



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 #

MLD0061-25

RECEIVED:

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david.fisher , 10/16/2025, 8:52:08 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Syth Subdivision

APPLICANT INFORMATION:

Landowner's name: Gary A. and Margaret A. Syth

Mailing address:

City: Sagle

State: Idaho

Zip code: 83860

Telephone: or

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: James R. Staples

Company name: J.R.S. Surveying, Inc.

Mailing address: PO Box 3099

City: Bonners Ferry

State: Idaho

Zip code: 83805

Telephone: (208) 267-7555

Fax:

E-mail: dstaples@jrssurveying.com AND ck@jrssurveying.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 #: 25

Township: 56N

Range: 2W

Parcel acreage: 107.829

Parcel # (s): RP56N02W250007A

Current zoning: Rural 5 (R-5)

Current use: Rural Residential (5-10)/107 - Bare forest

Comprehensive plan designation: Divide off 10 acres

Within Area of City Impact: ☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 10.00	Remainder	Proposed acreage: 97.829
Lot #2	Proposed acreage:	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 checked="" type="checkbox"/> Yes <input 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:
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 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: Gravel road, instrument number for existine easement #583509 _____ _____	
List existing access and utility easements on the subject property. _____ Instrument #583509. _____ _____	

SERVICES:

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

Which fire district will serve the project site? Sagle Fire Station

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: _____

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: _____

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: _____

@ral Koberstein,

Date: _____

10/15/25J.R.S. Surveying, Representative

Landowner's signature: _____

Date: _____

BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83
Scale Factor: 0.999861411. All distances shown are converted to ground.

LEGEND

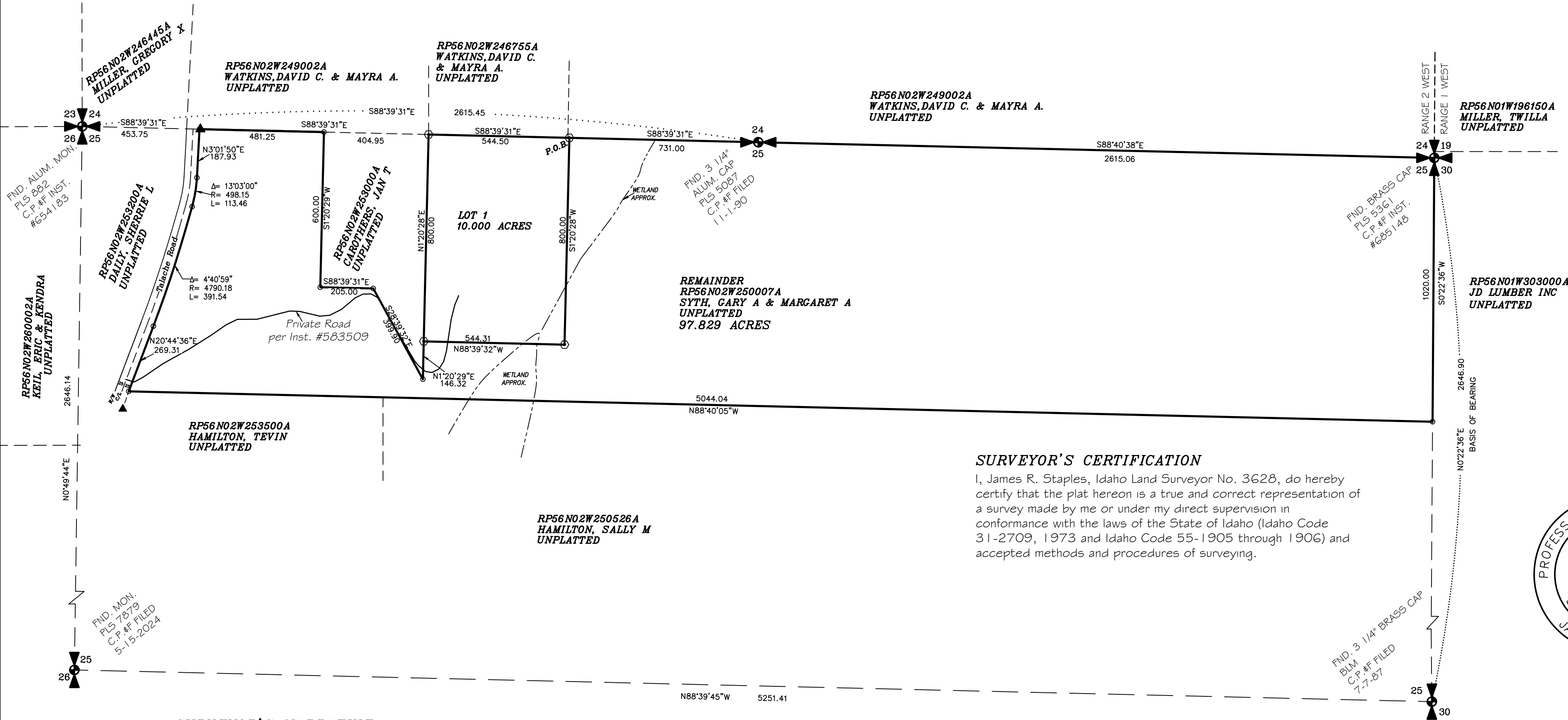
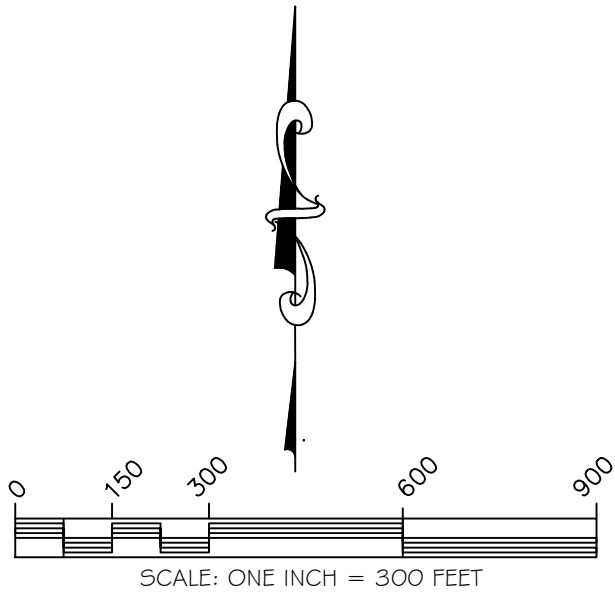
- FOUND CORNER EVIDENCE AS NOTED
- SET 5/8" REBAR/PLASTIC CAP - PLS 3628
- COMPUTED POINT
- FOUND 5/8" REBAR/PLASTIC CAP - PLS 5361

WETLAND APPROXIMATION PER NATIONAL WETLANDS INVENTORY

ADJACENT SURVEYS OF RECORD

RECORD OF SURVEY INSTRUMENT NUMBER 70680
RECORD OF SURVEY INSTRUMENT NUMBER 228575
RECORD OF SURVEY INSTRUMENT NUMBER 292985
RECORD OF SURVEY INSTRUMENT NUMBER 737751
RECORD OF SURVEY INSTRUMENT NUMBER 859916
RECORD OF SURVEY INSTRUMENT NUMBER 864503
RECORD OF SURVEY INSTRUMENT NUMBER 867676
RECORD OF SURVEY INSTRUMENT NUMBER 976057
RECORD OF SURVEY INSTRUMENT NUMBER 1029273
RECORD OF SURVEY INSTRUMENT NUMBER 1047171
MIRROR LAKE LOTS BOOK 2 OF PLATS, PAGE 55
MIRROR LAKE LOTS REPLAT BOOK 10 OF PLATS, PAGE 33
TAMARACK CREEK ACRES BOOK 17 OF PLATS, PAGE 73

SYTH SUBDIVISION
IN THE
NW1/4 NW1/4 OF SECTION 25
TOWNSHIP 56 NORTH, R. 2 WEST, B.M.
BONNER COUNTY, IDAHO
FOR
GARY A. & MARGARET A. SYTH
SHEET 1 OF 2



SURVEYOR'S CERTIFICATION

I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.



SURVEYOR'S NARRATIVE

The purpose of this survey was to divide 10 acres off of the parent parcel that was described in Instrument Number 583509, records of Bonner County, Idaho. The controlling corners as tied fit well with previous surveys. There was no conflicting corner evidence encountered during the course of the survey. The above referenced deed began at the Northeast corner of the Section and ran "due" South along the East Section line 1020.00 feet and then "due" West to Talache Road. The term "due" West was interpreted to mean parallel to the North line of the Section. The bearing for the line paralleled the bearing from the Northeast Section corner to the Northwest Section Corner. Deed Instrument Number 583509 references an easement along and existing roadway. There was no specified easement width.

COUNTY RECORDER

This Record of Survey was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 20____, at _____ .m. and duly recorded in Book _____ of Surveys, Page _____ as Instrument No. _____

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
PLAT - SYTH SUBDIVISION	
FOR: GARY A. & MARGARET A. SYTH	REVISION NO. 1
DWN BY: JRS/CK	DATE: 10-6-2025
SEC. 25, T56N., R2W., B.M. BONNER COUNTY, IDAHO	SHEET 1 OF 2 JOB NO. 25-33

OWNER'S CERTIFICATION

Be it known that Gary A. and Margaret A. Syth, husband and wife, have caused to be surveyed and divided into lots a tract of land situated in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Twenty-five (25), Township Fifty-six (56) North, Range Two (2) West of the Boise Meridian, Bonner County, Idaho, being a portion of that parcel described in Instrument No. 583509; more particularly described as follows:

BEGINNING at a 5/8" rebar and plastic cap stamped PLS 3628 on the North line of said Section 25, which is N 88°39'31" W, 731.00 feet from the North 1/4 corner of the Section; thence S 1°20'28" W, 800.00 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, N 88°39'31" W, 544.50 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 1°20'28"E, 800.00 feet to the north line of said Section 25 marked on the ground with a 5/8" rebar and plastic cap stamped PLS 3628; thence along said north line, S 88°39'31" E, 544.50 feet to the POINT OF BEGINNING.

Gary A. SythDate

Margaret A. SythDate

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
ss.

County of)

I hereby certify that on this day of , 20, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Gary A. and Margaret A. Syth, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

Notary Public in and for the State of Idaho

Residing at:

Commission Expires:

SANITARY RESTRICTION

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.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein SYTH SUBDIVISION and checked the Plat 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 , 20

Bonner County Surveyor

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid up to and including the year 20.

Dated this day of , 20

Bonner County Treasurer

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners' of Bonner County, Idaho.

Dated this day of , 20

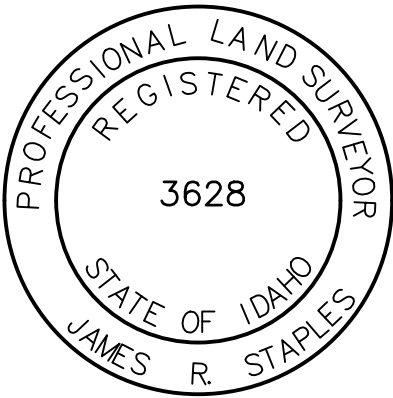
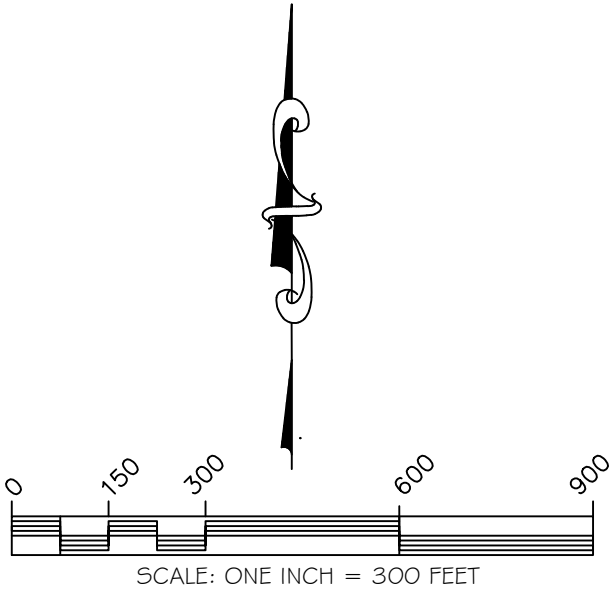
Chairwoman of the Board of County Commissioners

PLANNING AND ZONING CERTIFICATE

This Parcel Division has been examined and approved per Bonner County Application No. xx-xxxx.

Boundary County Planning and Zoning AdministratorDate

SYTH SUBDIVISION
IN THE
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TOWNSHIP 56 NORTH, R. 2 WEST, B.M.
BONNER COUNTY, IDAHO
FOR
GARY A. & MARGARET A. SYTH
SHEET 2 OF 2



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