



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 #

MLD0052-25

RECEIVED:

RECEIVED

david.fisher , 10/9/2025, 11:01:18 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Stuck Plat

APPLICANT INFORMATION:

Landowner's name: David Stuck

Mailing address: [REDACTED]

City: Priest Lake

State: Idaho

Zip code: 83856

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 #: 36

Township: 60N

Range: 5W

Parcel acreage: 20.04

Parcel # (s): RP60N05W363160A

Current zoning: Suburban

Current use: Neighborhood Commercial

Comprehensive plan designation:

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 15.02	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.02	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 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 checked="" type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP: FEMA NFHL Viewer
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: <u>Lark Ln, 60' wide, gravel, private access & public utility easement (Inst. No. 452389 & 458802). Also, proposed 30' ingress, egress, & utility easement, 30' wide.</u> _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights

Which fire district will serve the project site? West Priest Lake Fire District

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: Outlet Bay Sewer District

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: Typical individual well water system

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: _____

UNPLATTED

UNPLATTED

STUCK PLAT

LYING IN A PORTION OF THE NW 1/4 OF
SECTION 36, TOWNSHIP 60 NORTH, RANGE 5 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND



SECTIONAL CORNER, AS NOTED.



SET 5/8" X 24" REBAR AND CAP, PLS 14879



FOUND ALUMINUM CAP, PLS 1850



FOUND 5/8" REBAR, NO CAP



FOUND MONUMENT, AS NOTED



CALCULATED POINT, NOTHING SET



WARRANTY DEED, INST. NO. 1029308, 1/5/2024.



RECORD OF SURVEY BY PLS 1850, INST. NO. 446713, 6/9/1991.



RECORD OF SURVEY BY PLS 7156, INST. NO. 859277, 5/13/2014.



LARK LANE PLAT, BK. 7 OF PLATS, PG. 75, 11/24/2003.



L. L. ACRES, BK. 19 OF PLATS, PG. 1, 7/6/2022.

DOCUMENTS AND EASEMENTS OF RECORD

THE FOLLOWING DOCUMENTS OF RECORD PER TITLEONE PLAT CERTIFICATE,
FILE NO. 25556279, DATED MAY 30, 2025.

1. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.
RECORDED JUNE 30, 1966, INST. NO. 106760. (NOT SHOWN ON MAP)
2. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.
RECORDED FEBRUARY 7, 1968, INST. NO. 114681. (NOT SHOWN ON MAP)
3. ALL MATTERS, AND ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS AS
DISCLOSED BY A RECORD OF SURVEY, RECORDED JUNE 9, 1994, INST.
NO. 446713. (SHOWN ON MAP)
4. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENT PROVIDED IN A DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTION. RECORDED JULY 22, 1994, INST. NO. 49314. (NOT SHOWN
ON MAP)
- 4.1. TERMS AND PROVISIONS SET FORTH IN DECLARATION TO ABOLISH
COVENANTS, CONDITIONS AND RESTRICTIONS OF WHISPERING PINES.
RECORDED APRIL 9, 2009, INST. NO. 769420
5. EXCEPTIONS AND RESERVATIONS AS CONTAINED IN A WARRANTY DEED.
RECORDED SEPTEMBER 16, 1994, INST. NO. 452391. (NOT SHOWN ON
MAP)
6. ALL MATTERS, AND ANY RIGHTS, EASEMENT, INTERESTS OR CLAIMS AS
DISCLOSED BY A RECORD OF SURVEY, RECORDED MAY 18, 2014, INST.
NO. 859277. (NOT SHOWN ON MAP)
7. A PUBLIC UTILITIES EASEMENT GRANTED TO NORTHERN LIGHTS, INC.
RECORDED OCTOBER 4, 2016, INST. NO. 895998. (NOT SHOWN ON MAP)
8. TERMS AND CONDITIONS CONTAINED IN A LARK LANE ROAD
MAINTENANCE AGREEMENT. RECORDED SEPTEMBER 1, 2017, INST. NO.
910788. (NOT SHOWN ON MAP)

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 LOTS ARE CATEGORIZED AS ZONE 'D' PER FEMA PANEL
16017C0200F, EFFECTIVE 7/7/2014.

SURVEYOR'S NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL DESCRIBED IN
(D1) INTO TWO CONFORMING LOTS.
2. BOUNDARY LINES WERE ESTABLISHED BY MONUMENTS FOUND PER (R1), (R2),
(P1) AND (P2) AND THE LEGAL DESCRIPTION CONTAINED IN (D1).
3. THIS SURVEY WAS PERFORMED USING TRIMBLE RS, GNSS RECEIVERS AND THE
DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
CONVENTIONAL SURVEYING WAS COMPLETED BY CONVENTIONAL AND RADIAL THE
TECHNIQUES USING A NIKON TOTAL STATION.

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)
— U 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 1.000093419.
GEODETTIC NORTH IS AN ANGULAR ROTATION OF -0°3'25.1" AT THE
NORTHWEST CORNER OF SECTION 36.

26
35

A 3/4" U.S.F.S ALUMINUM CAP,
PLS 9905, CP&F FILED 3/28/2019

ALUMINUM CAP FOUND
3.16' N115°4'00"W OF
CALCULATED CORNER

LOT 1
15.02 ACRES

1346.85'
BASIS OF BEARING
N00°07'24"E - 1824.23'

LINE	BEARING	DISTANCE
L1	S00°00'19"E	157.93'
L2	S16°01'36"E	79.23'
L3	S03°12'12"E	48.46'
L4	S49°14'08"E	23.88'
L5	S64°46'15"E	60.33'
L6	S29°20'34"E	32.38'

WELL & SPIGOT

30' INGRESS, EGRESS
AND UTILITY EASEMENT

LOT 2
5.02 ACRES

FOUND REBAR BEARS
N36°42'58"E, 5.96'

S84°35'03"W 649.11'

372.00'

227.18'

49.93'

30'

30'

60' WIDE PRIVATE ACCESS &
PUBLIC UTILITY EASEMENT
PER INST. NO. 452389 & 458802
SHOWN ON R.O.S. #446713

LOT 1

FOUND 3" ALUMINUM CAP,
RLS 853, CP&F FILED 12/18/1980

50°08'12"W, 1022.69'

35

36

PREPARED FOR:
DAVID STUCK
207 LARK LN
PRIEST LAKE, ID 83821

PLACE RECORDING
LABEL HERE



1/4	Section	Township	Range	MONTANA	IDAHO
36	36	60 N	5 W	OREGON	WASHINGTON
PROJECT # 25-122 STUCK					
DRAWING NAME: 25-122 Stuck Short Plat TDLG					

STUCK PLAT

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

Scale:	1"=100'
Checked by:	TLAG
Drawn by:	TDLG
Plot Date:	10/8/2025
Sheet:	1 of 2

