



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 #

RECEIVED:

PROJECT DESCRIPTION:

Name of Minor Land Division plat: POPLAR ESTATES

APPLICANT INFORMATION:

Landowner's name: JOE ADAMS & TAMARA ADAMS, HUSBAND AND WIFE

Mailing address: [REDACTED]

City: Sandpoint

State: Idaho

Zip code: 83864

Telephone: [REDACTED]

Fax: N/A

E-mail: N/A

REPRESENTATIVE'S INFORMATION:

Representative's name: Kevin B. McGuire, PLS (Idaho PLS License No. 17263)

Company name: Northwood Surveying, LLC

Mailing address: PO Box 1891

City: Post Falls

State: Idaho

Zip code: 83877

Telephone: (208) 597-5026

Fax:

E-mail: Kevin@NorthwoodSurveying.com

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project: Jared Lehman - In process of purchasing parent parcel

Company name: JHL LLC

Mailing address: 168 Booker Rd

City: Athol

State: ID

Zip code: 83801

Telephone: (208) 216-9795

Fax:

E-mail: jared@4thdr.com

PARCEL INFORMATION:

Section #: 16

Township: 59N

Range: 01W

Parcel acreage: 10.000± acres

Parcel # (s): RP59N01W168700A

Current zoning: Rural (R-5)

Current use: Rural Residential

Comprehensive plan designation:

Within Area of City Impact:

Yes No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:

This application is for :

Lot #1 X	Proposed acreage: 5.000±	Remainder	Proposed acreage: 10.000± acres total	
Lot #2 X	Proposed acreage: 5.000±	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:		
Lot #3	Proposed acreage:			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot #4	Proposed acreage:			

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input type="checkbox"/> Yes <input checked="" 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 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: N/A
Other pertinent information (attach additional pages if needed): <u>N/A</u>	

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:

Existing private access across Burlington Northern railroad from Hwy-95 to White Tail Ranch Road (existing private road, 30 feet wide, gravel) and White Tail Farm Lane (existing private road, 30 feet wide, gravel), dedicated per Inst. No. 465957

List existing access and utility easements on the subject property.

Existing private access across Burlington Northern railroad from Hwy-95 to White Tail Ranch Road (existing private road, 30 feet wide, gravel) and White Tail Farm Lane (existing private road, 30 feet wide, gravel), dedicated per Inst. No. 465957

Additional access and utility easements are listed on Sheet 2 of 2 of the attached plat under 'Easements / Exceptions of Record'.

SERVICES:

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

Which fire district will serve the project site? North Side Fire District

Sewage disposal will be provided by:

<input type="checkbox"/>	Existing Community System
<input type="checkbox"/>	Proposed Community System
<input checked="" type="checkbox"/>	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: Each lot shall be served by an individual private 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:

<input type="checkbox"/>	<u>Existing public or community system</u>
<input type="checkbox"/>	<u>Proposed Community System</u>
<input checked="" type="checkbox"/>	<u>Individual well</u>

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details: Each lot shall be served by an individual private water 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: Tamara Adams

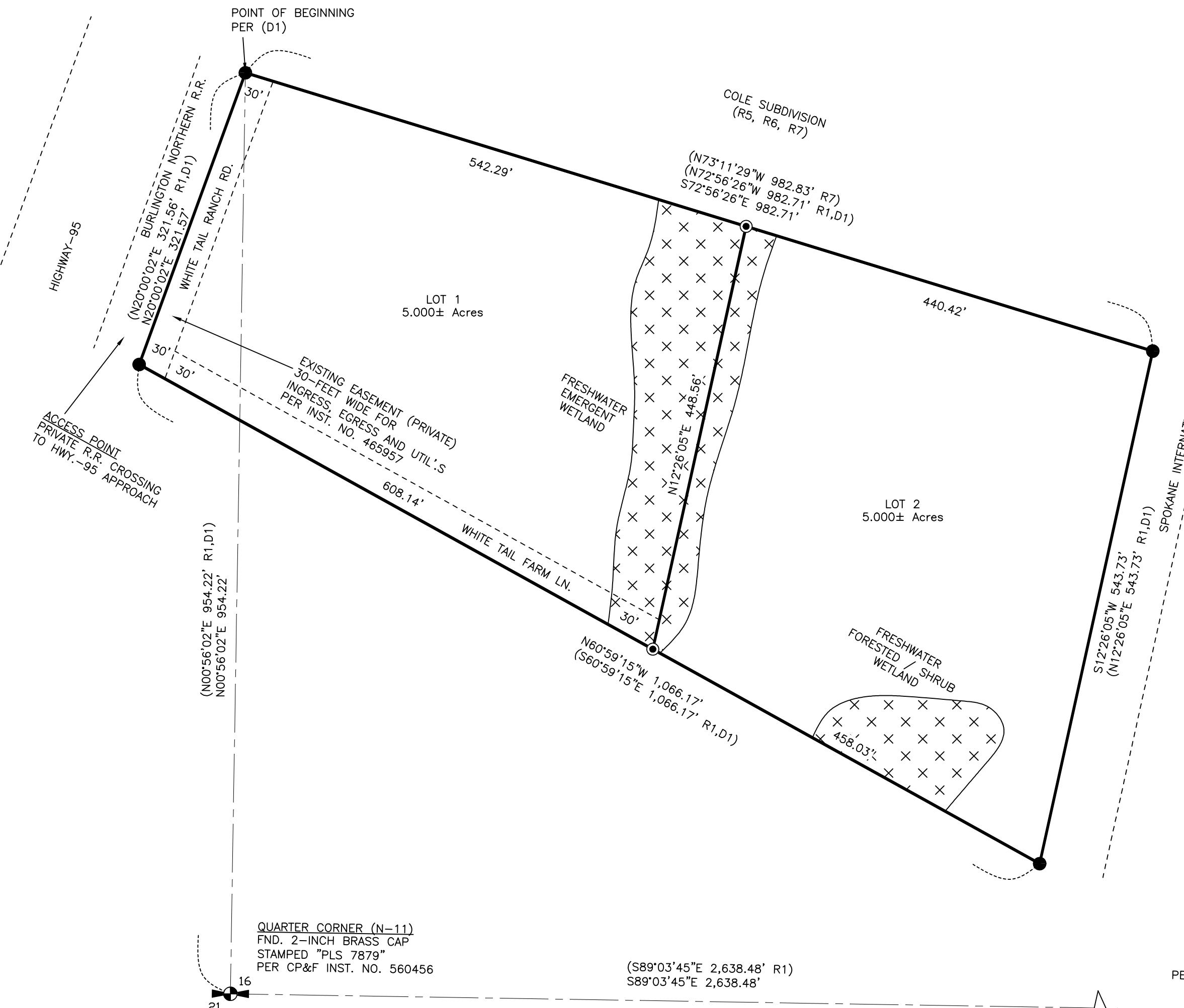
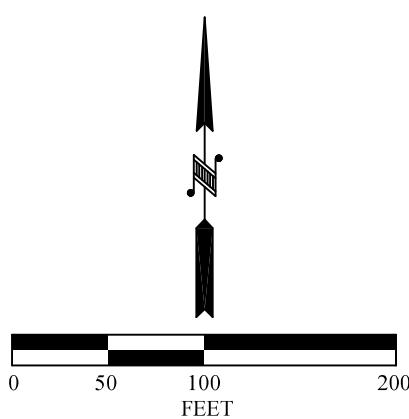
Date: 10/14/2025

Landowner's signature: Joe Adams

Date: 10/14/2025

POPLAR ESTATES

WITHIN SW⁴SE⁴ & SE⁴SW⁴ OF SECTION 16, T.59N., R.1W., B.M.,
BONNER COUNTY, IDAHO



LEGEND

- FOUND 5/8-INCH REBAR WITH YELLOW PLASTIC CAP 'JRS RLS 3628'
- SET 5/8-INCH REBAR WITH 1-1/2 INCH STAINLESS STEEL CAP 'NORTHWOOD PLS 17263'
- CALCULATED POSITION, NOTHING FOUND OR SET



RECORDS OF BONNER COUNTY (R.O.S. - RECORD OF SURVEY)

- (R1) R.O.S. BY JAMES R. STAPLES, PLS 3628, REC'D 11/06/1995, INST. NO. 475541
- (R2) R.O.S. BY RICHARD C. TUCKER, PE/PLS 1947, REC'D 08/30/1996, INST. NO. 490925
- (R3) R.O.S. BY RICHARD C. TUCKER, PE/PLS 1947, REC'D 09/12/2000, INST. NO. 569860
- (R4) R.O.S. BY DOUGLAS R. MEIGS, PLS 5576, REC'D 10/28/2005, INST. NO. 690903
- (R5) COLE SUBDIVISION BY TYSON L.A. GLAHE, PLS 14879, REC'D 03/13/2018, INST. NO. 918924
- (R6) REPLAT LOT 2, COLE SUB., BY STEPHEN J. JESKE, PLS 7540, REC'D 05/11/2021, INST. NO. 982554
- (R7) REPLAT LOT 1, COLE SUB., BY STEPHEN J. JESKE, PLS 7540, REC'D 05/18/2022, INST. NO. 1005547
- (D1) WARRANTY DEED, BRUCE TO ADAMS, REC'D 11/30/2018, INST. NO. 931725

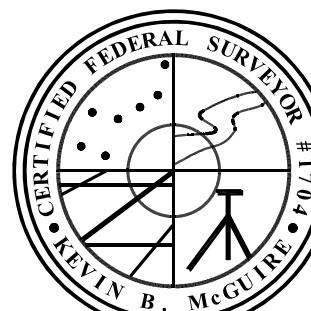
(D1) WARRANTY DEED, BRUCE TO ADAMS, REC'D 11/30/2018, INST. NO. 931725

SURVEYOR'S CERTIFICATE

I, KEVIN B. McGuire, PLS 17263, a professional land surveyor in the state of Idaho, do hereby certify that I have surveyed, subdivided and platted 'POPLAR ESTATES', more particularly described in the owner's certificate on sheet 2 of 2. I further certify that this survey was made by me or under my direct supervision and is in conformity with Idaho codes title 50, chapter 13 relating to plats and subdivisions.

DATE _____

KEVIN B. McGuire, professional land surveyor
IDAHO LICENSE NO. 17263



SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOE & TAMARA ADAMS, HUSBAND AND WIFE (LAND OWNERS), TO CREATE A MINOR SUBDIVISION.

FIELDWORK HAS NOT YET BEEN PERFORMED, AND WILL BE COMPLETED BY K. McGuire, USING A TRIMBLE R12 ROVER AND R8-4 BASE GPS SYSTEM AND A TRIMBLE S7 3" TOTAL STATION PRIOR TO FINALIZATION OF THIS SURVEY.

PROJECT COORDINATES WERE TRANSLATED TO THE WEST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM (1103 ID W) USING STATIC GPS DATA COLLECTED ON NORTHWOOD SURVEYING BASE STATION POINT 1 AND WERE POST-PROCESSED USING NGS OPUS WITH A HORIZONTAL REFERENCE FRAME OF NAD_83 (2011)(EPOCH: 2010.0000) AND A VERTICAL DATUM OF NAVD88 (COMPUTED USING GEOID18).

ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE GROUND DISTANCES (US SURVEY FEET), WITH A GRID-TO-GROUND COMBINED SCALE FACTOR OF 1.000XXXX APPLIED AT 0,0. AT POINT 1 GEODETIC NORTH IS AN ANGULAR ROTATION OF -00'XX'XX".

NO ATTEMPT WAS MADE THIS SURVEY TO LOCATE OR SHOW ANY EASEMENTS OR PHYSICAL FEATURES OF THE PROPERTY, EXCEPT THOSE ACTUALLY SHOWN HEREON.

BOUNDARY RESOLUTION

THE EXTERIOR BOUNDARIES OF THE PARENT PARCEL WERE RESOLVED BY HOLDING FOUND MONUMENTS PER (R1) AND (D1).

S.	16	
T.	59 N.	
R.	1 W.	
M.	B.M.	
CLIENT:	ADAMS	
PROJECT:	MINOR LAND DIVISION	
PROJECT No.:	25-020	
DATE:	OCTOBER, 2025	
SHEET No.:	1 OF 2	

NORTHWOOD SURVEYING, LLC
PO BOX 1891, POST FALLS, ID, 83877
KEVIN@NORTHWOODSURVEYING.COM
(208) 597-5026

