



# 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 #	RECEIVED:
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### PROJECT DESCRIPTION:

Name of Minor Land Division plat: POPLAR ESTATES
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### 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:		If yes, which city?:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

**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:		
Lot #4	Proposed acreage:		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**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) <b>Note:</b> 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: <u>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</u>	
List existing access and utility easements on the subject property. <u>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</u>	
<u>Additional access and utility easements are listed on Sheet 2 of 2 of the attached plat under 'Easements / Exceptions of Record'.</u>	

**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:**☐ 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: 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:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

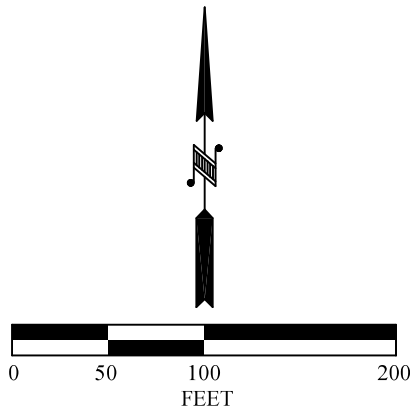
Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details:

Each lot shall be served by an individual private water well.

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

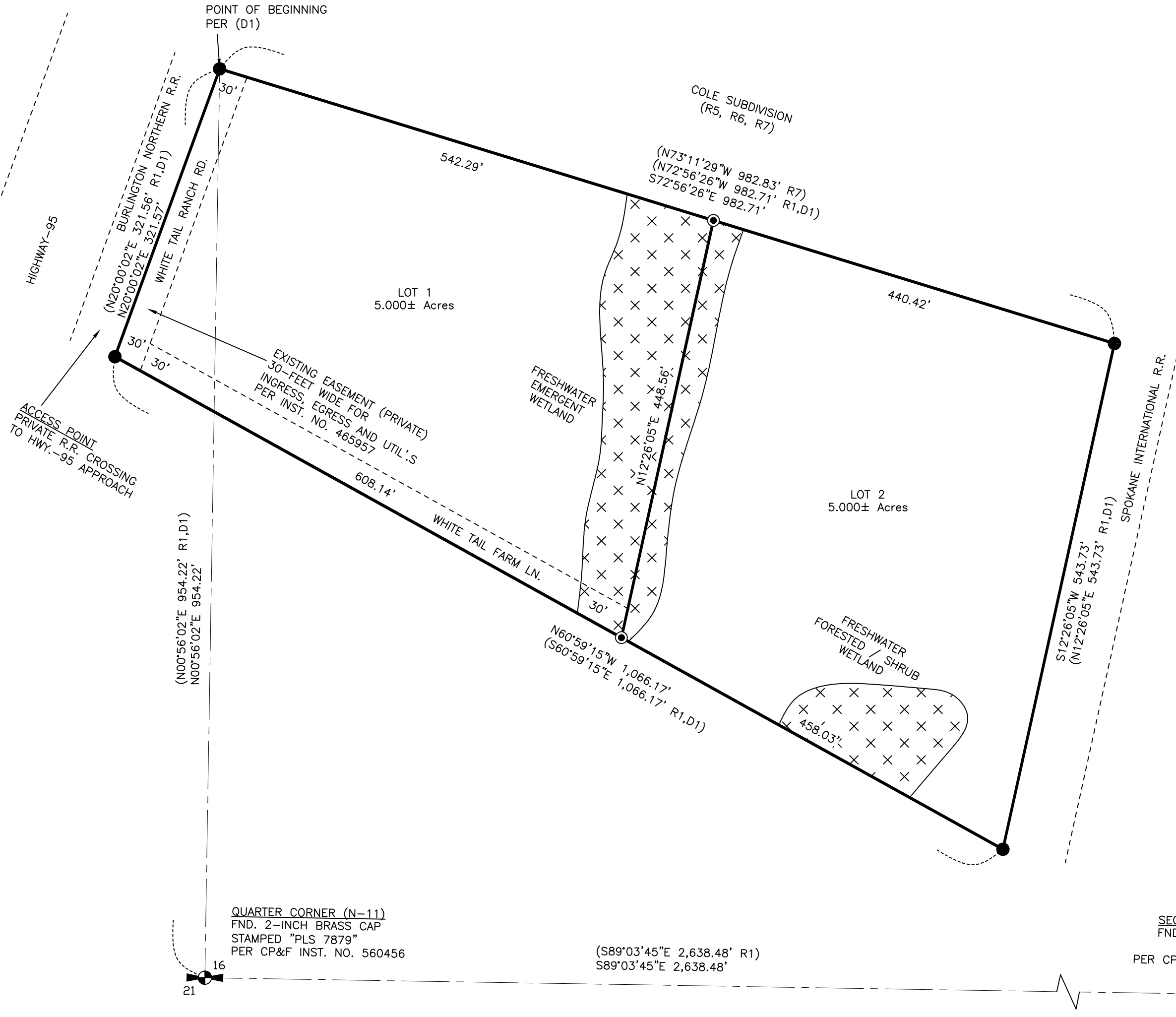
I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post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

Landowner's signature: Tamara Adams Date: 10/14/2025Landowner's signature: Joe Adams Date: 10/14/2025



# POPLAR ESTATES

WITHIN SW<sup>4</sup>SE<sup>4</sup> & SE<sup>4</sup>SW<sup>4</sup> 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
- ⊠ WETLANDS, PER BONNER COUNTY GIS MAP, TYPE AS NOTED HEREON

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

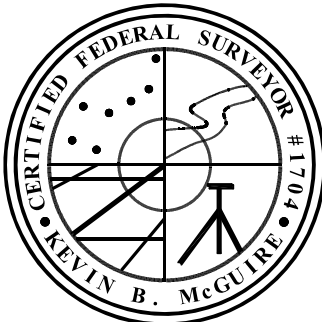
- (R1) R.O.S. BY JAMES R. STAPLES, PLS 3628, REC.'D 11/06/1995, INST. NO. 475541
- (R2) R.O.S. BY RICHARD C. TUCKER, PE/PLS 1947, REC.'D 08/30/1996, INST. NO. 490925
- (R3) R.O.S. BY RICHARD C. TUCKER, PE/PLS 1947, REC.'D 09/12/2000, INST. NO. 569860
- (R4) R.O.S. BY DOUGLAS R. MEIGS, PLS 5576, REC.'D 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

## 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.

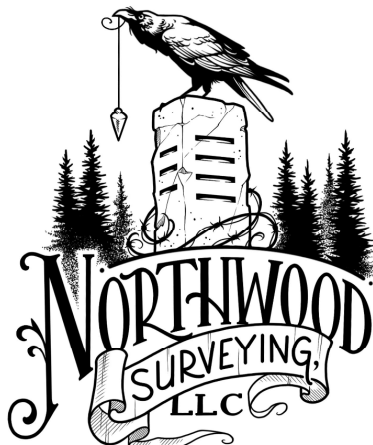
FIELDWORK HAS NOT YET BEEN PERFORMED, AND WILL BE COMPLETED BY K. McGUIRE, USING A TRIMBLE R12 ROVER AND R8-4 BASE GPS SYSTEM AND A TRIMBLE S7 3" TOTAL STATION PRIOR TO FINALIZATION OF THIS SURVEY.

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 1.000XXXXX 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).



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

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



POPLAR ESTATES

WITHIN SW<sup>4</sup>SE<sup>4</sup> & SE<sup>4</sup>SW<sup>4</sup> OF SECTION 16, T.59N., R.1W., B.M.,  
BONNER COUNTY, IDAHO

OWNER'S CERTIFICATE & DEDICATION

WE, JOE ADAMS AND TAMARA ADAMS, HUSBAND AND WIFE, ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON AND DO DESIGNATE THE SAME AS "POPLAR ESTATES"; SAID PROPERTY BEING THAT PARCEL AS DESCRIBED PER WARRANTY DEED, REC.'D 11/30/2018 UNDER INST. NO. 931725, RECORDS OF BONNER COUNTY, IDAHO; AND BEING COPIED HERE FOR CONVEYANCE BUT WITH THE CITED DOCUMENT AS CONTROLLING IN CASE OF ANY DISCREPANCIES;

A tract of land in the South Half of the South Half of Section 16, Township 59 North, Range 1 West, Boise Meridian, Bonner County, Idaho, being a part of that property defined in Instrument No. 378566, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section 16;

thence North 00°56'02" East along the North–South centerline of Section 16, 954.22 feet to the Easterly right of way of the Burlington Northern Railroad and the True Point of Beginning;

thence along said right of way South 20°00'02" West 321.56 feet to the Southwest corner of that property defined in Instrument No. 378566;

thence along the Southern boundary of Instrument No. 378566, South 60°59'15" East 1,066.17 feet, to the Westerly right of way of the Spokane International Railroad;

thence along said right of way North 12°26'05" East 543.73 feet;

thence North 72°56'26" West 982.71 feet to the Easterly right of way of the Burlington Northern Railroad and the True Point of Beginning.

CONTAINING 10.000± ACRES ;

IN COMPLIANCE WITH IDAHO CODE 50–1334, THE INDIVIDUAL LOTS DESCRIBED PER THIS PLAT ARE NOT LOCATED WITHIN A WATER OR SEWER DISTRICT AND SHALL BE SERVED BY INDIVIDUAL WATER WELLS AND INDIVIDUAL SEPTIC SYSTEMS, TO BE CONSTRUCTED BY LOT PURCHASER(S).

JOE ADAMS DATE

TAMARA ADAMS DATE

ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF BONNER ) S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED JOE ADAMS AND TAMARA ADAMS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF IDAHO

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

COMMISSION EXPIRES \_\_\_\_\_

BONNER CO. COMMISSIONERS CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BOARD OF COUNTY COMMISSIONERS, BONNER CO., IDAHO

BONNER CO. PLANNING DEPT. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE BONNER COUNTY PLANNING DEPT. DIRECTOR

FILE NUMBER: \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER CO. PLANNING DEPT. DIRECTOR

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
I HAVE EXAMINED THIS PLAT AND THAT IT COMPLIES WITH IDAHO CODE.

BONNER CO. SURVEYOR

PANHANDLE HEALTH DEPT. CERTIFICATE

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.

BONNER CO. TREASURER'S AFFIDAVIT

I HEREBY CERTIFY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THROUGH THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BONNER CO. TREASURER

BONNER COUNTY RECORDER

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ .M.

INSTRUMENT NO. \_\_\_\_\_

AT THE REQUEST OF: NORTHWOOD SURVEYING, LLC. BONNER COUNTY CLERK: MICHAEL W. ROSEDALE

FEE \$ \_\_\_\_\_ BY: (DEPUTY) \_\_\_\_\_

EASEMENTS / EXCEPTIONS OF RECORD

PER TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY THROUGH TITLE ONE, FILE NO. 25572816, DATED 10/02/2025;

SCHEDULE B. PART II. EXCEPTIONS:

1.) – 8.) GENERAL AND/OR TAXES

9.) Subject to an Order of Possession to install a gas transmission pipeline, filed February 7, 1961, under District Court Case No. 8593, and numerous subsequent indentures by Pacific Gas Transmission Company involving said pipeline. (A copy of this document couldn't be located.)

10.) Terms and conditions contained in a/an Agreement Modifying Right of Way. Recorded: July 1, 1970, Instrument No.: 128081, records of Bonner County, Idaho.

11.) Terms and conditions contained in a/an Correction Agreement Amending Description of Right of Way., Recorded: September 28, 1978, Instrument No.: 205926, records of Bonner County, Idaho.

12.) Terms and conditions contained in a/an Correction Agreement Amending Description of Right of Way., Recorded: March 7, 1979, Instrument No.: 211505, records of Bonner County, Idaho.

13.) Terms and conditions contained in a/an Correction Agreement Amending Description of Right of Way., Recorded: July 8, 1981, Instrument No.: 244187, records of Bonner County, Idaho.

14.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a/an Warranty Deed., Purpose: Ingress, egress and utilities, Recorded: June 17, 1977, Instrument No.: 187867, records of Bonner County, Idaho.

15.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document., Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: October 21, 1977, Instrument No.: 192931, records of Bonner County, Idaho.

16.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document., Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: October 20, 1994, Instrument No.: 454335, records of Bonner County, Idaho.

17.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document., Purpose: Ingress, egress and utilities, Recorded: May 31, 1995, Instrument No.: 465957, records of Bonner County, Idaho.

18.) All matters, and any rights, easements, interests or claims as disclosed by a Record of Survey recorded November 6, 1995 as Instrument No. 475541, records of Bonner County, Idaho.

19.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document., Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: November 8, 1995, Instrument No.: 475650, records of Bonner County, Idaho.

20.) Easements, reservations, restrictions, and dedications as shown on the official plat of Cole Subdivision. (Being shown as an exception for the location of monuments only)

21.) A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby: Amount: \$61,250.00, Trustor/Grantor: Joe Adams and Tamara Adams, husband and wife, Trustee: Kootenai Title Company, Beneficiary: Freedom Northwest Credit Union, Dated: November 29, 2018, Recorded: November 30, 2018, Instrument No.: 931726, records of Bonner County, Idaho.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided. Recorded: November 17, 2023, Instrument No.: 1027781, records of Bonner County, Idaho.

22.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document., Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: April 12, 2021, Instrument No.: 980435, records of Bonner County, Idaho.

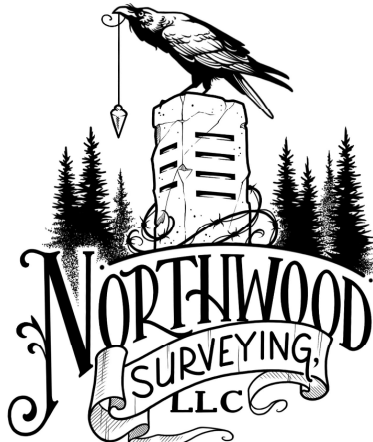
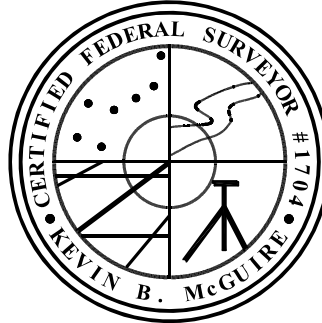
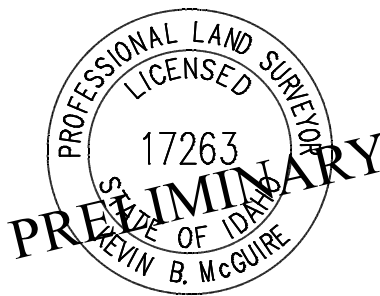
23.) Easements, reservations, restrictions, and dedications as shown on the official plat of Replat of Lot 2, Cole Subdivision. (Being shown as an exception for the location of monuments only)

24.) Easements, reservations, restrictions, and dedications as shown on the official plat of Replat of Lot 1, Cole Subdivision and Lot 2A, Replat of Lot 2, Cole Subdivision. (Being shown as an exception for the location of monuments only)

25.) Insurance to any movable and/or non–fixed mobile homes or manufactured housing units located on the land described herein, which do not constitute permanent improvements to the real property, is hereby excepted.

26.) Any claims arising from the fact that access to the land crosses the Railroad right–of–way and is subject to the regulations thereof and any unrecorded licenses or agreements for said access.

27.) An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document., Granted to: Northern Lights, Inc., Purpose: Public Utilities, Recorded: October 21, 1977, Instrument No.: 192931, records of Bonner County, Idaho.



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