



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: [REDACTED]

City: Sagle

State: Idaho

Zip code: 83860

Telephone: [REDACTED] or [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

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: [REDACTED]

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: [REDACTED]

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:	
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 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): <hr/> <hr/> <hr/>	

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>Gravel road, instrument number for existine easement #583509</u> <hr/> <hr/>			
List existing access and utility easements on the subject property. <u>Instrument #583509.</u> <hr/> <hr/>			

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: _____

Gal Robertson, Date: 10/15/25
J.R.S. Surveying, Representative

Landowner's signature: _____

Date: _____

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

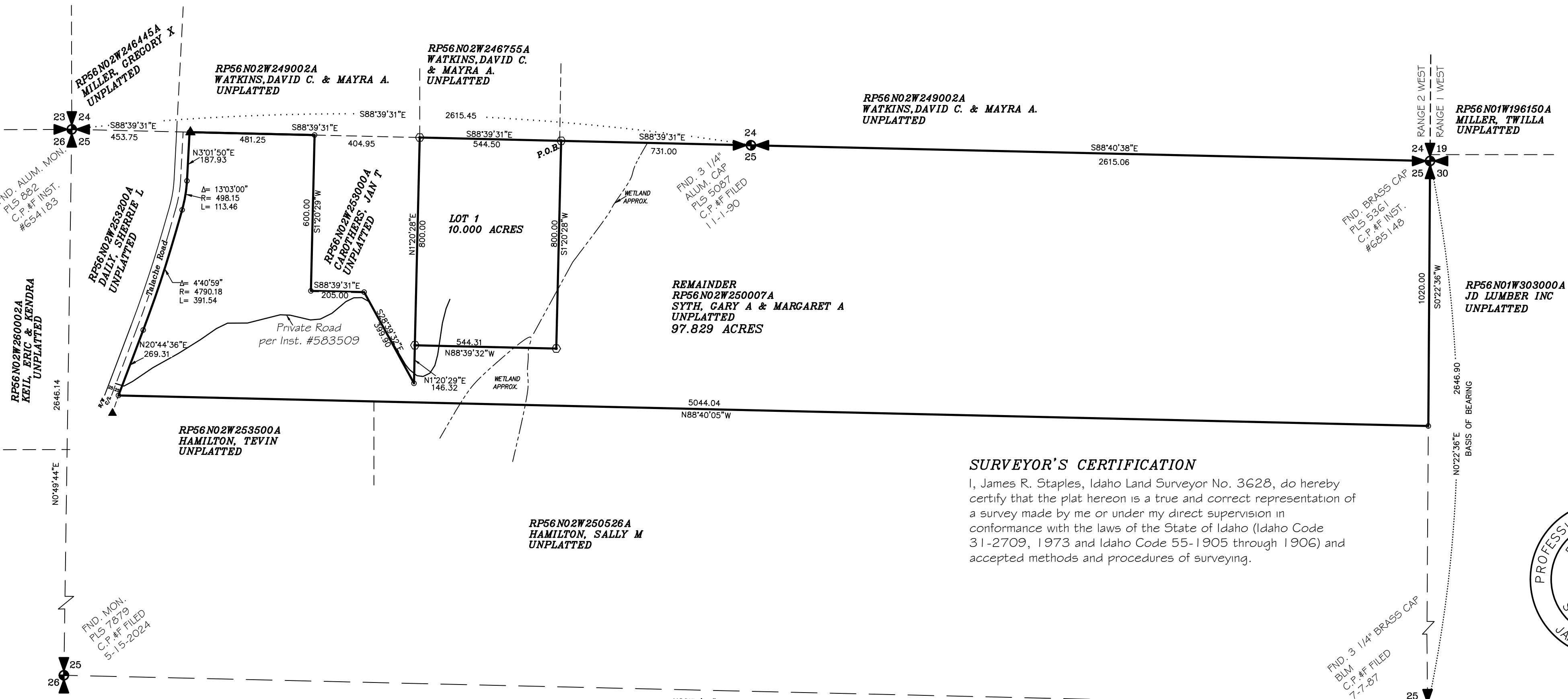
BASIS OF BEARINGS

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

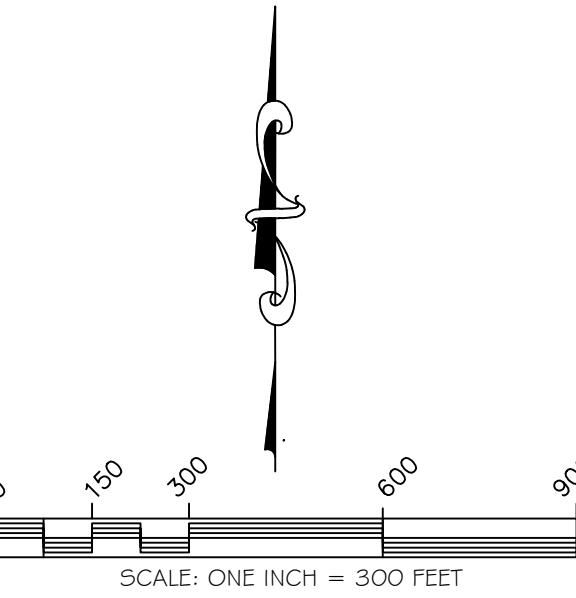


SURVEYOR'S NARRATIVE

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.

ADJACENT SURVEYS OF RECORD

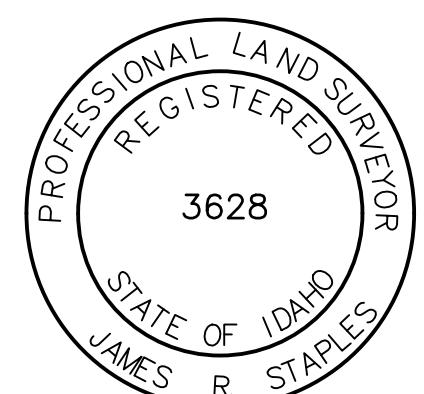
RECORD OF SURVEY INSTRUMENT NUMBER 70680
RECORD OF SURVEY INSTRUMENT NUMBER 228575
RECORD OF SURVEY INSTRUMENT NUMBER 292985
RECORD OF SURVEY INSTRUMENT NUMBER 737751
RECORD OF SURVEY INSTRUMENT NUMBER 859916
RECORD OF SURVEY INSTRUMENT NUMBER 864503
RECORD OF SURVEY INSTRUMENT NUMBER 867676
RECORD OF 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



SCALE: ONE INCH = 300 FEET

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.



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 _____ a.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.

SHEET 1 OF 2

BONNER COUNTY, IDAHO

JOB NO. 25-33

