



# BONNER COUNTY PLANNING DEPARTMENT

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## MINOR LAND DIVISION APPLICATION

### FOR OFFICE USE ONLY:

FILE #

MLD0065-25

RECEIVED:

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kyle.snider, 10/23/2025, 2:00:15 PM

### PROJECT DESCRIPTION:

Name of Minor Land Division plat:

### APPLICANT INFORMATION:

Landowner's name:

Mailing address:

City:

Telephone:

E-mail

State:

Zip code:

Fax:

### REPRESENTATIVE'S INFORMATION:

Representative's name:

Company name:

Mailing address:

City:

Telephone:

E-mail:

State:

Zip code:

Fax:

### ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

Telephone:

E-mail:

State:

Zip code:

Fax:

### PARCEL INFORMATION:

Section #: Township: Range: Parcel acreage:

Parcel # (s):

Current zoning: Current use:

Comprehensive plan designation:

Within Area of City Impact:  Yes  No If yes, which city?:

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

Lot #1	Proposed acreage:	Remainder	Proposed acreage:
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:		
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 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 type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input 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 type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input 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 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 type="checkbox"/>	Private Easement	<input 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:  
\_\_\_\_\_  
\_\_\_\_\_List existing access and utility easements on the subject property.  
\_\_\_\_\_  
\_\_\_\_\_

**SERVICES:**

Which power company will serve the project site?

Which fire district will serve the project site?

**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: Tiffanie Espe (ATS) Date: \_\_\_\_\_

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_

# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO

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## OWNERS' CERTIFICATE

BE IT KNOWN BY ALL MEN THAT KAMRON JONES, AN UNMARRIED MAN, DOES OWN THE LAND AS DEPICTED WITHIN THE DISTINCTIVE BOUNDARY SHOWN AND HAS CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE KNOWN HENCEFORTH AS "AKIN ACRES" BEING THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST OF THE BOISE MERIDIAN, BONNER COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 26 BEARS SOUTH 00°1'203" WEST, 2632.28 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, NORTH 88°49'03" WEST, 661.40 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, AS MARKED BY A 5/8" REBAR # CAP "ATS PLS 8962" AND BEING THE TRUE POINT-OF-BEGINNING;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°1'120" WEST, 658.67 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, NORTH 88°52'19" WEST, 661.21 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°1'123" EAST, 659.30 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST, SOUTH 88°49'03" EAST, 661.21 FEET RETURNING TO THE POINT-OF-BEGINNING.

SAID DESCRIBED TRACT CONTAINING 10.001 ACRES OR 435,664 SQUARE FEET, MORE OR LESS;

BE IT FURTHER KNOWN THAT:

- 1) THE OWNERS HEREBY GRANT A 40.0-FOOT WIDE INGRESS/EGRESS/ UTILITY EASEMENT FOR THE BENEFIT OF LOT 2 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, FOR ITS INTENDED PURPOSE.
- 2) THE WATER SUPPLY SHALL BE BY INDIVIDUAL WELLS.
- 3) SANITARY SEWER DISPOSAL SHALL BE INDIVIDUAL SEPTIC AND DRAINFIELDS.

KAMRON JONES

DATE

## NOTARY PUBLIC CERTIFICATE

STATE OF IDAHO  
COUNTY OF KOOTENAI

3 S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
BY KAMRON JONES.

NOTARY PUBLIC FOR THE STATE OF IDAHO



## 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 REQUIREMENTS ARE SATISFIED.

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY PLANNING DIRECTOR

## COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "AKIN ACRES" AND CHECKED THE PLAT 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

## COUNTY RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE BONNER COUNTY RECORDER AT THE REQUEST OF ADVANCED TECHNOLOGY SURVEYING & ENGINEERING, INC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
AS INSTRUMENT \_\_\_\_\_.

BY: \_\_\_\_\_  
BONNER COUNTY RECORDER

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES DUE FOR THE PROPERTY DESCRIBED IN THE OWNERS CERTIFICATE AND DEDICATION HAVE BEEN PAID THROUGH \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BONNER COUNTY TREASURER

## COUNTY COMMISSIONER'S CERTIFICATE

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CHAIR, BOARD OF BONNER COUNTY COMMISSIONERS

## SURVEYOR'S CERTIFICATE

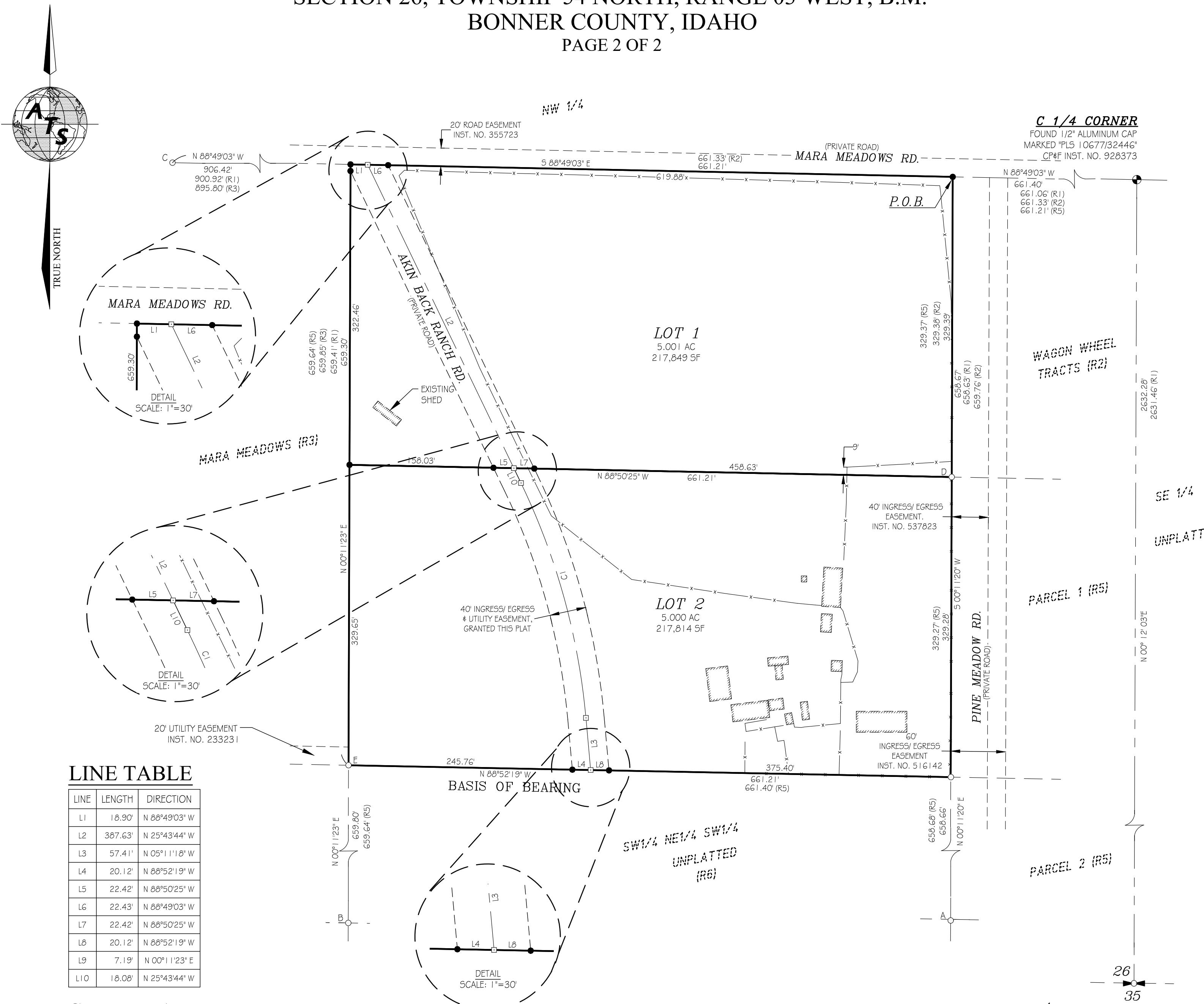
I, MATTHEW B. MAYBERRY, P.L.S. #8962, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF OCTOBER 2025. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT ALL MONUMENTS HAVE BEEN SET AS DEPICTED ON PAGE 2 OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS.



# AKIN ACRES

SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF  
SECTION 26, TOWNSHIP 54 NORTH, RANGE 03 WEST, B.M.  
BONNER COUNTY, IDAHO

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

## REFERENCES

- R1) SURVEY BY LAWRENCE A. GLAHE, PLS 5713. RECORDED OCTOBER 1991  
AS INSTRUMENT NUMBER 396258.
- R2) WAGON WHEEL TRACT BY ROBERT L. STRATTON, PLS 10677. RECORDED MAY 2017  
BOOK 12 OF PLATS, PAGE 49.
- R3) MARA MEADOWS BY DOUGLAS R. MEIGS, PLS 5576. RECORDED APRIL 2007  
BOOK 8 OF PLATS, PAGE 159.
- R4) WARRANTY DEED INSTRUMENT NUMBER 914861.
- R5) SURVEY BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED DECEMBER 2021  
AS INSTRUMENT NUMBER 996905.
- R6) MONKEY MOUNTAIN BY MATTHEW B. MAYBERRY, PLS 8962. RECORDED APRIL 2021  
BOOK 16 OF PLATS, PAGE 64.
- R7) SURVEY BY LEONARD L. SMITH, PLS 3569. RECORDED JULY 1980  
AS INSTRUMENT NUMBER 230558

ALL INSTRUMENT NUMBERS, BOOK AND PAGE NUMBERS, PLATS, SURVEYS, DEEDS, AND OTHER DOCUMENTS REFER TO BONNER COUNTY RECORDS, UNLESS OTHERWISE INDICATED.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION AND MATCHES R1, TAKEN TO BEAR NORTH 88°52'19" WEST, AS SHOWN HEREIN.

## SURVEYOR'S NARRATIVE/NOTES

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FLYING S TITLE AND ESCROW OF IDAHO, INC., FILE NO. 1201308-5.
2. THIS SURVEY WAS PERFORMED BY A COMBINATION OF FIELD TRAVERSING AND GPS OBSERVATIONS USING A TRIMBLE 56-2 SECOND ROBOTIC TOTAL STATION AND TRIMBLE R10-2 GNSS BASE UNIT AND A TRIMBLE R12I RTK ROVER UNIT, ACCORDING TO IDAHO CODE FOR LAND BOUNDARY SURVEYS. ANY TERRESTRIAL MEASUREMENTS AND TRAVERSSES WERE PERFORMED AND ANALYZED TO VERIFY THAT THEY EXCEED THE REQUIREMENTS OF THIS SECTION.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE SUBJECT PROPERTY ACCORDING TO BONNER COUNTY SUBDIVISION ORDINANCE AND ZONING REGULATIONS.
4. 20 FOOT WIDE INGRESS/EGRESS & UTILITY EASEMENT REFERENCED ON R1 & R2 HEREIN DO NOT REFERENCE AN ACTUAL DOCUMENT CREATING THE EASEMENT.
5. MONUMENTS FOUND WERE HELD AND NORTH CORNERS WERE SET EXTENDING EAST AND WEST PROPERTY LINES TO SOUTH RIGHT OF WAY OF MARA MEADOWS RD.

## LEGEND

- SET 5/8" BY 30" REBAR & CAP MARKED "ATS PLS 8962"
- FOUND 1/2" IRON ROD & CAP MARKED "PLS 3566"
- ▲ FOUND 5/8" IRON ROD & CAP MARKED "PLS 7879"
- FOUND 5/8" IRON ROD & CAP MARKED "ATS PLS 8962"
- FOUND 2 1/2" ALUMINUM CAP MARKED "PLS 11119"
- FOUND 5/8" IRON ROD & CAP MARKED "PLS 10677"
- FOUND 5/8" IRON ROD & CAP MARKED "PLS 5713"
- CENTER QUARTER CORNER
- COMPUTED POINT (NOTHING FOUND OR SET)
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT LINE
- - - EXISTING FENCE
- EXISTING BUILDING



**1/4 CORNER**  
FOUND 1.5" B.C. MONUMENT, "PLS 974"  
PER CP&F INST. NO. 904285