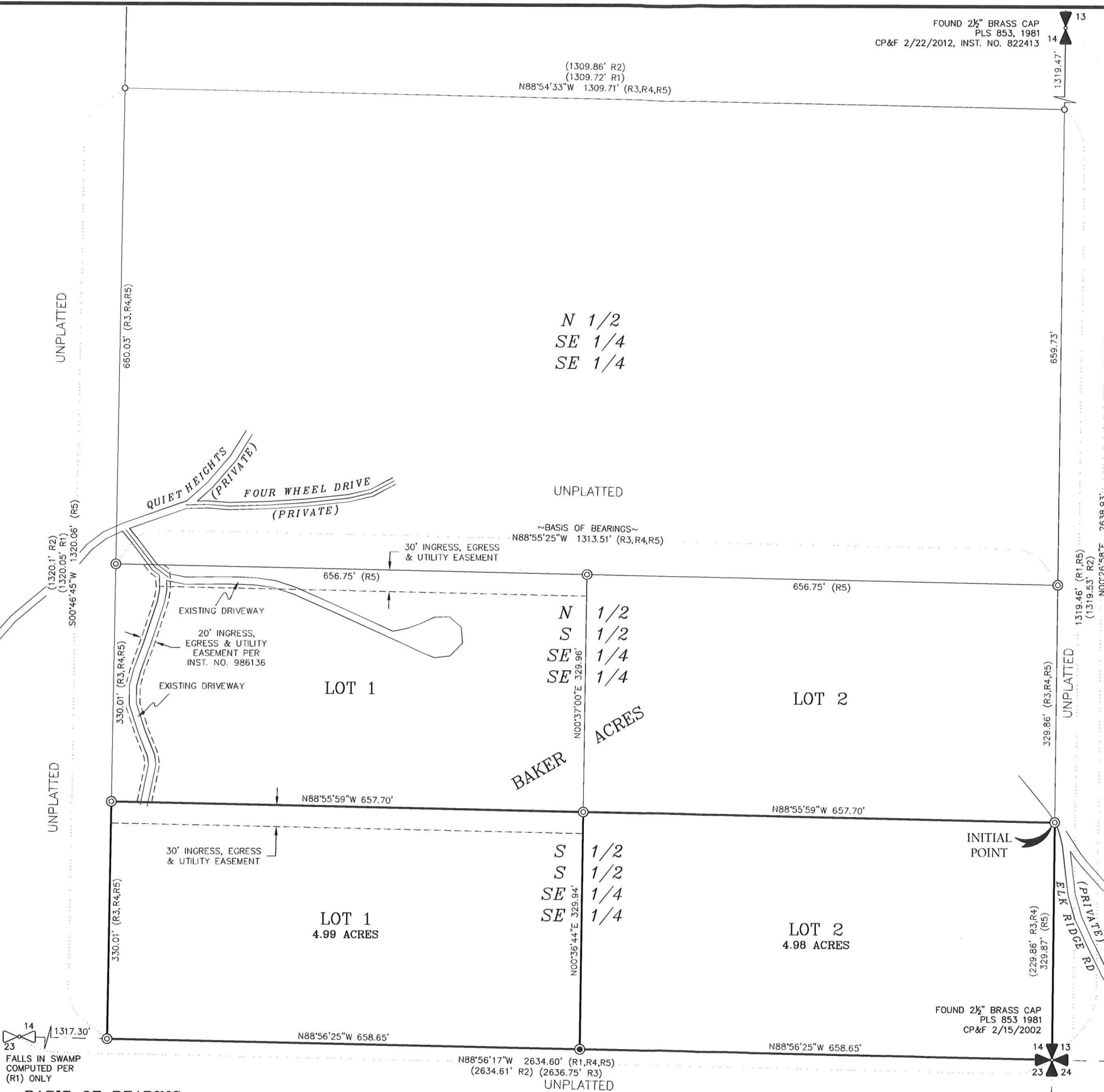
THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 23469332, DATED JANUARY 20, 2023.

AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
GRANTED TO: NORTHERN LIGHTS, INC.
PURPOSE: PUBLIC UTILITIES
RECORDED: MARCH 8, 1999
INSTRUMENT NO.: 541038, RECORDS OF BONNER COUNTY, IDAHO.
(NOT SHOWN ON MAP)

ALL MATTERS, AND ANY RIGHTS, EASEMENTS, ENCROACHMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED JULY 16, 2021 AS INSTRUMENT NO. 987530, RECORDS OF BONNER COUNTY, IDAHO.
(NOT SHOWN ON MAP)

ALL MATTERS, AND ANY RIGHTS, EASEMENTS, ENCROACHMENTS, INTERESTS OR CLAIMS AS DISCLOSED BY RECORD OF SURVEY RECORDED OCTOBER 4, 2021 AS INSTRUMENT NO. 992856, RECORDS OF BONNER COUNTY, IDAHO.
(AS SHOWN ON MAP)

PREPARED FOR:
M.A.D. TRUST
477 SUNSET HILL RD.
ATHOL, ID 83801



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS CONTROL COORDINATES DERIVED FROM NGS OPUS SOLUTIONS USING A REFERENCE FRAME OF NAD83 (2011)(EPOCH: 2010.000). ALL BEARINGS REFER TO THE IDAHO COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) - 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 1.00009257856. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°46'11" AT THE SOUTHEAST CORNER OF SECTION 14.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RETRACE THE BOUNDARY AS DESCRIBED IN QUIT CLAIM DEED, RECORDED AS INSTRUMENT NO. 1045611, RECORDS OF BONNER COUNTY IDAHO AND CREATE 2 CONFORMING LOTS FROM AN EXISTING PARCEL. EXISTING CORNERS WERE FOUND AS SHOWN HERE ON. THE POSITION OF THESE CORNERS FELL WITHIN ACCEPTABLE SURVEY TOLERANCES AS BEING THE INDICATED CORNERS.



1/4	SECTION	TOWNSHIP	RANGE	MONTANA	IDAHO
	14	54 N	4 W		
PROJECT # 24-0308 BAKER					
DRAWING NAME: 24-0308 BAKER MLD TDLC					

SUNSET ACRES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
303 Church Street
Sandpoint, Idaho 83864
208-265-4474

Scale: 1"=100'	Checked By: TLAG	Drawn By: TDLC/TRM
	Plot Date: 5/15/2025	Sheet: 1 of 2

SUNSET ACRES

LYING IN A PORTION OF THE SE 1/4 OF
SECTION 14, TOWNSHIP 54N, RANGE 4W,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT M.A.D. TRUST, HEREBY CERTIFIES THAT IT 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 'SUNSET ACRES' BEING A PORTION OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 54 NORTH, RANGE 4 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

M.A.D. TRUST
MARK A. AYERS, TRUSTEE

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 AND APPROVE THE SAME FOR RECORDING THIS DAY OF , 2025.

BONNER COUNTY SURVEYOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

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 WELL.
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL ON-SITE SEPTIC SYSTEM

ACKNOWLEDGMENT

STATE OF SS
COUNTY OF

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE SAID STATE, PERSONALLY APPEARED MARK A. AYERS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS TRUSTEE OF M.A.D. TRUST.

, NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES:

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, 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 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

RECORDER'S CERTIFICATE

FILED THIS DAY OF , 2025, AT ,M.,
IN BOOK OF PLATS AT PAGE AT THE REQUEST
OF GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. .

COUNTY RECORDER BY DEPUTY

\$ FEE



PREPARED FOR:
M.A.D. TRUST
477 SUNSET HILL RD.
ATHOL, ID 83801

1/4	Section	Township	Range	MONTANA	IDAHO
	14	54 N	4 W		
PROJECT #: 24-0308 BAKER DRAWING NAME: 24-308 BAKER MLD TRM					
SUNSET ACRES GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474					Scale: N/A Checked By: TLAG Plot Date: 5/15/2025 Drawn By: TRM Sheet: 2 of 2