



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyd.gov (email) www.bonnercountyd.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE # MLD0044-25	RECEIVED: RECEIVED MAY 15 2025 Bonner County Planning Department
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PROJECT DESCRIPTION:

Name of Minor Land Division plat: Teleten Acres

APPLICANT INFORMATION:

Landowner's name: Lyudmila & Oksana Teleten		
Mailing address: [REDACTED]		
City: Priest River	State: ID	Zip code: 83856
Telephone:	Fax:	
E-mail: [REDACTED]		

REPRESENTATIVE'S INFORMATION:

Representative's name: Truxton Glahe		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: truxton@glaheinc.com		

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Tyson Glahe, PLS		
Company name: Glahe & Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208-265-4474	Fax:	
E-mail: tglah@glaheinc.com		

PARCEL INFORMATION:

Section #: 33	Township: 56N	Range: 5W	Parcel acreage:
Parcel # (s): RP008070000060A			
Current zoning: Rural 5		Current use: Rural Residential (5-10 AC)	
Comprehensive plan designation:			
Within Area of City Impact:		If yes, which city?:	
☐ Yes ☒ No			

ADDITIONAL PROJECT DESCRIPTION:

This application is for :			
Lot #16A	Proposed acreage: 5.01	Remainder	Proposed acreage:
Lot #26B	Proposed acreage: 5.20	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:		
		☒ Yes ☐ No	

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:
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>Parsons Dr (60' Easement), connected to existing and new 20' private access easement</u> _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site?

Which fire district will serve the project site? West Pend Oreille 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.

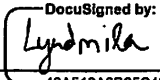
Will the sanitary restriction be lifted by the Panhandle Health District?

☐ 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: 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:  Date: 5/15/2025

Landowner's signature: _____ Date: _____

TELETEN ACRES

LOT 6 OF PLEASANT PLATEAU ACRES,
LYING IN A PORTION OF THE SE 1/4 OF SECTION 33,
TOWNSHIP 36 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 3/8" X 24" REBAR AND CAP, PLS 14879
- SET 1/2" X 24" REBAR AND CAP, "GLAHE EASEMENT"
- FOUND 3/4" REBAR AND CAP ALUMINUM CAP
- FOUND 3/4" REBAR
- CALCULATED POINT, NOTHING SET
- PLEASANT PLATEAU ACRES, BK. 4 OF PLATS, PG. 71, 9/23/1988.
- REPLAT OF LOT 7 PLEASANT PLATEAU ACRES, BK. 8 OF PLATS, PG. 143, 4/26/2007.

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) THE LOT ARE CATEGORIZED AS ZONE "X" PER FEMA PANEL 1801700000L, EFFECTIVE 11/10/2008.

DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, GUARANTEE NO. 7189-38-186831-2053, 8/10/2015-23414689, DATED MAY 9, 2025.
- A) EASEMENT GRANTED TO INLAND POWER & LIGHT CO., A WASHINGTON CORPORATION, BY DEED NO. 8, 1994, INST. NO. 444911.
 - TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESTRICTIONS, CONTAINED IN A DOCUMENT, INST. NO. 510540.
 - THE PROVISIONS CONTAINED IN JOINT USE AND MAINTENANCE AGREEMENT, RECORDED APRIL 3, 2002, INST. NO. 988981.



BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS MEASUREMENTS TO THE NATIONAL HORIZONTAL DATUM OF 1983 (NAD83) REFERENCE FRAME OF NAD83 (2011) (EPOCH: 2010.000). ALL BEARINGS REFER TO THE NAD83 COORDINATE SYSTEM OF 1983, WEST ZONE, (1103) MONUMENTS USED.

DISTANCES SHOWN HAVE BEEN CONVERTED FROM GRID TO GROUND USING A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.0002095. THE SOUTH QUARTER CORNER OF SECTION 33.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 102408, RECORDED AT BONNER COUNTY, TRADING SAID PARCEL AND DIVIDING IT INTO TWO (2) CONJOINING LOTS.



Section	Range	Township	Range	Township
33	56	N	5	W
PROJECT # 25-07 TELETEN ALD TLO				

TELETEN ACRES

CLUTE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474	Scale 1"=80' Drawn By JALG Date 5/15/2025
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PREPARED FOR:
LAWRENCE T. TREN
340 PARSONS DRIVE
PRIEST RIVER, ID 83856

TELETEN ACRES

LOT 6 OF PLEASANT PLATEAU ACRES,
LYING IN A PORTION OF THE SE 1/4 OF SECTION 33,
TOWNSHIP 56 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT LYNDIA M. TELETEN, A SINGLE PERSON, AND OXANA TELETEN, A SINGLE PERSON, AS JOINT TENANTS, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN PARAGRAPH 1, HEREIN, AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 6A AND 6B, THE SAME TO BE KNOWN AS "TELETEN ACRES" BEING SPECIFICALLY DESCRIBED AS FOLLOWS: 6B NORTH, RANGE 5 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, MORE RECORDS OF BONNER COUNTY, IDAHO.

LOT 6 OF PLEASANT PLATEAU ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 4 OF PLATS, PAGE 72

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

THE NEW 20' INGRESS, EGRESS, AND UTILITIES EASEMENT, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 6A & 6B OF THIS PLAT.

THE NEW 20' UTILITIES EASEMENT, AS SHOWN ON THE FACE OF THE PLAT IS HEREBY DEDICATED FOR THE BENEFIT OF LOTS 6A & 6B OF THIS PLAT.

LYNDIA M. TELETEN

DATE

OXANA TELETEN

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.

CHIEF, 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

SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HEREIN PROVIDED, SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSARILY REQUIRES THE USE OF SEWAGE DISPOSAL SYSTEMS AND PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

PLANNING DIRECTOR

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

PLANNING DIRECTOR

WATER AND SEWER NOTE

WATER SERVICE: WATER IS PROVIDED BY INDIVIDUAL WELL WATER
SEWER SERVICE: SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LYNDIA M. TELETEN, 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: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED OXANA TELETEN, 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: _____

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 OF THE LAND DESCRIBED HEREIN, AND THAT THE MONUMENTS HAVE BEEN PLACED AND SHOWN CORRECTLY THEREON AND THAT 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 6/10 AND INCLUDING THE YEAR _____.

DATED THIS _____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2025, AT _____, IDAHO, AT THE REQUEST OF GLAHE & ASSOCIATES, INC., AS INSTRUMENT NO. _____.

COUNTY RECORDER _____ BY DEPUTY _____

TEE



PREPARED FOR:
TELETEN ACRES
340 PARSONS DRIVE
PREST RIVER, ID 83856

33	56	5	W
33	N	5	W
33	56	5	W
33	56	5	W

TELETEN ACRES

GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
309 Church Street
Sandwich, VT 05684
208-265-4474

Scale: N/A
Drawn By: TAC
Check By: TAC
Sheet: 2 of 2
Date: 6/10/2025