



# 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 #  MLD0055-25	RECEIVED:  October 10, 2025
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: Greystone Divide
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### APPLICANT INFORMATION:

Landowner's name: James Knight - JK Greystone, LLC		
Mailing address: 1026 Hall Rd		
City: Viola	State: ID	Zip code: 83872
Telephone: 208-669-1515	Fax:	
E-mail: jkgreystone@gmail.com		

### REPRESENTATIVE'S INFORMATION:

Representative's name: Tyson Glahe, PLS		
Company name: Glahe and Associates		
Mailing address: 303 Church St		
City: Sandpoint	State: ID	Zip code: 83864
Telephone: 208 265 4474	Fax: 208 265 0675	
E-mail: tglahe@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 #: 22	Township: 56N	Range: 2W	Parcel acreage: 10.13 acres
Parcel # (s): RP56N02W226701A			
Legal description: 22-56N-2W 1/4X 12 LESS 1/4X 19 1/4X 18			
Current zoning: Rural 5	Current use:		
What zoning districts border the project site? Rural 5			

North: Rural 5	East: Rural 5
South: Rural 5	West: Rural 5
Comprehensive plan designation:	
Uses of the surrounding land (describe lot sizes, structures, uses):	
North: 10.02 ac 1 story residence, shop	
South: 80 ac Vacant, Trees	
East: 40 ac 1 Story Residence	
West: 5 ac 2 Story residence , 5 acres 1 story house 2 other structures	
Nearest city: Sagle, ID	Distance to the nearest city: ~2 mi
Detailed Directions to Site: From Sandpoint, merge onto US-95 for ~5mi, turn left onto Algoma Spur ~1.3mi , turn left on Wild Fawn Rd ~.4 mi, destination will be on right	

**ADDITIONAL PROJECT DESCRIPTION:**

<b>Existing plat recording information:</b>	
<b>This application is for : 2 residential lots</b>	
Proposed lots: 2	
Lot #1	Proposed acreage: 5
Lot #2	Proposed acreage: 5
Lot #3	Proposed acreage:
Lot #4	Proposed acreage:
Describe the land division proposal and resulting acreage:	

**SITE INFORMATION:**

Please provide a detailed description of the following land features:
Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc: Running South West to North East, a slope of 30%
Water courses (lakes, streams, rivers & other bodies of water): N/A
Springs & wells: Well
Existing structures (size & use): N/A

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Land cover (timber, pastures, etc): <u>~ 40% coverage of timber,</u> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px;"></div>	
Are wetlands present on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Source of information: <b>Bonner County</b>
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:
Other pertinent information (attach additional pages if needed): <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px;"></div>	

**ACCESS INFORMATION:**

Please check the appropriate boxes:

<input type="checkbox"/>	<u>Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing: <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px;"></div>
<input type="checkbox"/>	<u>Public Road</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px;"></div>
<input type="checkbox"/>	<u>Combination of Public Road/Private Easement</u> <input type="checkbox"/> <u>Existing</u> <input type="checkbox"/> <u>Proposed</u> Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px;"></div>
Is public road dedication proposed as part of this minor land division? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
List existing access and utility easements on the subject property. <div style="border-bottom: 1px solid black; height: 15px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px;"></div>	

**SERVICES:**

Sewage disposal will be provided by:

☐Existing Community System - List name of sewer district or provider and type of system:☐Proposed Community System - List type & proposed ownership:☒Individual system - List type:

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details:

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

☐ Yes ☐ No

Water will be supplied by:

☐Existing public or community system - List name of provider:☐Proposed Community System - List type & proposed ownership:☒Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details:

Distance (in miles) to the nearest:

Public/Community Sewer System:

Solid Waste Collection Facility: 3.3 mi

Public/Community Water System:

Fire Station: Sagle Fire 2.1mi

Elementary School: 2.5 mi

Secondary Schools: 7.9 mi

County Road: .4mi

County Road Name: Algoma Spur

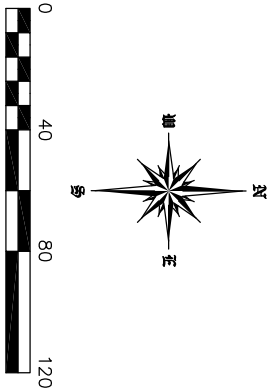
Which fire district will serve the project site? Sagle FireWhich power company will serve the project site? Northern Lights Inc

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: James Knight Date: 10/9/2025

# GREYSTONE DIVIDE

LYING IN A PORTION OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO



## LEGEND

- SECTIONAL CORNER, AS NOTED.
- SET 5/8" X 24" REBAR AND CAP, PLS 14879
  - FOUND 5/8" REBAR & CAP, PLS 6107
  - FOUND 5/8" REBAR & CAP, PLS 14214
  - CALCULATED POINT, NOTHING SET

## GENERAL NOTES

- SOLID WASTE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- WETLANDS ARE NOT PRESENT ON THE SUBJECT PROPERTY PER THE U.S. FISH & WILDLIFE WETLAND INVENTORY MAPPING TOOL.
- THE LOTS ARE CATEGORIZED AS ZONE 'AE' PER FEMA PANEL 16017C1000E, EFFECTIVE 11/18/2009.

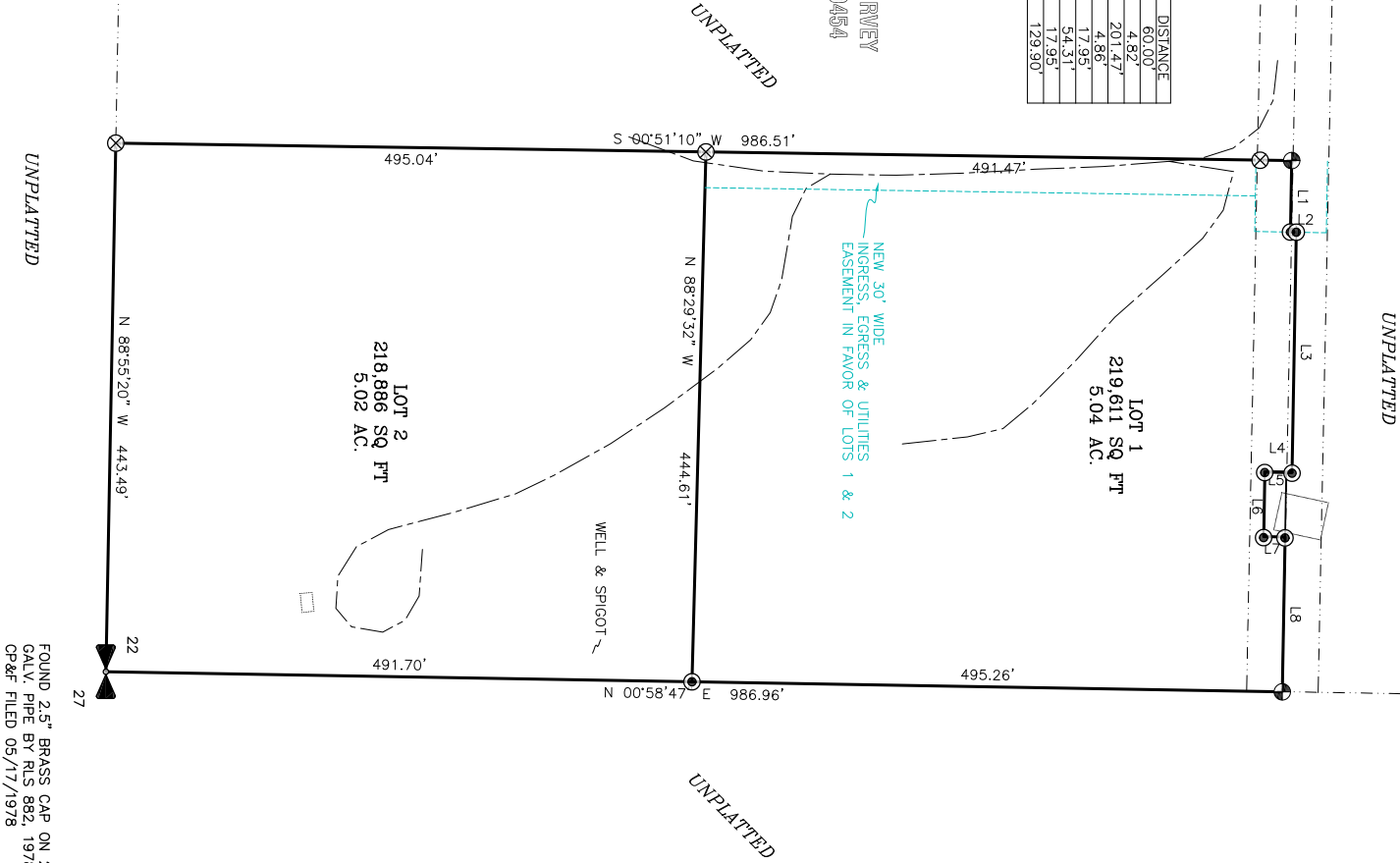
## DOCUMENTS AND EASEMENTS OF RECORD

- THE FOLLOWING DOCUMENTS OF RECORD PER SANDPOINT TITLE PLAT CERTIFICATE, FILE NO. 64006-10, GUARANTEE NO. G-2222-000077954, DATED FEBRUARY 16, 2016.
- AN EASEMENT TO OVERFLOW, FLOOD AND SUBMERGE A PORTION OF SAID PROPERTY AS RECORDED IN WARRANTY EASEMENT, BOOK 18 OF MISCELLANEOUS, PAGE 447, AND BOOK 20 OF MISCELLANEOUS, PAGE 59, RECORDED JULY 31, 1952 AND APRIL 21, 1953, BONNER COUNTY, IDAHO.
  - AN EASEMENT, AND CONDITIONS CONTAINED THEREIN, IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY, INC., RECORDED MAY 17, 1968, AS INSTRUMENT NO. 116085.
  - MATTERS SET FORTH ON THE RECORD OF SURVEY RECORDED SEPTEMBER 2, 2008, AS INSTRUMENT NO. 757848, RECORDS OF BONNER COUNTY, IDAHO.
  - ENCROACHMENT PERMIT, RECORDED OCTOBER 23, 2008 UNDER INSTRUMENT NO. 761027, RECORDS OF BONNER COUNTY, IDAHO.
  - ENCROACHMENT PERMIT, RECORDED NOVEMBER 25, 2015 UNDER INSTRUMENT NO. 882640, RECORDS OF BONNER COUNTY, IDAHO.

PLACE RECORDING  
LABEL HERE

LINE	BEARING	DISTANCE
L1	N 88°59'09" W	60.00'
L2	S 01°00'51" W	4.82'
L3	N 88°59'09" W	201.47'
L4	N 01°00'51" E	4.86'
L5	S 01°00'51" W	17.95'
L6	N 88°59'09" W	54.31'
L7	N 01°00'51" E	17.95'
L8	N 88°59'09" W	129.90'

RECORD OF SURVEY  
INST. NO. 970454



## 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 1.0001242750. GEODETIC NORTH IS AN ANGULAR ROTATION OF -0°36'05" AT THE SOUTH 1/4 CORNER OF SAID SECTION 22.

## SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A MINOR LAND DIVISION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INST. NO. 1046759, RECORDED AT BONNER COUNTY, AND DIVIDING INTO TWO (2) CONFORMING LOTS.
- THIS SURVEY WAS PERFORMED USING TRIMBLE R10 & R12 GNSS RECEIVERS AND THE DATA WAS PROCESSED USING NGS OPUS AND TRIMBLE BUSINESS CENTER.
- THIS SURVEY MAKES NO REPRESENTATION OF OWNERSHIP, NOR ATTEMPTS TO SHOW ALL EASEMENTS OF RECORD OR IN VIEW, NOR PHYSICAL FEATURES AND IMPROVEMENTS OF THE PROPERTY.
- 



<div>1/k</div>				<div>Section</div>		<div>Township</div>		<div>Range</div>		<div>MONTANA</div>		<div>IDAHO</div>	
<div>22</div>				<div>22</div>		<div>56 N</div>		<div>2 W</div>		<div></div>			
<div>PROJECT # 25-147 KNIGHT</div>				<div>OREGON</div>		<div>WASHINGTON</div>		<div>Plot Date</div>		<div>10/8/2025</div>			
<div>PLANNING NAME: 25-147 (19-31) KNIGHT-GROUNDWORK</div>													

<div>GREYSTONE DIVIDE</div>			
<div>GLAHE &amp; ASSOCIATES</div>		<div>Scale</div>	
<div>PROFESSIONAL LAND SURVEYORS</div>		<div>1"=100'</div>	
<div>303 Church Street</div>			
<div>Sandpoint, Idaho 83864</div>			
<div>208-265-4474</div>			
<div>Checked By:</div>		<div>Drawn By:</div>	
<div>TLAG</div>		<div>TLAG</div>	
<div>Sheet:</div>		<div>1 of 2</div>	

# GREYSTONE DIVIDE

LYING IN A PORTION OF SECTION 22,  
TOWNSHIP 56 NORTH, RANGE 2 WEST,  
BOISE MERIDIAN, BONNER COUNTY, IDAHO

## OWNERS' CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS THAT JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS 1 & 2, THE SAME TO BE KNOWN AS "GREYSTONE DIVIDE" BEING A PORTION OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING THAT PROPERTY DESCRIBED IN WARRANTY DEED, INSTRUMENT NO., 1046459, BONNER COUNTY RECORDS AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 22, SAID 1/4 CORNER BEING MARKED BY A 2.5" BRASS CAP ON 2" GALVANIZED PIPE BY PLS 882 (1978);

THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 22, NORTH 00°58'47" EAST, 986.96 FEET TO A 5/8" REBAR & CAP BY PLS 6107;

THENCE LEAVING SAID NORTH-SOUTH LINE, NORTH 88°59'09" WEST, 129.90 FEET;

THENCE SOUTH 01°00'51" WEST, 17.95 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 54.31 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 01°00'51" EAST, 17.95 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 01°00'51" EAST, 4.86 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 201.47 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE SOUTH 01°00'51" WEST, 4.82 FEET, TO A 5/8" REBAR & CAP BY PLS 14879;

THENCE NORTH 88°59'09" WEST, 60.00 FEET, TO A 5/8" REBAR & CAP BY PLS 6107;

THENCE SOUTH 00°51'10" WEST, 986.51 FEET, TO A 5/8" REBAR & CAP BY PLS 14214 ON THE SOUTH LINE OF SAID SECTION 22;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°55'20" EAST, 443.49 FEET, TO THE POINT OF BEGINNING, ENCOMPASSING AN AREA OF 10.07 ACRES, MORE OR LESS.

THE OWNERS FURTHER DEDICATE A NEW 30' WIDE INGRESS, EGRESS & UTILITIES EASEMENT ALONG THE WEST LINE OF LOT 1, AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF LOTS 1 & 2.  
TOGETHER WITH AND SUBJECT TO ALL EASEMENTS OF RECORD.

TRUSTEE OF JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY

DATE

## ACKNOWLEDGMENT

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

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES KNIGHT, KNOWN OR IDENTIFIED TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS AN OFFICER OF JK GREYSTONE, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## 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

## PLANNING DIRECTOR

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

PLANNING DIRECTOR

## 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 LOCATED IN SECTION 22, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, 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 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT "GREYSTONE DIVIDE" AND CHECKED THE REPLAT 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

## SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE. THE 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 NOT EVALUATED

## 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 \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ GLAHE AND ASSOCIATES, INC., AS INSTRUMENT NO. \_\_\_\_\_

COUNTY RECORDER

BY DEPUTY

\$ \_\_\_\_\_  
FEE

PLACE RECORDING  
LABEL HERE

1/k		Section		Township		Range		<div><div>MONTANA</div><div>IDAHO</div></div>		GREYSTONE DIVIDE			
22		56 N		2 W									
PROJECT # 25-147 KNIGHT		OREGON		WASHINGTON		PLOT DATE		10/10/2025		GLAHE & ASSOCIATES PROFESSIONAL LAND SURVEYORS 303 Church Street Sandpoint, Idaho 83864 208-265-4474			
Scale		N/A		Checked By: TLG		Drawn By: TLG		Sheet: 2 of 2					